DENVER LANDMARK PRESERVATION COMMISSION
APPLICATION FOR LANDMARK DESIGNATION

Building Identification

1. Address of Building: **1940-1946 West 33rd Avenue**
Denver, CO 80211
2. Legal Description of Property: **Lot 1-4 inclusive, Block 3**
H. Witters North Denver Addition, Wheelers Re-sub
3. Historic Building Name: **N/A**
Current Building Name: **N/A**

4. Historic Use: **Multi Family Residence**

Present Use: **Multi Family Residence**

5. Zone District: **B 4**

Historical Data Summary

6. Year of construction: **1892 and 1895**

Source of Information: **building permit for grocery store, no building permit found for apartment (permits 1889-1892), Lot Index Abstract, City Water Tap Permits. not on 1887 map but on 1905 map**
7. Architect or Builder: **(unknown)**

Source of Information: **N/A**

8. Original Owner: **Linus C. Cole**

Source of Information: **Lot Index Abstract, building permit**

Photographs

9. Attach at least two (2) 5x7 or larger photographs (black and white or color) showing the views of the property from the public right-of-ways and any important features or details. Polaroid photographs are not adequate. If availiable, attach copies of historic photographs of the structure.

Statement of Significance

10. Explain how the structure meets at least one criteria in at least two of the categories. Please site specific criteria in the summary.

I. c. Linus C. Cole, the original owner of the structures, moved to Denver in 1892 to establish a his neighborhood grocery store. Wanless and Goss was a busy intersection and the location provided good exposure for customers. Linus was a Denver pioneer. At the time he started his business, North Denver was growing. However, his was the only grocery for several miles.

With its location in what was "Little Italy", the owners and renters were a testament to the ethnic diversity of the Highland area, both past and present. In the early teens of this century Frank DeRose purchased the corner store and the apartment building. There are many stories of the DeRose family and their associations with the DeRose grocery store. In my interview with his daughter, Gloria DeRose Sullivan, she told me of the buildings rumored ties with the mafia. At that time, that Italian community was not respected in Denver. A black tar handprint was placed on a building that had mafia ties. On the northwest side of the apartment building one of these handprints was placed on a cement column, where it remained until the column was removed. Mrs. Sullivan expressed that her father had no ties to the mafia, that the mark was put there because of his nationality. The DeRose family remained in posession of the building until it became hard to handle. The store and apartments were rented out.

II. a. The existing apartment building is an example of Victorian eclectic style in the North Denver area. It contains neo-classical elements such as wreath and swag and tuscan columns and is a good example of rental housing in the late 1800's to early 1900's. The layout of the building is in itself unique, the space and features. Each unit has at least two bedrooms, a large kitchen, a parlor and a dining room.

Finally, it was also listed in the 1977 and 1994 survey of North Denver as a possible landmark and a building of historical interest.

Architectural Description

11. Concisely describe the structure and it's surroundings.

The building is located in the historic Highland area of North Denver and consists of four units, each with its own ground floor entrance. The four entrances are side by side and are protected by four small porchs each supported by three to four tuscan style columns. Originally attached to a corner grocery that collapsed in the early 1980's it is the only building that remains. In the center of the second floor is a combined porch with entrances to both upper level apartments, this is also supported by tuscan columns. The original metal and copper wreath and swag ornamentation decorates the street-facing front. On the west side of the structure is the carriage house. Its arched doorway and doors now hide a garden storage area. On the site of the grocery store, there is now a large communal garden. After the store was condemmed and razed, the residents laid out the garden with paths and a patio using the brick from the store building. On the back of the building, each unit has its own entrance with a small attached deck.

The interiors of the units are almost completely original, each unit has its own unique wood mantle and tilework. Many of the floors are the original hardwood and there are original door and window mouldings and hardware throughout all of the units. A few of the rooms have been carpeted and floors have been replaced. The original stained glass decoration above the windows have been removed from all of the units but one. The building itself has been slightly altered. Upon the razing of the corner store, the carriage house was rebuilt not in the original design, but in a flattering stucco.

History of the Structure and Its Associations

12. Describe the history of the structure and its associations with important individuals, groups, events, or historical trends.

(See Attached)

13. Provide a list of research sources used in compiling this application.

-Lot Index Abstract, Block 3, H.. Witters North Denver Addition
-Maps: 1882 Robinson Atlas
1905 Sanborn
-Denver Building Permits
-Denver Directories, 1892 - 1944
-various personal interviews

In 1892, North Denver was growing as a residential and commercial area. Linus Cole, a grocer from Leadville saw the opportunity to establish a successful business in the city. In April 1892, he purchased two lots on the corner of Wanless and Goss (33rd and Tejon) and in the summer of that year he began construction on Cole grocery. The building was to consist of a large grocery store with two side entrances and one main entrance located at the busy street corner. Above this were two L-shaped apartments, each with its own unique fireplace and mantle with fine woodwork throughout. The apartment building next door was four or five units and provided homes for clerks working at the store and other renters in the area. According to water tap permits, it was constructed in the summer of 1895. It also had fireplaces and mantels unique to each apartment with wood floors and woodwork throughout.

Mr. Cole, a native of New York, moved to Leadville, Colorado probably around 1880. The census of that year lists Linus as "learning" his occupation while renting an apartment above the store in which he worked. He, his wife Emma and their two sons, Claud and Ralph lived in Leadville until 1892 when he purchased the property in North Denver and began his grocery business. They rented several properties in East Denver and also lived above the store and in the apartment building. Linus Cole became successful and branched out into other areas of business. In 1901, he opened L. Cole investment Company at 1640 Blake and at the same address, a restaurant named "The Enterprise". In 1902, Linus sold Cole Grocery to one of his clerks, Herman Fuller.

After Linus Cole sold the buildings, there were many owners and renters of the property. The corner store was used as a grocery until the mid 1950's when the DeRose family sold it. It was then used for various things, a 5 & 10, a sundries store and even a rumored bowling alley. In the late seventies, it was used as an artists resource, for framing and canvas stretching. The basement was used as a practice area for Denver's first new wave band, Razor. It was during this time that the building partially collapsed and was condemned.

Application information

14. Present Owner: **Wayne Steinhall**

Mailing address: **14466-A East Tufts Place**
Aurora, CO 80015
Telephone: **693-4176** Fax: **N/A**

15. Owner Consent to Designation:

I/We, the undersigned, acting as owner(s) of the property described in this application for landmark designation do, hereby, give my consent to the designation of this structure as a Structure for Preservation.

Wayne Steinhall Wayne Steinhall 6/15/95

signature printed name date

If the owner does not consent to designation, please describe the reasons for recommending designation:

16. Applicant/Preparer Name: **Melinda L. Jacobs**

Affiliation/Interest in Property: **resident**

Address: **1942 West 33rd Avenue**
Denver, CO 80211
Telephone: **458-3807**

17. Application Fee. Non-refundable application fee of $250 for an individual structure must be paid prior to the public hearing.
(Make check payable to Denver Manager of Revenue.)

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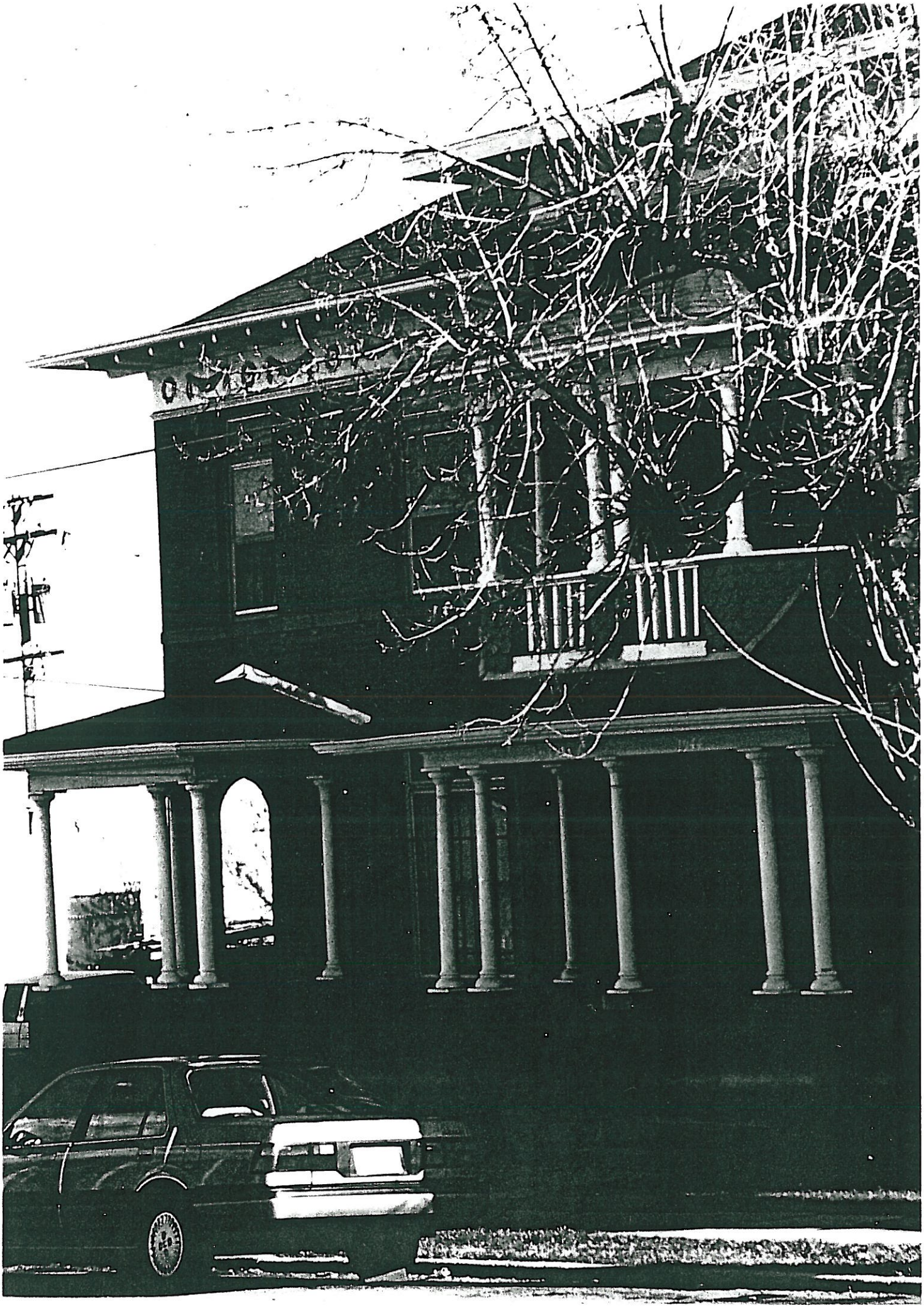

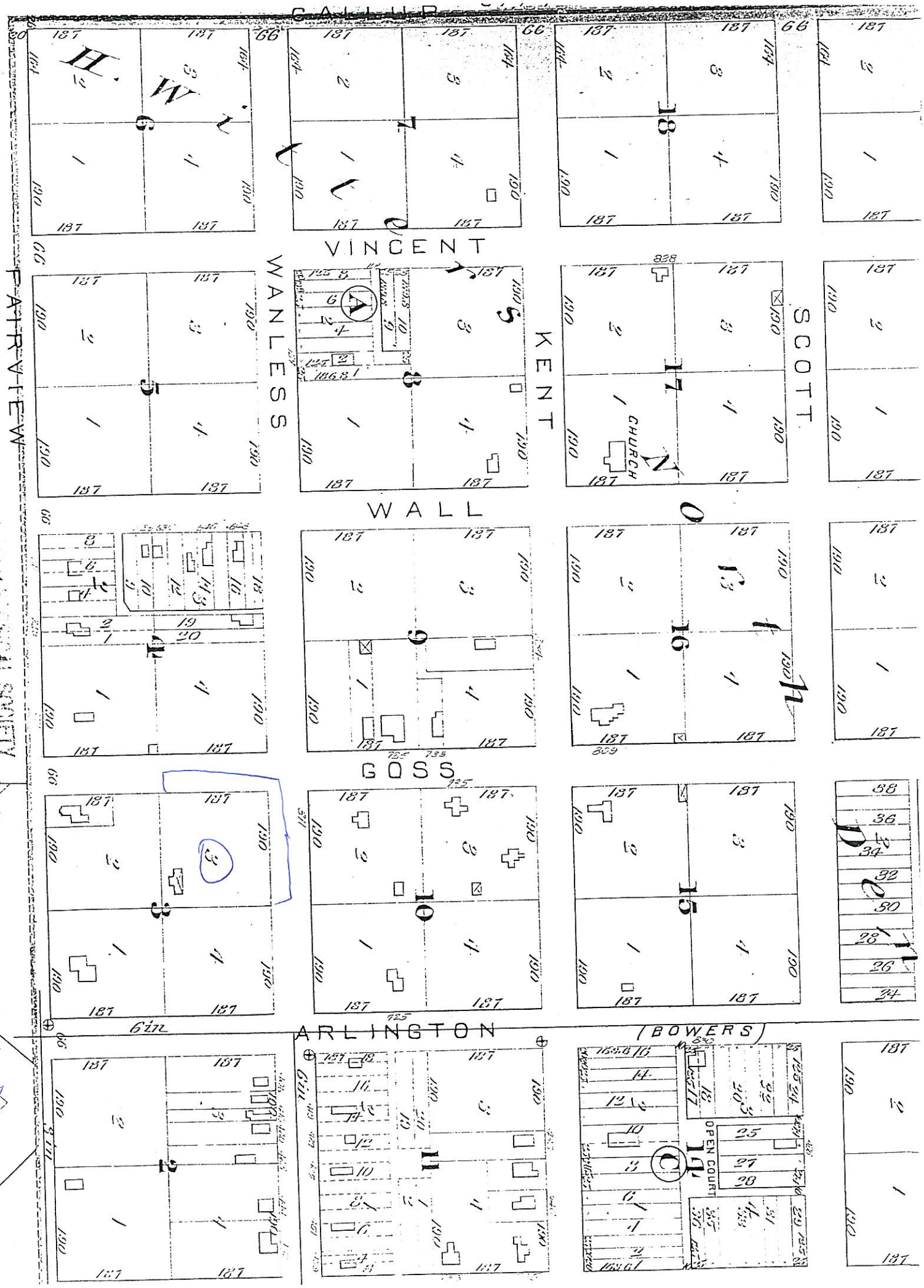
VINCENT
WANLESS
KENT
SCOTT
WALL
GOSS
ARLINGTON
(BOWERS)
PATRAVIEW
CHURCH
OPEN COURT
6th
Robinson
1887

Lot Index Abstract

Block No. 3						
Lots on plat						
52						
2						
1 to 18						
9 10						
28 & 30						
40 & Lots 1						
Lot 50 29 30 & 32						
Lots 55 7 8 16 17						
Lot 7 10						
20 & 34						
1 to 6, 14 15						
6	36 & 38					
63	1 to 2					
55 total	15					
63	14. 15					
67	Lots 13 14. 15					
59	40 & Lots					
60	7. 8.					
70	7. 8.					
60	16. 17.					
7.	40 & Lots					
65	5. 6.					
61	9. 10.					
7. 68.	Unip. 14. 15.					
59. 60. 75. 28. 29. 36. 37.						
77	7. 8.					
77	36 to 39.					
79	36 to 39					
77	28. 29.					
78	7. 8.					
76	Unip. 14. 15.					
76	5. 6.					

Block No. 3						
Lots on plat						
Lots 3 & 4						
Lots 1 & 2						
Block 3.						
1 to 10						
11 to 18. 25 to 34						
Lots 2 & 3	951	Apr 16 95				
23	1035	Apr 24 95				
28						
22	1185	May 27 95				
22.						
Frances A. Wheeler	1230	Oct 22 98	A.			
Mary E. Elliston	1159	Feb 5 1900	Trs. D.			
29.	1157	" " "	Trs. D.			
Central Trust Co	1156	June 6 1900	Trs. D.			
H. Luther Williams	1377	May 1 1901	Trs. D.			
Thomas Hamilton	1377	" 1 "	Trs. D.			
A. S. McWilliams	1442	Dec 19 1901	Q.C.D.			
Laura E. Cole	1513	Sep 2 1903	W.	1925		63
G. H. Taylor	1605	Mar 11 1904	Q.			63
Langston Brothers	1779	Mar 23 1905	W.	*J. S. W. & G. H. Langston		Sp. 56.
James E. & William H. Langston	1868	Nov 12 1906	W.			67
John H. Sweeney	1925	Dec 28 1906	W.			68
Alice C. Sweeney	2028	July 13 1908	W.			adm.
Mary E. Tillotson	1960	July 31 1960	Q			adm.
John H. Sweeney	2025	July 31 1908	W.			6
Hazel Sweeney	2039	Sept 26 1908	W.			71
Norman P. Tuttle	2088	Aug 11 1909	W.	1250		73
The Univ. Park Realty Co.	2147	Dec 9 1910	W.			66
Frances E. Taylor	2198	July 3 1911	W.	2000		66
W. L. Tillotson	2268	Feb 10 1913	W.			
Nat F. Crane	2268	Feb 14 1913	W.	800		
J. L. Armstrong	2269	Mch 14 1913	W.	1600		77. 78
John A. Donahoe	2278	Mch 31 1913	W.			76
So	2278	Mch 31 1913	W.			79
Katharine E. Donahoe	2279	Apr 5 1913	W.	1150		75
William A. Langston	2318	June 29 1914	W.			80
Celestine A. Tuttle	2339	Feb 13 1915	W.			81
						84
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						61
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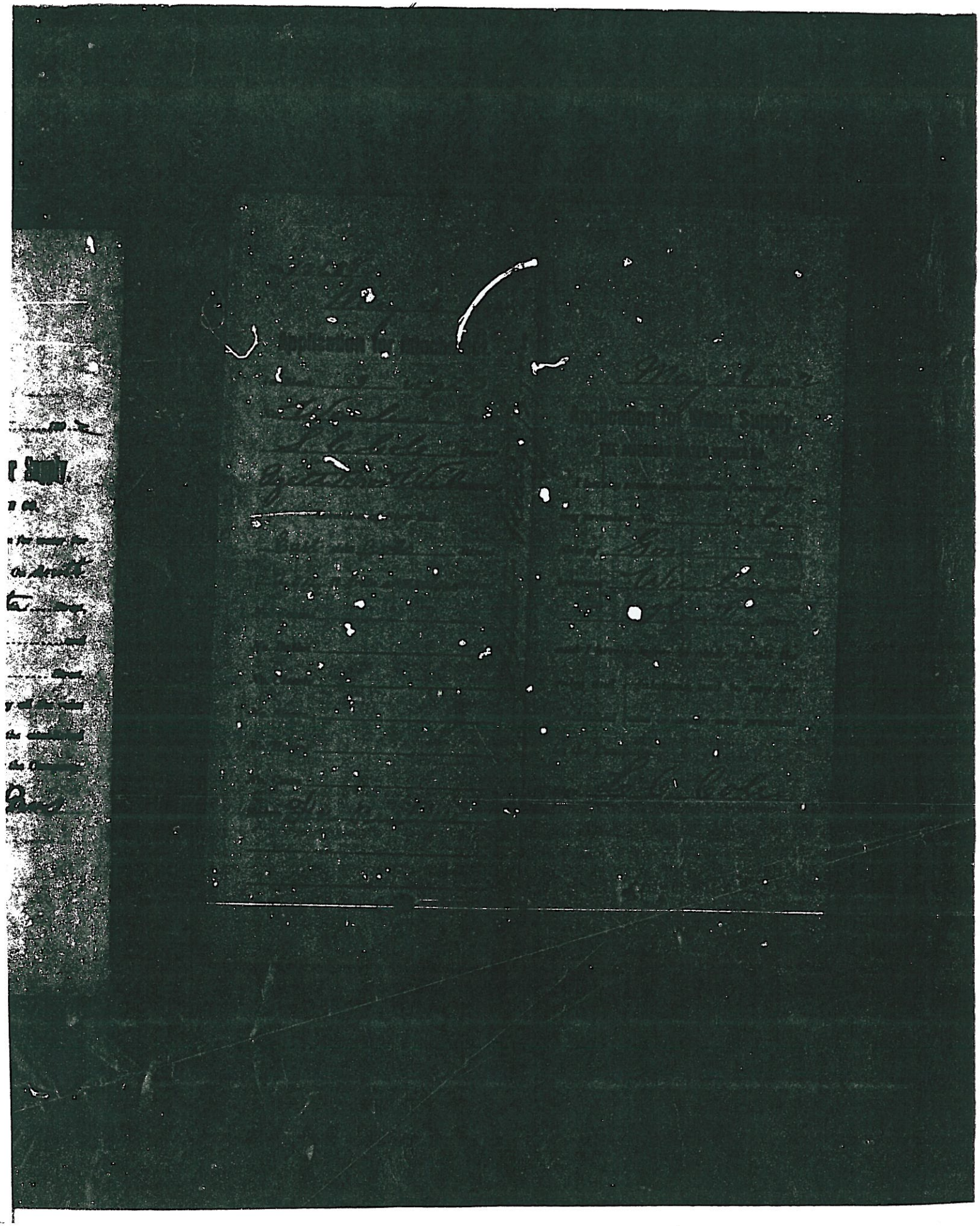
						95



water tap - store

water tap-
apartment

1.6[illegible]

Blanks below to be filled by representative of the Water Department

Blanks below to be filled and signed by owner of premises before plumber makes application for attachment

[illegible]

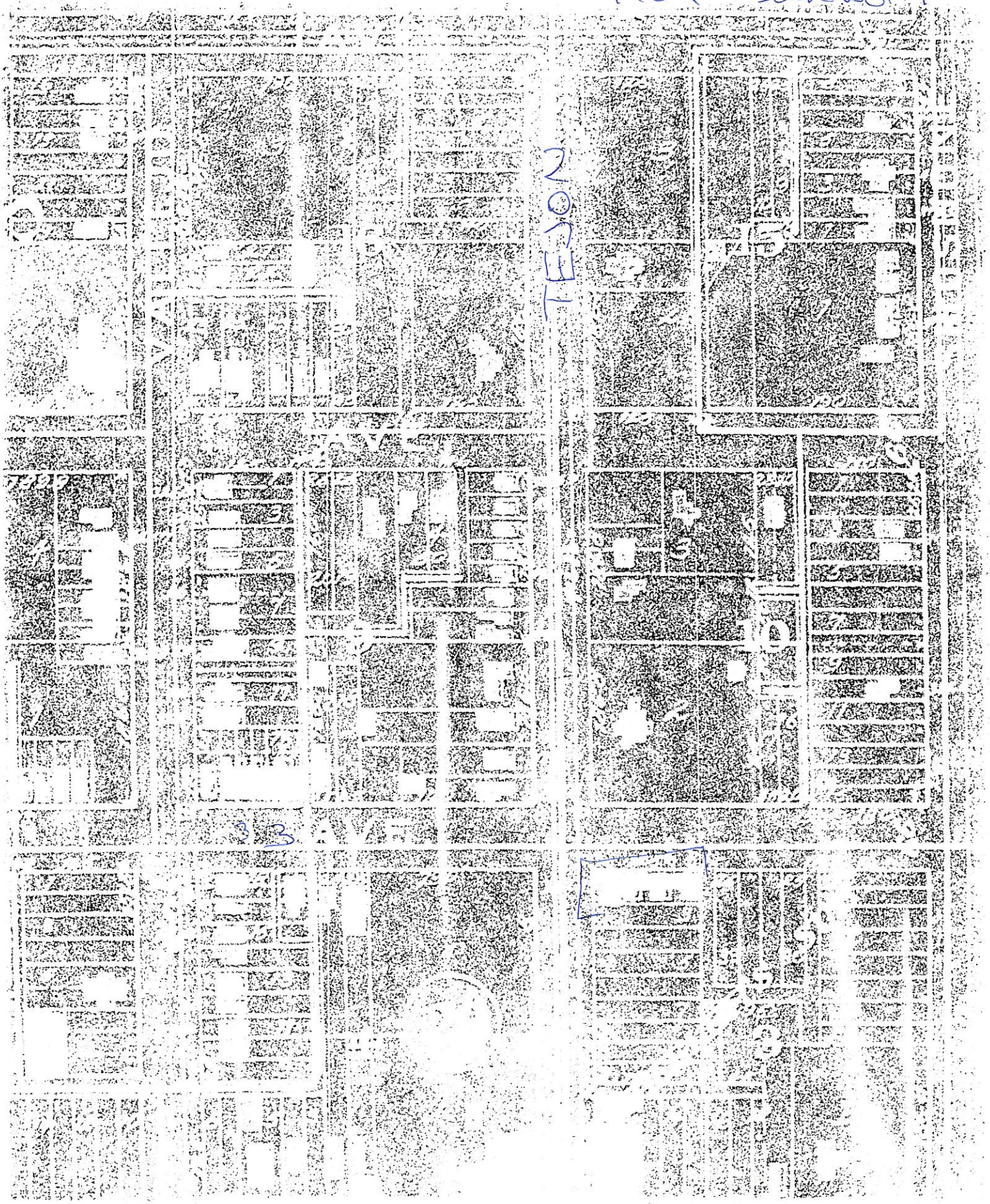
[illegible]

[illegible]

[illegible]

13 pl. 1.12

1904 - Sanborn



ORDINANCE NO. 902

COUNCIL BILL NO. 904

SERIES OF 1995

COMMITTEE OF REFERENCE:
ZONING, PLANNING,
AND

A BILL

FOR AN ORDINANCE DESIGNATING THE MULTI-FAMILY RESIDENCE LOCATED AT 1940-1946 WEST 33RD AVENUE AS A STRUCTURE FOR PRESERVATION.

WHEREAS, the Preservation Commission has transmitted to the Council a proposed designation of a structure for preservation; and

WHEREAS, the Planning Board has recommended approval of the same; and

WHEREAS, the Multi- Family Residence at 1940-1946 W. 33rd. Avenue is approximately 100 years old, has direct and substantial association with a group of persons (De Rose Family) who had influence on society (De Rose grocery store was located in what was "Little Italy"), embodies distinguishing characteristics of an architectural style or type (Victorian eclectic style in North Denver, containing neo-classical elements such as wreath and swag and tuscan columns), and is a good example of rental housing in the late 1800's to early 1900's.

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

Section 1. That certain property described as follows, together with all improvements situated and located thereon, be and the same is hereby designated as a Structure for Preservation:

Lots 1 to 4 inclusive, Block 3, H. Witters North Denver Addition, Wheelers Re-Subdivision, also known as 1940-1946 West 33rd Avenue.

Section 2. The effect of this designation may enhance the value of said property but may delay or require denial of building permits found unacceptable by the Preservation Commission

under the criteria contained in Section 30-6 of the Revised Municipal Code and the design standards set forth therein.

Section 3. Severability. If any section, clause or phrase of this ordinance or its application to any person or circumstances is held invalid, such invalidity shall not effect other provisions or applications of the ordinance. The Council hereby declares that in these regards the provisions hereof are severable.

Section 4. This ordinance shall be recorded among the records of the Clerk and Recorder of the City and County of Denver.

PASSED BY THE COUNCIL October 30 **1995**

Deborah L. Ortega **-President**

APPROVED: Wellington E. Webb **-Mayor** November 1, **1995**

ATTEST: Stephanie Nelson **-Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver**

PUBLISHED IN THE DAILY JOURNAL October 27, 1995 November 3, 1995

PREPARED BY: Planning Office October 6, 1995

REVIEWED BY: [illegible] -CITY ATTORNEY 10/19 1995

SPONSORED BY: Council Members(s): _____

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ELBRA WEDGEWORTH - DENVER COUNTY .00 .00 DVH

CITY AND COUNTY OF DENVER

STATE OF COLORADO

Certification

I, Elbra Wedgeworth, Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver, do hereby certify that the attached is a true and correct copy of

Ordinance No. 902 Series 1995

I have hereunto set my hand and affixed the Seal of the City and County of Denver, State of Colorado,

this 6th day of November A.D. 1995

Elbra Wedgeworth
Clerk and Recorder, Ex-officio
Clerk of the City and County of Denver

Deputy