

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 $\frac{1}{4}$ of Section 10, Township 4 South, Range 68 West of the 6th 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 $\frac{1}{2}$ 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 18th 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)

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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**):

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**):

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**):

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 of 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 18th 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 19th 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.

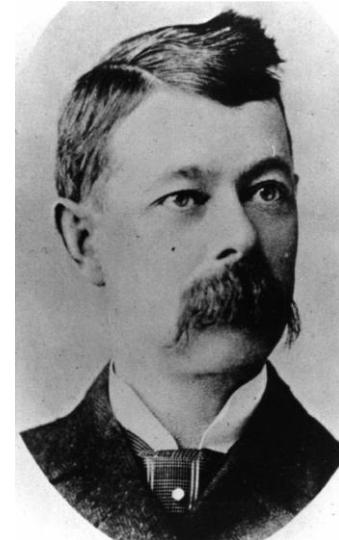
After the Silver Crisis of 1893 and the severe downturn in the economy, new construction in Denver slowed and architecture became less extravagant because of financial constraints, as some citizens believed that extravagant spending on homes contributed to the recession. The decrease in funding following 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 are 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 21st 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) 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 11th and 20th 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 19th to early 20th 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 originals 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 18th 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 homes 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, 1889-1095*, 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 ; 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
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 her 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](tel:720.865.2919) Phone | 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)

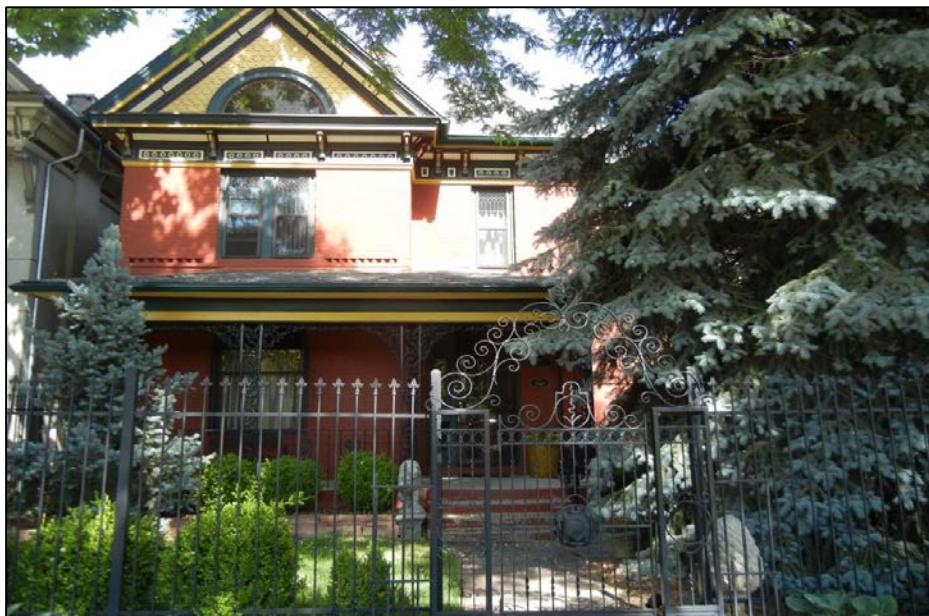
Comments: This home also is very similar to the other FH Perkins homes on the east side of this block, so Perkins very likely designed and built this home. This is a single family home.

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: _____

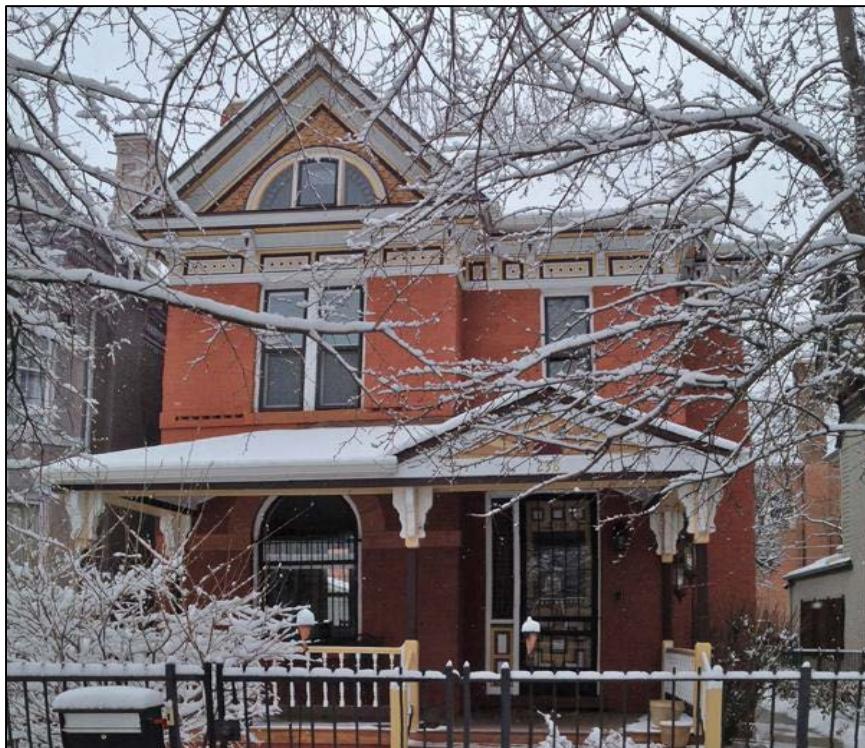
Other buildings in view: Building on the left (north side) is 218 S. Lincoln Street, Building on right (south side) is 238 S. Lincoln Street.

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 class, turned ornamental spindles, and verge board.

Historic District Nomination

Inventory Sheet



Date of Photo: February 2014 Contributing? Yes _____

Address: 238 South Lincoln Street Year Built: 1891

Style: Queen Anne Original Building Name: N/A

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

Architect: F.H. Perkins DLM#: N/A

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

Other buildings in view: 224 S. Lincoln to left(north), 242 S. Lincoln to right(south), St. Francis DeSales school (Sherman Street) in rear on right

Significant Modifications: The home was originally a single family home and was divided into two units in 1980 and significant upgrades were completed to both units. An addition was made to the rear of the home to include a full bathroom for the first floor unit. This addition includes a balcony off the kitchen of the 2nd floor unit. As part of this renovation the 3rd floor attic was finished into a master suite with full bathroom. Skylights were added throughout the 2nd and 3rd floors. No roof lines were altered. Several fireplaces were closed off and covered over. All kitchens and bathrooms were updated (post-1980 renovation). Several windows have been replaced with vinyl including two front windows on the 2nd floor, north-facing 1st floor kitchen window, east-facing 2nd floor kitchen, and south-facing 3rd floor bedroom.

Design Features: This high style Queen Anne features gingerbread decoration, asymmetrical massing, a dominant front facing gable, porch, turned spindles, verge board, a tall chimney, brackets, and art glass on the south side of the house along the staircase.

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 1/2 story addition, not visible from the street, was added including an expanded 1st 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:

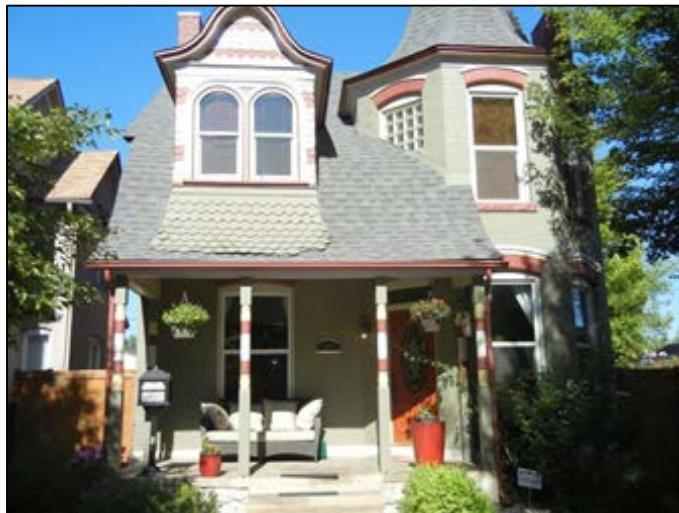
The 1904 Sanborn map shows a small front porch, a small rear porch, and a small outbuilding. The 1929 Sanborn map shows a large out-building in the back, which was not present in the 1904 map. The garage with small storage shed still stands and was there in 1979 when the property was bought by the next-door 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 outbuilding, 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

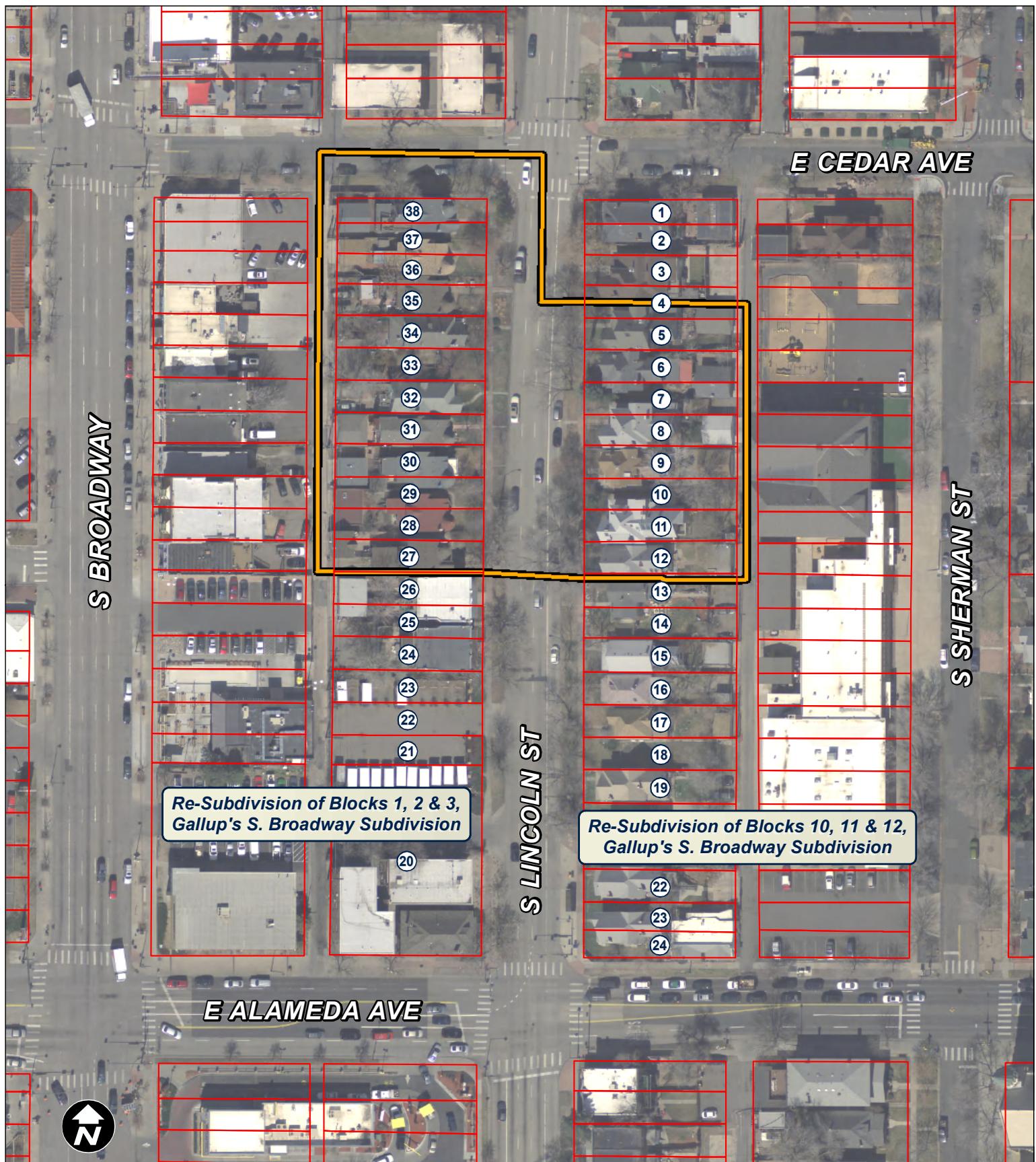
Comments: n/a

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.



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

Address West Side	Style	Date Built	Architect	Builder	Original Owner
Keri-Anne and Daniel 214	High Style Queen Anne	1890	unknown	unknown	unknown
David 218	High Style Queen Anne	1890	FH Perkins	FH Perkins	JM Ermerius
Carolyn and Erik 224	High Style Queen Anne	1890	FH Perkins	FH Perkins	JM Ermerius
Todd and Ryan 238	High Style Queen Anne	1890	FH Perkins	FH Perkins	JM Ermerius
Gertie 242	High Style Queen Anne	1891	FH Perkins	FH Perkins	JM Ermerius
Gertie & Doris 246	Lesser High Style 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 Samelson,

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 Samelson

Date: 11-13-2015

f/A

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 Scan

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)) D Eric Bennett

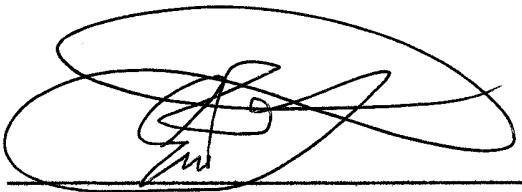
have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

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:

Ryan

Date: 11/9/15

Todd Hartzo

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 ~~am~~ am ~~in~~ 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:

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 We ~~are~~ are the
Owner(s) of this property.

X We ~~are~~ 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)) Elizabeth Migh

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:

Elizabeth Migh

Date: 10/27/16

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:

TPA

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 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: 209 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 _____ 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:

Karen E Hinkel

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

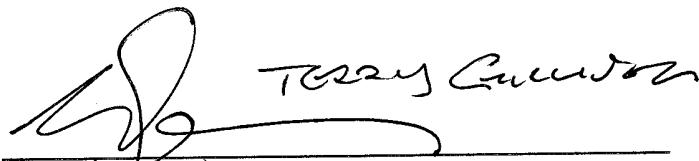
have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

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:


Tessy Guedes
(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 McCinnis

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:

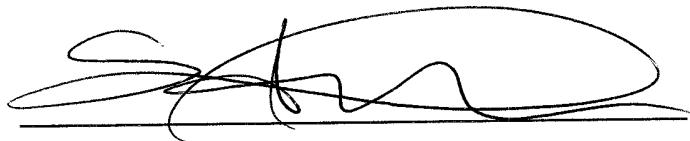
223. S. Lincoln St. Denver CO 80209 I/We am/are the
Owner(s) of this property.

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:



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/We 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:

AT
WJ

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. Myatt

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.

X 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. Myatt

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.

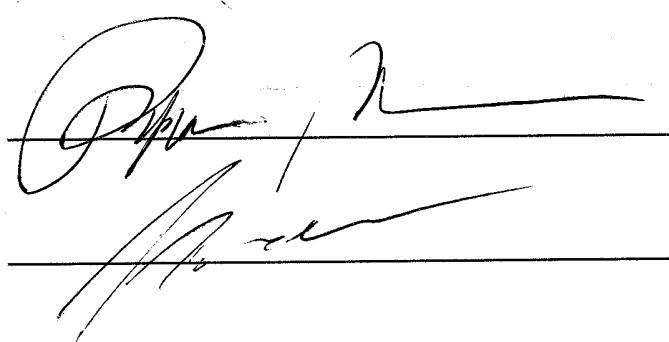


I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 241 S Lincoln St as one of the houses included in this district designation.

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 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.

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:

Karen Hinkel

Date: Nov 5, 2015

Date: _____

Exhibit E: Denver Building Permit Records

Permit Number	Story	Description	Size	Cost	Frontage on address	Cost	Frontage on address	Cost	Frontage on address	Between		Architect
										Cost	Frontage on address	
22-0000852-00	1.00	brick building	25x80	2000	Blake	5	13000	Blake	5	12000	Seventeenth And Eighteenth	Bacresen Brothers
22-0000853-00	1.00	brick building	25x115	3000	Blake	3	2500	B St.	3	2000	Seventeenth And Eighteenth	Bacresen Brothers
22-0000854-00	2.00	brick laundry	25x72	2500	Franklin	14	1800	Franklin	14	1400	Seventeenth And Eighteenth	Russell, John L.
22-0000855-00	1.00	brick dwelling	21x40	2000	Second Ave.	44	2300	Lincoln	44	2000	Seventeenth And Eighteenth	Broadway Terrace 12-9-10
22-0000856-00	1.50	brick dwelling (two)	21x34	1600	Franklin	15	1800	Franklin	15	1500	Twenty-Ninth And Thirtieth	Bacresen Brothers
23-0000897-00	1.00	brick dwelling	21x34	2300	Lincoln	15	3500	Twenty-Eighth	15	3000	Cedar And Alameda	Bacresen Brothers
23-0000898-00	1.50	brick dwelling	25x45	3500	Twenty Eighth	14	1000	Beall	15	1000	Lafayette And Marion	Surfriders 6-2-3-4
24-0000900-00	1.00	brick dwelling	21x30	1000	Br.	25	0	Lawrence	25	0	Twenty-First And Twenty-Second	Bacresen Brothers
24-0000900-00	0.00	foundation wall	50x125	0	Lawrence	150	0	Court Place	150	0	Sixteenth And Seventeenth	Bacresen Brothers
24-0000901-00	1.00	brick stucco	1x24	150	Court Place	50	1900	Wazee	57.3	12000	Eleventh And Twelfth	Stocks adn 819-10
24-0000902-00	1.00	brick terrace stone foundation	26x72	1900	Wazee	50	20000	Co fax	52.7	12000	Downing And Marion	Stocks adn 819-10
24-0000903-00	2.00	brick terrace stone foundation	62.5x57.3	12000	Colfax	50	10000	Franklin	50	10000	Franklin	Stocks adn 819-10
-24-0000904-00	2.00	brick & stone double dwelling	59.8x52.7	20000	Colfax	50	10000	Franklin	50	10000	Champa And Stout	East Denver 123-31-32
-24-0000905-00	2.00	brick dwelling	54x50	10000	Thirteenth	7	12000	Grant	40	7000	Minnetonka And Twelfth Aves	Hubbart, John J.
-24-0000906-00	2.00	brick dwelling	57x27	12000	Grant	38	40000	Colfax	46	60000	Colfax And Fourteenth Aves	Hubbard, John J.
-24-0000907-00	2.00	brick dwelling	52x40	7000	Gilpin	46	60000	Third Ave	46	60000	Colfax And Fourteenth Aves	Hubbard, John J.
-24-0000908-00	1.50	brick dwelling	52x38	4000	Twelfth Ave	46	8000	Franklin	14	2700	Third Ave	Hubbard, John J.
-24-0000909-00	1.50	two brick dwellings	23x46	6000	Third Ave	16	2000	Lafayette	16	2000	Thirteenth And Thirty-First Aves	Hubbard, John J.
-24-0000910-00	1.00	four brick dwellings	21.5x16	8000	Third Ave	46	4000	Gilpin	16	4000	Thirteenth And Thirty-Second Aves	Hubbard, John J.
-24-0000911-00	1.50	brick dwelling	12x34	2700	Franklin	46	4000	Wadsworth	10	5900	Twenty-Ninth And Thirtieth Aves	Hubbard, John J.
-24-0000912-00	1.00	brick dwelling	22x46	2000	Lafayette	46	5000	Wadsworth	10	5900	Twenty-Ninth And Thirtieth Aves	Hubbard, John J.
7-25-0000913-00	1.00	brick dwelling	23x46	4000	Gilpin	46	6000	Santa Fe	16	6000	Twenty-Ninth And Twentieth Aves	Hubbard, John J.
7-25-0000914-00	2.00	brick dwelling	22.6x62	5000	Wellon	46	6000	Lafayette	200	2000	Twenty-Ninth And Twentieth Aves	Hubbard, John J.
7-25-0000915-00	1.00	brick dwelling	20x60	9900	Wellon	46	10000	Pearl	26	440	Twenty-Ninth And Twentieth Aves	Hubbard, John J.
7-25-0000916-00	1.00	brick dwelling	22x26	600	Santa Fe	36	10000	Palmer	36	10000	Twenty-Ninth And Twentieth Aves	Hubbard, John J.
7-25-0000917-00	0.00	remodeling labor brick dwelling under frame	800	200	Pearl	125	50000	Curtis	125	440	Bucher And Prospect	Hubbard, John J.
7-25-0000918-00	0.00	remodeling labor brick dwelling under frame	22x35	200	Bucher	125	50000	Curtis	125	440	Kent And Wanless	Hubbard, John J.
7-25-0000919-00	1.00	brick dwelling	12x26	440	Kent	10	8000	Clifton	10	250	Twenty-Ninth And Twentieth Aves	Hubbard, John J.
7-25-0000920-00	1.00	brick dwelling	20x36	10000	Palmer	10	250	Clifton	125	4000	Kent And Wanless	Hubbard, John J.
7-25-0000921-00	3.00	basement stone & brick	100x125	50000	Curtis	10	250	Clifton	125	4000	Twenty-Ninth And Twentieth Aves	Hubbard, John J.
7-25-0000922-00	1.00	brick dwelling	12x30	250	Clifton	10	9000	Williams	34	12000	Twenty-Ninth And Thirtieth Aves	Hubbard, John J.
7-25-0000923-00	1.00	brick dwellings	50x125	4000	Blake	10	9000	Williams	34	12000	Twenty-Ninth And Thirtieth Aves	Hubbard, John J.
7-25-0000924-00	1.00	brick dwelling	22x30	900	Williams	10	3000	Tray	10	3000	Twenty-Ninth And Thirtieth Aves	Hubbard, John J.
7-25-0000925-00	2.00	5 brick dwellings	22x34	12000	Williams	10	1350	S Ninth	10	1350	Twenty-Ninth And Thirtieth Aves	Hubbard, John J.
7-25-0000926-00	1.00	two brick dwellings	4x4x1	3000	Grav.	10	2500	Broadway	16	2200	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000927-00	1.50	brick dwelling	21.5x44	11500	S Ninth	10	5000	S Tenth	10	5000	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000928-00	0.00	second story addition	25x50	2500	Broadway	10	8000	Tenth	10	8000	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000929-00	1.00	brick dwelling	21x46	2200	S Tenth	10	2200	Beall	10	2200	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000930-00	0.00	brick church stonc	44x70	50000	Beall	10	3500	Washington	10	3500	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000931-00	2.00	brick building	40x70	8000	Twenty Eighth	10	600	Logan	10	600	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000932-00	1.00	brick dwelling	21.5x41	3500	Washington	10	45	Logan	10	45	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000933-00	2.00	brick dwelling	26x50	6000	Logan	10	3000	Logan	10	3000	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000934-00	1.00	brick addition	12x20	600	Logan	10	3500	Logan	10	3500	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000935-00	1.00	iron frame stone house	125x45	300	Fairfax	10	10000	Logan	10	10000	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.
7-25-0000936-00	2.00	brick dwelling	125x45	300	Fairfax	10	10000	Logan	10	10000	Twenty-Ninth And Fourteenth Aves	Hubbard, John J.

243-227 201-201 → lower only 1 house missing

243-227 201-201 → lower only 1 house missing

Building Number	Block	Description	Size	Cost	Address	Street	Exterior	Architect	Builder	Owner	Time	Editor Notes	
1889-12.00#1251.00	1.00	brick dwelling & barn	25x48	2200	Gilpin	Twenty-Third And Twenty-Fourth Aves	Schumers 28/26/27		Angell, Jeremiah L.	Stricker, Mr.	60		
1889-12.00#1252.00	1.00	brick dwelling	24x34	2000	S. Water	Twenty-Third And Twenty-Fifth And Sixth Aves			Arnold, Mary	Arnold, Mary	60		
1889-12.00#1253.00	1.00	4-inement brick store	22x40	5000	Larimer	Eleventh And Twelfth	Summer, AE adt Fe 11-12		Colverell Roberts & Co.	Fisher, H.	90		
1889-12.00#1254.00	1.00	four brick dwellings	21x28	2800	Deacon	Thirty-Seventh And Thirty-Eighth	West Denver 10.5		Fredonoff, Chan Halligan, A.	Caduff, John	60		
1889-12.00#1255.00	1.00	double brick dwelling	25x50	1600	Twelfth Ave	S. Twelfth And S. Thirteenth	Ironton 1st adt to 40-3-6			Hogan, Mary	60		
1889-12.00#1256.00	1.00	brick dwelling & barn	16x44	1700		Twelfth	Winters 1st 31-40		Snyder, John	Snyder, John	60		
1889-12.00#1257.00	1.00	brick dwelling	23x650	1300	S. Trenton	Print Ave And Elsworth	Lake Archer 4-5 sq 22		Lambert, JM	Campbell, JM	60		
1889-12.00#1258.00	1.00	brick dwelling	22x26	700	Palmer	Elsworth And Boyd	Lake Archer 17/20		Lundberg, C.	Lundberg, C.	30		
1889-12.00#1259.00	1.00	brick addition	23x1656	700	Stout	Palmer And Wanless	Omin's sub 11/20/85 319		Lefflone, J.L.	Turkey, JP	20		
1889-12.00#1260.00	1.00	brick barn & outhouse	18x22	300	River	Twenty-Seventh And Twenty-Eighth	Hunters room 8-31-32		Terrel, AB	Terrel, AB	30		
1889-12.00#1261.00	1.00	brick barn	16x18	300	S. Seventh	Eighteenth And Nineteenth Aves	McColloughs 4/20/85 519		Sinclair, J.J.	Goldsammer, H.	30		
1889-12.00#1262.00	1.50	brick barn	26x30	12000	Lafayette	Eighteenth And Twenty-Ninth Aves	Hunters with 8-13		Bachell & Peterson	York, AM	60		
1889-13.00#1263.00	1.00	brick barn & out houses	12x24	150	S. Eleventh	Cor 3rd Ave	McMannis 5/7		Oliver, Mrs A.	Oliver, Mrs A.	30		
1889-13.00#1264.00	1.00	brick barn	12x15	200	Marion	Thirtieth And Thirty-First Aves	Downings 1-5-4		Walhurnt, L.	Walhurnt, L.	30		
1889-13.00#1265.00	2.00	2 brick dwellings	44x225	12000	S. Fourteenth	S. Fourteenth And S. Fifteenth	Broadway Terrace 11-7-10 1-3		Meredith, WM	Meredith, WM	60		
1889-13.00#1266.00	2.00	3 brick dwellings	27x645	71500	S. Fourteenth	Cor 3rd Ave	Summers 5/20		Lavige, B.	House Construction Co	90		
1889-13.00#1267.00	1.50	8 brick dwellings	40x627.4	54500	Lincoln	Cor 3rd And Alameda	Broadway Terrace		Schaeffer & Wolcott	Merrill, WB	90		
1889-13.00#1268.00	2.00	2 brick dwellings	40x627.4	11000	S. Thirteenth	Second And Third Aves	11-1-2-3 Gallatin South		Long & Fugit	Long & Fugit	90		
1889-13.00#1269.00	1.00	brick dwelling	22x627	600	S. Ninth	Second And Eighth Aves	Resid 1-2-3 Gallatin South			Long & Fugit	Long & Fugit	90	
1889-13.00#1270.00	3.00	basement stone & brick business bldgs	6x690	2300	Seventeenth	Pennsylvania And Pearl Ave.	Resid 2-3-8 Hwy 27-31		Gibb, William	Gibb, William	30		
1889-13.00#1271.00	4.00	5 basement store buildings	25x115	7000	Watson	Fifteenth And Sixteenth	Fairmont 9-34-36		Wilson & Robinson	Pratt, WJ	90		
1889-13.00#1272.00	2.00	brick terrace (5 houses)	125x47	6500	Thirty-Fourth	Hamfield And Franklin Ave.	Fairmont 9-34-36		Ripley, AS & Son	Lees, Henry	90		
1889-13.00#1273.00	0.00	Second story brick add	30x37	2330	Thirteenth Ave	Cor Evans	Fairmont 9-34-45		Russell, E.J.	Scott, George	90		
1889-13.00#1274.00	2.00	5 repairs	36x40	4800	Franklin	Twenty-Third And Twenty-Fourth Aves	Fairmont 9-34-45-46		Goodnow, Franklin	Monder & Horrigan	60		
1889-13.00#1275.00	1.50	double brick dwelling	24x37	3000	Conner	S. Fourteenth And S. Fifteenth	Fairmont 9-34-45-46		Brown, Robert	Brown, Robert	90		
1889-13.00#1276.00	1.50	brick dwelling	24x47	5000	Marion	Twenty-Eighth And Twenty-Ninth Aves	Clement's adt 28/5/21-23		Shanahan & Russell	Shanahan & Russell	90		
1889-14.00#1277.00	1.00	brick dwelling	25x46.6	2600	Commercial	S. Fourteenth And S. Fifteenth	Hunters adt 9-18-19					90	
1889-14.00#1278.00	1.50	brick dwelling	24x45	3700	Franklin	Alkire Bros sub 5/16-20	Cates, AB adt 4/18-19		Fleming Bros	Fleming Bros	90		
1889-14.00#1279.00	1.00	frame addition	18x15	350	Market	S. Fourteenth And S. Fifteenth	Fleming Bros		Smith, Chas J.	Smith, Chas J.	90		
1889-14.00#1280.00	1.00	brick dwelling	21x644	1250	North Ave	S. Ninth And S. Tenth	Alkire Bros sub 5/16-20		Harr, Hannah E.	Harr, Hannah E.	60		
1889-14.00#1281.00	1.50	brick dwelling	22x33	2100	S. Ninth	Thirteenth And Fourteenth Aves	Fleming Bros		Thurman & Horner	Thurman & Horner	60		
1889-14.00#1282.00	1.00	brick dwelling	22x647	1600	S. Water	Sixteenth And Seventh Aves	Fleming Bros		Steth & Ilopitanon	Chalard, JP	90		
1889-14.00#1283.00	1.50	brick dwelling	23x63.10	3000	Humboldt	Sixteenth And Seventeenth Aves	Fleming Bros		Moore & Bronthaus	Moore & Bronthaus	90		
1889-14.00#1284.00	2.00	three brick & stone dwellings	53x32	18000	Second Aves	S. Fourteenth And Evans	Park Avenue adt 28/27-28			Phillips & Godfrey	Phillips & Godfrey	90	
1889-14.00#1285.00	2.00	brick barn	14x25	500	Santa Fe	Fifth And Sixth Aves	Broadway Terrace 15-16-18		Webb, E.H.	Webb, E.H.	50		
1889-14.00#1286.00	2.00	brick dwelling	32x65.4	6000	S. Fifteenth	Cor Fourth Ave	Summers 3/14		Oliver, Wm	DeWolff, L.	90		
1889-14.00#1287.00	2.00	brick dwelling	28x40	3000	Market	Nineteenth And Twentieth	Broadway Terrace 38/124		Lennont, M.	Lennont, M.	30		
1889-16.00#1288.00	1.00	brick addition	12x16	100	Fourteenth Ave	Santa Fe And Clark	Winters 1st 16-blank		Meyer, DL	Meyer, DL	30		
1889-16.00#1289.00	1.00	brick building	1x13	30	Larimer	Twenty-First And Twenty-Second			Whithead, Dr	Whithead, Dr	20		
1889-16.00#1290.00	1.00	brick shop	16x13	50	Pilkington St.	Commerce And Stout			Gallbreath, Robert B.	Gallbreath, Robert B.	90		
1889-16.00#1291.00	1.00	three brick dwellings	21x86	2200	Humboldt	Twenty-Fifth And Twenty-Sixth	Broadway Terrace 13-5-6-7						

Identifying Number	Street	Description	Size	Cost	Fronting dimensions	Address	Land Description		Architect	Builder	Owner	Time	Building Notes
							Adding Block-Offs						
189018-21.00#1494.00	brick stone building	25x50	3000	Fourth Ave:	5 Thirteenth And Twenty-Fifth Sts	Sunburst 2117	Van Wommer, Isaac F.		90				
189018-22.00#1495.00	cut stone in brick building	0.00	210	Cost:	Twenty-Third And Twenty-Fifth Sts	East Denver 98818	Grimmer, SA		30				
189018-22.00#1496.00	two brick dwelling	1.00	3600	Marine Ave:	Thirty-Fourth And Thirty-Fifth Ave:	Forde adm 2457	Morrison, JL		90				
189018-22.00#1497.00	brick dwelling	1.50	2800	Lincoln:	Colgate South Broadway sub 1235-35	Wright, LM	Perkins, PH		0				
189018-22.00#1498.00	brick dwelling	1.00	21x30	1300	Williams:	Jackson, D	Maloney, Annie		90				
189018-22.00#1499.00	brick stone building	1.00	1250	Kent:	Montague, CW	Montague, CW	Crowell, C		90				
189018-22.00#1500.00	brick stone building	2.00	3500	S. Seventh:	Henry, L	Henry, L	Palmer And Clinton		90				
189018-22.00#1501.00	brick add to dwelling	1.00	250	Central:	King, HC	King, HC	Hunt's adm 2570		30				
189018-22.00#1502.00	double brick dwelling	2.00	6000	Twenty-Fourth:	Hassan, WH	Hassan, WH	Sixteenth And Seventeenth Sts		90				
189018-22.00#1503.00	brick terrace (3 houses)	2.00	10000	Ogden:	Van Stone Bros.	Van Stone Bros.	Ogden And Jay		90				
189018-22.00#1504.00	two brick dwellings	1.50	21x30	5600	Van Stone Bros.	Van Stone Bros.	Twenty-Third And Twenty-Fourth		90				
189018-22.00#1505.00	frame coal house	1.00	16x200	2000	Leayette:	Mustgrave, C	Twenty-Ninth And Thirtieth Aves		90				
189018-23.00#1506.00	brick barn	2.00	500	N E Of UP:	Colo Fuel Co.	Colo Fuel Co.	Twenty-Third And Thirty-Fourth		90				
189018-23.00#1507.00	brick dwelling	1.50	22x22	Market:	Richard, Frank	Richard, Frank	Twenty-Fifth And Thirty-Sixth Sts		90				
189018-23.00#1508.00	brick terrace 3 houses	2.00	22x44	2000	Priskin:	Chamber, JB	Twenty-Seventh And Twenty-Eighth Aves		90				
189018-23.00#1509.00	brick dwelling	1.50	57x38	5000	Fourth Ave:	Phillips & Backus	Twenty-Ninth And Thirtieth Sts		90				
189018-23.00#1510.00	brick dwelling	1.00	25x32.5	2800	Imales:	Burdell, W& C	Capitol Hill 5 Div 151-27-28		90				
189018-23.00#1511.00	brick dwelling	1.00	25x51	2500	Helle:	Frostam, M	Sixth And Seventh Aves		90				
189018-23.00#1512.00	brick dwelling	1.00	32.5x45.5	3062	Hill:	Archer, Jim F	Seventh And Eighth Aves		90				
189018-23.00#1513.00	brick dwelling	2.00	21x40	1600	S. Water:	Archer, Jim F	Fourth And Fifth Aves		90				
189018-23.00#1514.00	brick dwelling	1.00	36.5x50	7000	Humboldt:	Nelson, WM	Second And Third Aves		90				
189018-23.00#1515.00	second story brick add	1.00	21x28	1600	S. Twelfth St:	Malter, J	Sixteenth And Seventeenth Aves		90				
189018-23.00#1516.00	three brick dwelling	1.50	25x22	1000	Hill:	Bowen, CF	Flint Ave And Ellsworth		90				
189018-25.00#1517.00	brick dwelling	1.00	20x30	1100	Almeda:	Harned, JH	Fairview Ave And Nineteenth St		90				
189018-25.00#1518.00	brick dwelling	2.00	25x43	6600	Justiss:	Turner, JH	Blindfold Place 29-20/24		90				
189018-25.00#1519.00	brick barn	1.50	23x30	700	Lafayette:	Wright, Mrs. March	Blindfold Place 29-20/24		90				
189018-25.00#1520.00	brick barn	2.00	39.5x25	2500	Logan:	Wright, C	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1521.00	brick dwelling	1.00	21x30	1600	Palmer:	Malter, J	Chamberlin's sub 3-9-10		90				
189018-25.00#1522.00	brick barn	1.00	26x40	1200	Twenty-Third And Twenty-Fifth Sts:	Malter, J	Schinnerer adm 19-blk 18		90				
189018-25.00#1523.00	brick dwelling	2.00	28x48	16500	Saint Ann St:	Malter, J	Twenty-Fourth And Twenty-Fifth Sts:		90				
189018-25.00#1524.00	brick dwelling	1.00	22x35	1000	Lafayette:	Malter, J	Twenty-Fourth And Twenty-Fifth Sts:		90				
189018-25.00#1525.00	brick add to dwelling	1.00	31x41	4500	S. Thirteenth St:	Denison, Chas	Sixteenth And Seventeenth Aves		90				
189018-25.00#1526.00	brick dwelling	2.00	25x30	1600	Palmer:	Hegerty, P	Clemens adm 301:13-16		90				
189018-25.00#1527.00	brick barn	2.00	26x38	10500	Almeda:	Gardner, Perry	Schwinnlith's		90				
189018-25.00#1528.00	brick dwelling	1.00	23x30	1100	Justiss:	Gardner, Perry	Gardner, Perry		90				
189018-25.00#1529.00	brick dwelling	2.00	25x43	6600	Saint Ann St:	McNulty, PJ	Washington And Clarkston		90				
189018-25.00#1530.00	brick barn	1.50	23x30	700	Lafayette:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1531.00	brick barn	2.00	39.5x25	2500	Logan:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1532.00	brick barn	1.00	21x30	1600	Twenty-Third And Twenty-Fifth Sts:	Lang & Patti	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1533.00	brick dwelling	2.00	26x48	16500	High:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1534.00	brick dwelling	1.00	22x35	1000	Gulph:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1535.00	brick add to dwelling	1.00	16x24	4500	S. Thirteenth St:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1536.00	brick dwelling	2.00	23x41	16500	S. Ninth:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1537.00	brick dwelling	1.00	21.5x46	4400	Humboldt:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1538.00	brick dwelling	2.00	21.5x46	3600	Haze:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1539.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1540.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1541.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1542.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1543.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1544.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1545.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1546.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1547.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1548.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1549.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1550.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1551.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1552.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1553.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1554.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1555.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1556.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1557.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1558.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1559.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1560.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1561.00	brick dwelling	1.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1562.00	brick dwelling	2.00	21.5x46	3600	Clay:	Malter, J	Capitol Hill 5 Div 151-27-28		90				
189018-25.00#1563.00	brick dwelling	1.00	21.5x46	3600	Clay:	Mal							

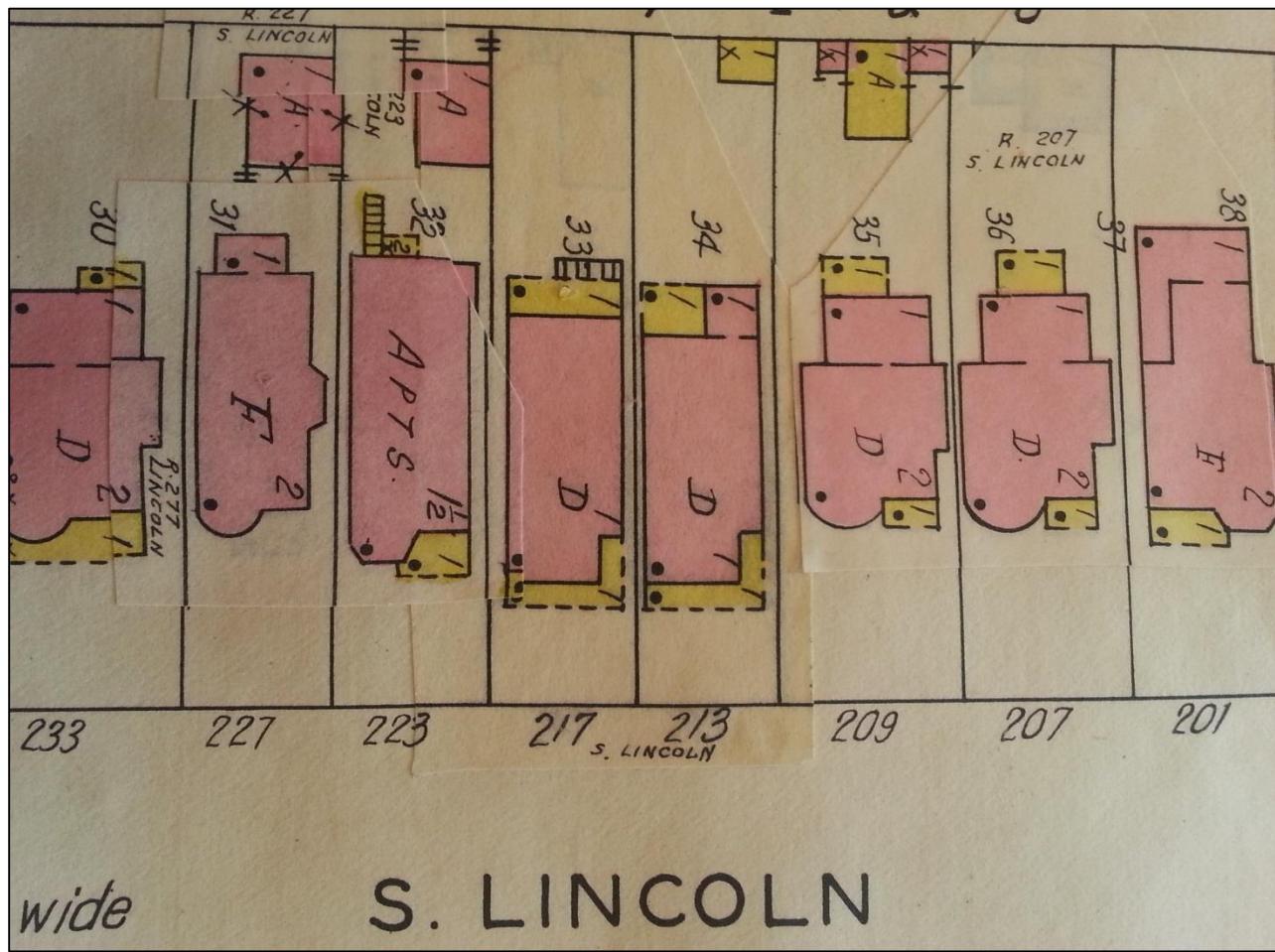
Index Number	Description	500	Coll	Address	Street	Other	Between	Legal Description	Archived	Builder	Name
1190011-11-042154-0	frame residence	25-30	300	Stair				Fifth-Fouth & Fifth-Fifth		Trotter, H.H.	
1190011-11-042144-0	brick residence	1		Wade & Workshop				Fourth-Fouth & Fifth-Fifth		Trotter, George Hartwell	
1190011-11-042145-0	brick residence	1		South Water				Fourth-Fouth & Fifth-Fifth		Connelly	
1190011-11-042146-0	frame barn	24-34	200	South Emerson				Fourth-Fouth & Fifth-Fifth		Connelly	
1190011-11-042147-0	brick residence	1		South Water				Fourth-Fouth & Fifth-Fifth		Connelly	
1190011-11-042148-0	brick residence	1		South Emerson				Fourth-Fouth & Fifth-Fifth		Connelly	
1190011-11-042149-0	brick addition to residence	12-16	300	Ashen				Twenty-Third & Twenty-Fifth		Connelly	
1190011-11-042150-0	brick addition to building	25-29	300	Parke				Thirty-Fourth & Thirty-Fifth		Connelly	
1190011-11-042151-0	brick residence (partially roofed)	27-29-33	3000	144-44-42	Broad			Thirty-Fourth & Thirty-Fifth		Connelly	
1190011-11-042152-0	brick residence	25-29	3000	Lincoln				Fourth-Second & Fifth-Third		Connelly	
1190011-11-042153-0	brick residence	25-29	1500	West Tracy				West Tracy		Connelly	
1190011-11-042154-0	brick addition to residence	20-24	3000	1524	South			Southgate, P.P.		Connelly	
1190011-11-042155-0	brick addition to residence	12-15	300	3624	Parke			Southgate, P.P.		Connelly	
1190011-11-042156-0	apartment	45-55	10,500	Capen				Southgate, P.P.		Connelly	
1190011-11-042157-0	addition to St. Lakes hospital	49-52	7000	Pearl				Southgate, P.P.		Connelly	
1190011-11-042158-0	frame barn	10-20	150	South Field				Southgate, P.P.		Connelly	
1190011-11-042159-0	brick residence	34-35-5	3000	Braywood F.				Southgate, P.P.		Connelly	
1190011-11-042160-0	brick residence	1-40	1000	South				Southgate, P.P.		Connelly	
1190011-11-042161-0	brick residence	30-35	10,000	Washington				Southgate, P.P.		Connelly	
1190011-11-042162-0	brick residence	22-45	1020	Franklin & First				Southgate, P.P.		Connelly	
1190011-11-042163-0	brick residence	400		Austin				Southgate, P.P.		Connelly	
1190011-11-042164-0	brick residence	700		Lincoln				Southgate, P.P.		Connelly	
1190011-11-042165-0	brick residence	700-1000		Eleventh Street				Southgate, P.P.		Connelly	
1190011-11-042166-0	brick residence	700		West Sherman				Southgate, P.P.		Connelly	
1190011-11-042167-0	brick residence	700-1000		Yates				Southgate, P.P.		Connelly	
1190011-11-042168-0	brick residence	24-50-12	3000	Shade				Southgate, P.P.		Connelly	
1190011-11-042169-0	brick residence	100		2301-15	Ele			Southgate, P.P.		Connelly	
1190011-11-042170-0	porches and changes to barn	600		200	Cove			Southgate, P.P.		Connelly	
1190011-11-042171-0	frame residence	12-22		275	Bush Court			Southgate, P.P.		Connelly	
1190011-11-042172-0	brick residence	25-35	2000	South Franklin				Southgate, P.P.		Connelly	
1190011-11-042173-0	brick residence	20-20	300	25-34	Lincoln			Southgate, P.P.		Connelly	
1190011-11-042174-0	frame SHED	1						Southgate, P.P.		Connelly	
1190011-11-042175-0	brick residence	33-45	2000	Elm				Southgate, P.P.		Connelly	
1190011-11-042176-0	brick residence (damaged)	30-42	2000	Chey				Southgate, P.P.		Connelly	
1190011-11-042177-0	brick residence (damaged)	30-42	2000	Lake				Southgate, P.P.		Connelly	
1190011-11-042178-0	brick residence	17-42	600	Yates				Southgate, P.P.		Connelly	
1190011-11-042179-0	brick residence	30-40	700	Ward				Southgate, P.P.		Connelly	
1190011-11-042180-0	brick residence	20-65	3000	Bookland F.				Southgate, P.P.		Connelly	
1190011-11-042181-0	brick residence	20-72	2500	Clinton				Southgate, P.P.		Connelly	
1190011-11-042182-0	brick residence (damaged)	30-40	10,000	Lincoln				Southgate, P.P.		Connelly	
1190011-11-042183-0	brick residence (damaged)	2						Southgate, P.P.		Connelly	
1190011-11-042184-0	brick residence (damaged)	30-40	5000	South Post				Southgate, P.P.		Connelly	
1190011-11-042185-0	brick residence	10-20	500	South Tremont				Southgate, P.P.		Connelly	
1190011-11-042186-0	brick residence	15-50-45	10,000	Eighth Street				Southgate, P.P.		Connelly	
1190011-11-042187-0	brick residence	24-32	4000	Shane				Southgate, P.P.		Connelly	
1190011-11-042188-0	brick residence	20-38	1000	South				Southgate, P.P.		Connelly	
1190011-11-042189-0	brick residence	30-32	4000	Sherman				Southgate, P.P.		Connelly	
1190011-11-042190-0	brick residence	30-32	3000	Ebelle				Southgate, P.P.		Connelly	
1190011-11-042191-0	brick residence	20-27	3000	East				Southgate, P.P.		Connelly	
1190011-11-042192-0	brick residence	2						Southgate, P.P.		Connelly	
1190011-11-042193-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042194-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042195-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042196-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042197-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042198-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042199-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042200-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042201-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042202-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042203-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042204-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042205-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042206-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042207-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042208-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042209-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042210-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042211-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042212-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042213-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042214-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042215-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042216-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042217-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042218-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042219-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042220-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042221-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042222-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042223-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042224-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042225-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042226-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042227-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042228-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042229-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042230-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042231-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042232-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042233-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042234-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042235-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042236-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042237-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042238-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042239-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042240-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042241-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042242-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042243-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042244-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042245-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042246-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042247-0	brick residence	1-4						Southgate, P.P.		Connelly	
1190011-11-042248-0											

Identifier Number	Year	Description	Size	Cost	Frontage on address	Rooms	Architect	Builder	Owner	Time	Editor Notes
188918-15.00#1071.00	1.50	5 brick dwelling	21x32	17500	S Tremont	Car Thirteenth Ave		Cooper, James F	Dole, William A	60	
188918-15.00#1072.00	2.00	double brick dwelling	20x44	32000	Elmwood	Chesnut And Spruce		Walley, J.J	Hannan, Frank	50	
188918-15.00#1073.00	2.00	brick business block	74x50	100000	Sixteenth	Car Glenarm		Holman, S.L	Holman, John W	50	
188918-19.00#1074.00	2.00	brick dwelling	21x30	3000	First	Sixteenth And Seventeenth Aves		Hallbeck, EP & Co	Wilson, DB	90	
188918-19.00#1075.00	1.00	brick dwelling	21x26	600	S Eighth	Ninth And Tenth		Hanson, Peter	Englehardt, Miss	60	
188918-19.00#1076.00	1.00	brick dwelling	23x41	1200	Palmer	Parkview And Wanless		Sechler, PG	Lindbury, C	60	
188918-19.00#1077.00	5.00	two wings to Glenarm hotel	31x46	25000	Glenarm	Fifteenth And Sixteenth		Wright, EP	Wright, EP	90	
188918-19.00#1078.00	1.00	brick addition	22x30	600	Bell	Nineteenth And Fairview		Lorenzen, WP	Nelarancisco, Michael	30	
188918-19.00#1079.00	2.00	brick dwelling	24x48	6500	Humboldt	Twenty-Eighth And Twenty-Ninth		Burhause & Vaughn	Dunn Chamberlin & Co	90	
188918-19.00#1080.00	2.00	brick dwelling	32x48	5500	Humboldt	Twenty-Eighth And Twenty-Ninth		Burhause & Vaughn	Dunn Chamberlin & Co	90	
188918-19.00#1081.00	3.00	3 basement terrace (9 houses)	40x127 (6)	100000	Eighteenth Ave: Logan And Grant	Clement's adn 264-1-5 Lee, CH		Reisenfeld Construction Co	Reisenfeld Construction Co	90	
188918-20.00#1082.00	2.00	brick dwelling	23x41	3000	Lincoln	Cedar And Alameda		Smith, Frank A	Reinhardt, Sophie	90	
188918-20.00#1083.00	1.50	brick dwelling	25x48	2800	S Eleventh	Tenth And Eleventh Aves		Dole, William A	Wells, FA	60	
188918-20.00#1084.00	1.00	brick dwelling	27x48	6000	Bell	Nineteenth And Fairview		Loyd, WP	Place, Paul	30	
188918-20.00#1085.00	1.00	brick dwelling	19x30	8000	Palmer	Prospect And Euclid		Elliot, L	Elliot, L	60	
188918-20.00#1086.00	1.00	brick store	25x50	1500	Larimer	Thirty-Fourth And Thirty-Fifth		Bowen, John	Wegert, Mr	60	
188918-21.00#1087.00	1.00	brick market building	25x34	1500	Santa Fe	Third And Fourth Aves		Snyder, John	Bryder, John	40	
188918-21.00#1088.00	1.00	little brick dwelling	30x52	8000	Sherman	First And Second Aves		Murdock, James	Bracock, Mrs AB	90	
188918-21.00#1089.00	1.00	little adt to barn	9x21	2000	Grant	Nineteenth And Twentieth Aves		Rosch, MD	Strayer, JW	30	
188918-21.00#1090.00	1.00	brick store	22x45	1500	Humboldt	Cor Thirty-ninth Ave		McCallum, PP	O'Connor, TW & Co	30	
188918-21.00#1091.00	1.00	brick addition	6x16	75	California	Cor Twenty-Third		Cleveland, Chas	Perry, B	30	
188918-21.00#1092.00	0.00	parting brick second story on kitchen	10x14	150	Fourteenth Ave: Evans And 3 Thirtieth	Stiles adn 146-1		Bent, JW	Bent, JW	40	
188918-22.00#1093.00	0.00	single roof of frame	15x20	15	Eleventh:	Wells Denver 29:1		Cook, Mrs CH	Cook, Mrs CH	30	
188918-22.00#1094.00	1.00	brick store house	25x70	900	Lawrence	Eighteenth And Nineteenth Aves		McCoy, JW	Van Wommel, Isaac P	15	
188918-22.00#1095.00	1.00	brick addition	27x35	1000	Champa	Twenty-Third And Twenty-Fourth		Foley, H	Foley, H	30	
188918-22.00#1096.00	3.00	basement hotel	50x90	30000	Shout	Thirteenth And Fourteenth		Timmerman, George W	Timmerman, George W	90	
188918-22.00#1097.00	0.00	repare on dwelling	blank	1200	Sherman	Fifteenth And Sixteenth Aves		Stuckert, A Morris	Bayer, Frank	60	
188918-22.00#1098.00	1.50	brick dwelling	21x40	10000	Arlington	Kent And Scott		Forbes, LE	Forbes & Worcester	60	
188918-22.00#1099.00	3.00	building	50x90	30000	Beverly	Wells And Evans		Angel, Jeremiah L	Thatcher, JS	60	
188918-22.00#1100.00	2.00	brick dwelling	22x38	13500	Park:	Sixteenth And Seventeenth Aves		Gross, M	Forbes, LE & Co, EB	90	
188918-23.00#1101.00	2.00	brick dwelling	26:10x44	3200	Park:	Park Avenue adn 24-1-4		Angell, Jeremiah L	Angell, Jeremiah L	90	
188918-23.00#1102.00	2.00	brick dwelling	6	4000	Park:	Sixteenth And Seventeenth Aves		Kelly, AJ	Corcoran, Thomas	60	
188918-23.00#1103.00	1.50	brick dwelling	28:2x45/3	4000	Park:	Sixteenth And Seventeenth Aves		Schanale, F	Rost, Chas	90	
188918-23.00#1104.00	2.00	brick dwelling	21:6x44	2500	Lawrence:	Thirty-First And Thirty-Second		Rube, H	Chamberlin, H	90	
188918-23.00#1105.00	1.00	brick dwelling	24x53	5500	Marion	Cor Twenty-Third		Morris, Henry W	Morris, Henry W	60	
188918-24.00#1106.00	1.00	double brick dwelling	24x50	400	S Tenth	Ellsworth And Bayard		Loosch, Chas	Loosch, Chas	60	
188918-24.00#1107.00	1.50	brick dwelling	12x14	200	S Tenth	Lake Archer 13:4		Fowler & Yelton	Fowler & Yelton	90	
188918-24.00#1108.00	1.00	3 brick dwellings	21x34	5400	Seventh:	Curtis And Colfax		Porter & Yoho	Porter & Yoho	90	
188918-24.00#1109.00	2.00	brick & stone dwelling	26x53	6750	Halleit	Thirteenth And Fourteenth Aves		Garrison, GA	Garrison, GA	30	
188918-24.00#1110.00	1.00	repair brick dwelling	22x40	225	Franklin:	Twenty-Ninth And Thirtieth Aves		McDonald, J.P	McDonald, J.P	30	
188918-24.00#1111.00	1.00	brick market building	11x22	100	Stout	Twenty-Third And Twenty-Fourth		King	Lafferty, Wm J	30	
188918-24.00#1112.00	1.00	brick dwelling	21:10x37	1200	S Thirteenth:	Second And Third Aves		McElroy, Miss M	McElroy, Miss M	60	
188918-24.00#1113.00	2.00	warehouse	6	1500	Delany	Fourteenth And Fifteenth		Colorado Soap Co	Colorado Soap Co	60	
188918-26.00#1114.00	2.00	brick addition	22x20	2000	Curtis	Twenty-Second And Twenty-Third		Prissee, August	Prissee, August	60	
188918-26.00#1115.00	2.00	store & terrace	50x60 1	22000	Gilpin:	Cor Thirty-First		Snively, Orlando B	Snively, Orlando B	90	
		brick dwelling	48x100	3500	Williams:	Seventeenth And Eighteenth		Augill, Scott	Augill, Scott	90	

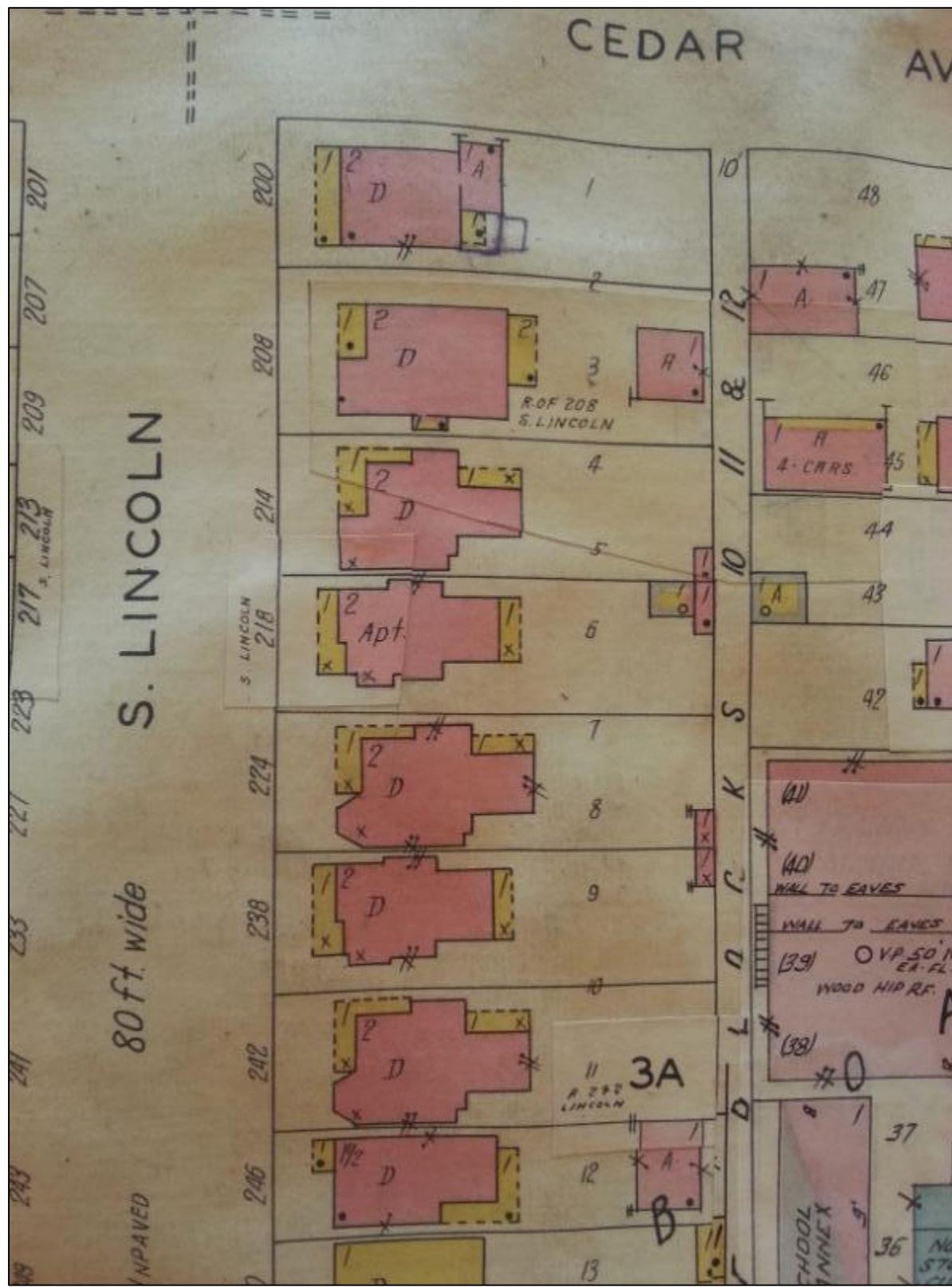
6 242 235 224 216

Identifying Number L1234567890	Block	Description	Size	Cost	Frontage and Address	Rooms	Builder	Architect	Owner	Time	Editor Notes
(18902-10.00#213.00	1.50	brick dwelling	25x45.0	3000	Altair	Fourth And Fifth Avea	Arlington Park	12:35-36	Milburn, M.P.	90	Dulley, J.L. & VanHorn,
(18902-10.00#214.00	2.00	double brick dwelling	34x55	3500	Sixth Ave	5 Twelfth And S. Water	Simmer, A. & adn 4:37-40	Churchill, M.D.	90	McClellan, M.A.	
(18902-10.00#215.00	1.00	brick dwelling	22x36	1200	S Tenth	Ellsworth And First Ave	Lake Archer 8:5-18	Westphal, & Dyer	60	Dulley, Wm	
(18902-10.00#216.00	1.50	brick dwelling	21x38	1800	S Eleventh	Ellsworth And Bayaud	Lake Archer 12:8-15:25	Westphal, Jacob F.	60	Hitchcock & Westphal	
(18902-11.00#217.00	1.00	brick building	30x60	1300	Wewatta	Eighth And Ninth Sts	West Denver 70;slink	McSwain, C	60	Colo Granitect Roofing Co	
(18902-11.00#218.00	1.00	brick building	26x26	1000	Clear Creek	Palview And Wanetta	Witter, H. North Denver 0:4	Williams, J.P.	60	Evans, Evans	
(18902-11.00#219.00	2.00	brick barn	21x52	1300	Reece	Twenty-First And Twenty-First Avea	McColloughs 2nd fling 1:1-5-2	Angell, Jeremiah L.	90	Angell, Jeremiah L.	
(18902-11.00#220.00	1.50	brick dwelling	25x46	2500	Reece	Twenty-First And Twenty-First Avea	McColloughs 2nd fling 1:1-5-2	Angell, Jeremiah L.	90	Angell, Jeremiah L.	
(18902-11.00#221.00	1.00	brick outbuilding	10x18	100	Lawrence	Twenty-Eighth And Twenty- Ninth	Case and Elberts adn 4:7-6	LeBlanc, J.L.	30	Quinta, JB	
(18902-11.00#222.00	1.50	brick dwelling	23x47	3600	Clarkson	Sixteenth And Seventeenth Avea	Park Avenue adn 21:1-5	Streath & Hopkinson	90	Lee, Mary A.	
(18902-11.00#223.00	1.50	brick dwelling	24x37	4000	Altair	Fourth And Fifth Avea	Arlington Park 11:19-20	Fleming, Bros.	90	Dine, WW	
(18902-11.00#224.00	1.50	brick dwelling	24x37	4000	Altair	Third And Fourth Avea	Arlington Park 12:21-22	Fleming, Bros.	90	Cranton, EM	
(18902-11.00#225.00	1.50	brick dwelling	22x40	3000	Marie	Lincoln And Sherman	Byers add to Broadway sub 1:5	Smith, Frank A.	90	Burns, C.	
(18902-12.00#226.00	1.00	brick barn	18x25	500	Thirty-Fifth	Market And Blake	Case and Elberts adn 18:1-2	Kirkendall Bros	30	Kirkendall Bros	
(18902-12.00#227.00	1.00	brick barn	12x26	500	Pearl	Thirteenth And Fourteenth Avea	Binuth, JW adn 8:36	Barrett, George	30	Binuth, JW	
(18902-12.00#228.00	1.50	two brick dwellings	22x44	5500	Twenty-Eighth	Gilpin And High	Dowlings 33:27-30	Smith, HR	90	Merchant, HF	
(18902-12.00#229.00	1.00	brick dwelling	44x38	1800	S Seventh	Tenth And Eleventh Avea	Hunts adn 25:9-10	Haug, James	90	Haug Bros	
(18902-12.00#230.00	1.50	brick barn	10x23	500	Venice	Tenth And Eleventh Avea	Brown Smith and Foster 9:1-4- 15	Coburn, AM	60	Stockfield, HC	
(18902-12.00#231.00	2.00	brick dwelling	24x41	4000	Imair	Fourteenth And Collins	Horn, resub 6:23-24	Billing, Orvel	90	Coe Bros	
(18902-13.00#232.00	1.00	brick dwelling	21x30	1500	Clifton	Eighty-First And Prospect	Vindict 49:25	Vernon, RD & Co	60	Harrison, A.	
(18902-13.00#233.00	2.00	brick dwelling	22x45.9	3000	Champagne	Twenty-Fourth And Twenty-Fifth	Stiles adn 12:1-5	Harrison, A.	90	Harrison, A.	
(18902-13.00#234.00	3.00	brick store	33x125	17000	Curtis	Twenty-Eighth And Twenty-Eighth	East Denver 9:24-25	Holmberg, A.	90	Holmberg, A.	
(18902-13.00#235.00	0.00	Third story adn (unestablished)	150x100	11000	Broadway	Car Fourteenth Ave	Evans sub 24:1-4	Salcomb & Rice	90	Salcomb & Rice	
(18902-13.00#236.00	2.00	brick dwelling	29x51	8700	Clarkson	Twenty-Fifth And Thirtieth Avea	Marlock, James	Winton & Winton	90	Winton & Winton	
(18902-13.00#237.00	1.00	2 brick dwellings	21x42	2400	Palmet	Prospect And Colcord	Dowlings 12:12-13	Northrop, J.	60	Northrop, J.	
(18902-13.00#238.00	2.00	basement brick & stone school	84x64	35000	Arlington	Car Number	North Denver 22:1	Mount Lumber Co	90	Mount Lumber Co	
(18902-13.00#239.00	1.00	two brick dwellings	21x24	1400	Rose	Seventeenth And Eighteenth	McColloughs 8:3-4	Maider, Isiah	90	Laurens, LD	
(18902-13.00#240.00	1.00	brick dwelling	22x621.5	610	Twenty-Seventh	High And Williams	Hyde Park sub 10:37	Halligan, A.	60	Sims, CR	
(18902-13.00#241.00	2.00	brick dwelling	22x45	2000	William	Thirteenth And Parketh	Mount Lumber Co	Mount Lumber Co	90	Mount Lumber Co	
(18902-14.00#242.00	1.50	brick dwelling	22x38	2800	Archib	Broadway And Idaho	Montelius and Wilhens results 1:9 & w 5	Grant, Wm	90	Grant, Wm	
(18902-14.00#243.00	2.00	brick dwelling	23x43	2000	S Ninth	Sixth And Seventh Avea	Hunta adn 4:1:n. 5-13	Wilkin & Tobias	90	Wilkin & Tobias	
(18902-14.00#244.00	1.50	two brick dwellings	26x38	11000	Lincoln	Alameda And Cedar	Repub B 10:11-12 Gallups 3 Hwy 0:6-11	Perkins, Mr	90	Perkins, Mr	
(18902-14.00#245.00	2.00	two brick dwellings	27x48	12000	Lincoln	Alameda And Cedar	Repub B 10:11-12 Bellups 11- 11	Perkins, Mr	90	Perkins, Mr	
(18902-14.00#246.00	1.00	stone barn w/brick with brick	19x10	150	Merrill	Prospect And Batcher	Vauduct 46:1-4	Hilton, James	10	Hilton, James	
(18902-14.00#247.00	2.00	basement double brick dwelling	45x48	6000	Dowling	Twenty-Eighth And Twenty-Second	San Rafael 3rd fling 46:14-15	Vann Stone Bros	90	Murphy, Michael	
(18902-14.00#248.00	2.00	double brick dwelling	46x50	6000	Humboldt	Sixteenth And Seventeenth Avea	W. Avenue adn 28:33-34	Maider, Peter F.	90	Maider, Peter F.	
(18902-14.00#249.00	1.50	brick dwelling	26x29.5	40000	Eleventh Ave	Columbine And Josephine	Bellards sub 22:1-4	Christens, Wm	90	Christens, Wm	
(18902-14.00#250.00	1.50	brick dwelling	26x40	4500	Eighth Ave	Sherman And Grant	Hatchings & Rice	Bosom, Wm & Co	90	Hatchings & Rice	
(18902-14.00#251.00	2.00	double brick dwelling	50x55	90000	Thirteenth Ave	S Fourteenth And S Fifteenth	Bellards sub 23:19-20	Frank, W	90	Frank, W	
(18902-14.00#252.00	2.00	brick dwelling	34x22	2000	Twenty-Fifth	Market And Blake	Halligan, A.	Smith, J.J.	90	Smith, J.J.	
(18902-14.00#253.00	2.00	brick dwelling	34x22	2000	Twenty-Fifth	Market And Blake	East and West adn 20:1-3	East and West adn 20:1-3	90	East and West adn 20:1-3	

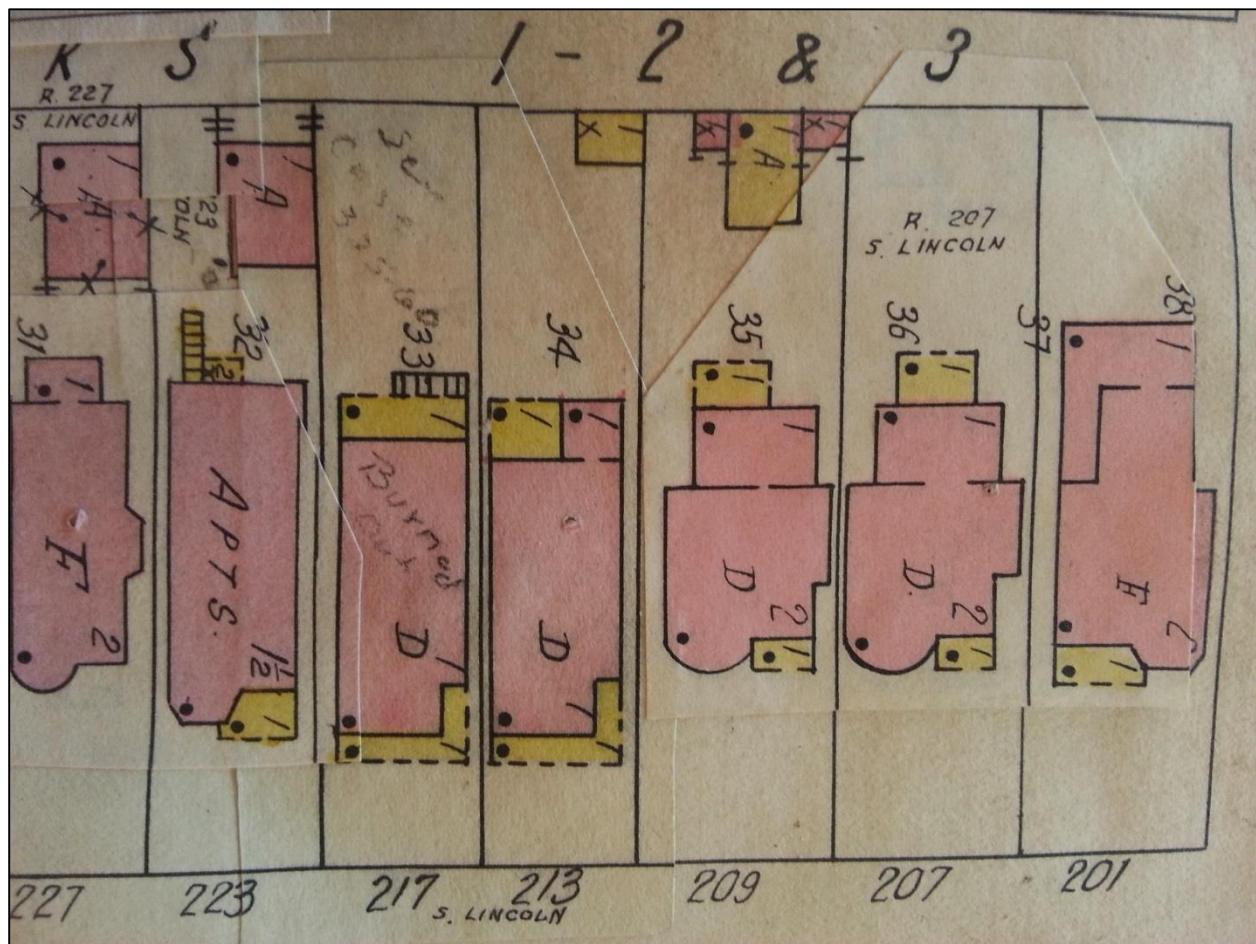
Exhibit F: Sanborn Maps



Sanborn Map (1923)
201 – 233 South Lincoln Street



Sanborn Map (1923)
200 - 246 South Lincoln Street



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

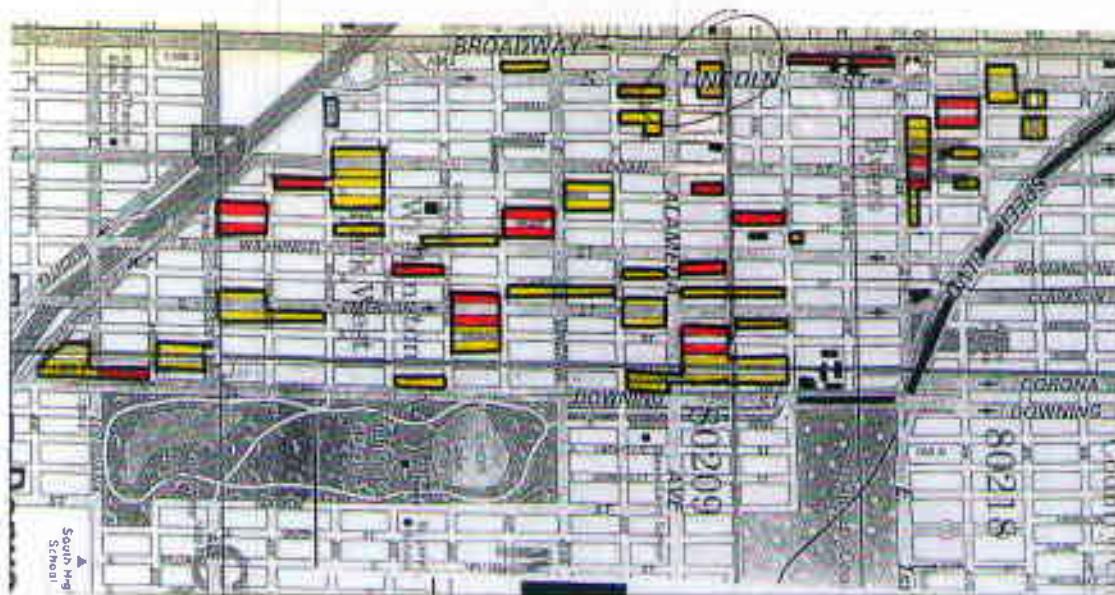
Exhibit G: Recommendation of West Washington Park Neighborhood Association Study

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

Figure I Recommended Historic Districts

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

Figure I WEST WASHINGTON PARK NEIGHBORHOOD SURVEY



1
2 **BY AUTHORITY**

3 2 ORDINANCE NO. **0506**

4 3 SERIES OF 2014

5 COUNCIL BILL NO. 14-0665

6 COMMITTEE OF REFERENCE:

7 Neighborhoods and Planning

8

9 **A BILL**

10 7 For an ordinance designating 227 South Lincoln Street, the Gulliver-Lynch
11 8 House, as a structure for preservation.

12 10 **WHEREAS**, pursuant to D.R.M.C. Section 30-4, the Landmark Preservation Commission has
13 11 transmitted to the Council a proposed designation of a structure for preservation; and

14 12 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a
15 13 hearing on August 5, 2014, the staff report, and evidence received at the hearing before City Council
16 14 on September 15, 2014, 227 South Lincoln Street meets the criteria for designation as a structure for
17 15 preservation as set out in D.R.M.C. Section 30-3 by meeting criteria in the following two categories:

18 16 (2) Architecture.

19 17 a. *Embodying distinguishing characteristics of an architectural style or type;*

20 18 The irregular form, asymmetrical façade, prominent front turret and steeply pitched roof of this
21 19 building are all distinguishing characteristics of the Queen Anne style.

22 20 b. *Being a significant example of the work of a recognized architect;*

23 21 227 South Lincoln Street was designed by the important Denver architect William Lang. Lang
24 23 designed eight homes on this block creating a cohesive and distinctive streetscape along the 200
25 24 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.

26 25 (3) Geography

27 26 a. *Having a prominent location or being an established, familiar and orienting visual feature
27 27 of the contemporary city;*

28 28 227 South Lincoln Street holds a prominent position on the west side of Lincoln Street in the Speer
29 29 Neighborhood. It is an established and familiar feature for those who travel along this major
30 30 thoroughfare into downtown Denver.



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

R \$0.00
D \$0.00
ORD

2014113266

Page: 1 of 2

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. Hernandez - PRESIDENT

18 APPROVED: John - MAYOR Sept 16 2014

19 ATTEST: Debra Johnson - CLERK AND RECORDER,
20 EX-OFFICIO CLERK OF THE
21 CITY AND COUNTY OF DENVER

23 NOTICE PUBLISHED IN THE DAILY JOURNAL Sept 11 2014; Sept 18 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: D. Scott Martinez, Assistant City Attorney Date: 28 Aug, 2014



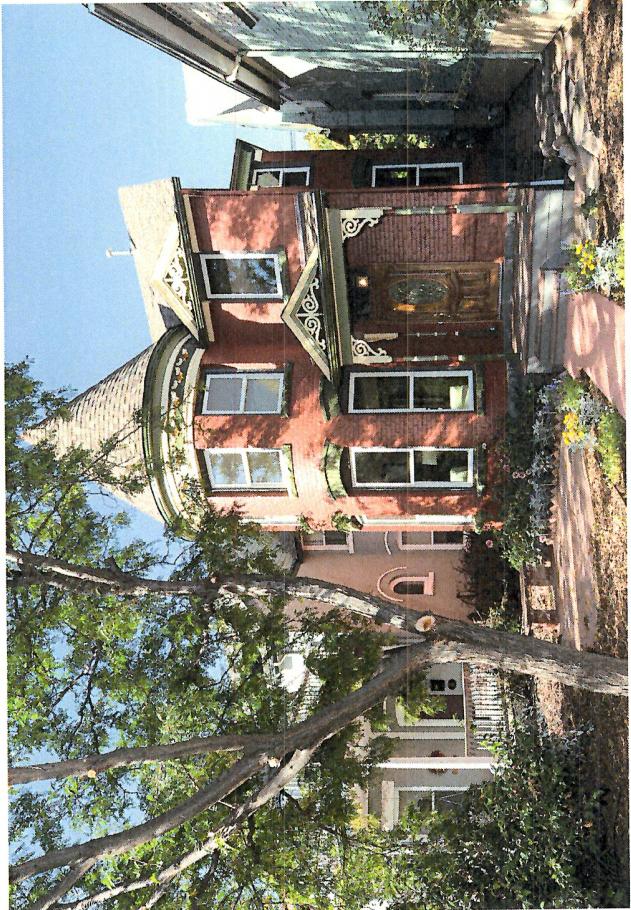
Presented to

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



MAYOR'S
DESIGN AWARDS
2015

Category:
This Is Home

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 19th 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 blue ink signature that reads "John P. Olson". The signature is fluid and cursive, with "John" and "P." on the first line and "Olson" on the second line.

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
FAUREAUET'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
238 S. Broadway
For Chris Graves

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.

hankguym

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. WHITAKER, Jr

NBS Electronics

230 S. BROADWAY

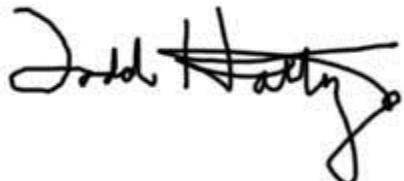
80209

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, appearing to read "Todd Hartz". The signature is fluid and cursive, with a distinct "H" and "T" at the beginning.

Todd Hartz



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
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Denver, CO 80223
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Officers

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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, 6th 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