

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: Southeast elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1045 W. 10th Ave
3. **Date of Construction:** 1885 **Source:** 1885 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):**
1.5 stories, hipped roof, projecting front gable, Italianate brackets, narrow windows with hood details, Craftsman porch
- 7a. **Distinctive Features:** Cornice returns, eaves brackets, in wall chimney, decorative window hoods, decorative brick work, Craftsman porch
8. **Construction History (Dates of major additions, alterations, demolitions):** No major additions
Source (If known):
9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk
10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Walter S. Leavett

Source (If known): 1880 Census/1887 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Leavett

19. Owner name and address (If different from street address):

LEYBA, DAVID

THE S 70FT OF LTS 15 & 16
BLK 22 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

1880 census; 1887 directory: tool manufacturer

From 1880 through 1884, Walter S. Leavitt lived at 276 s 10th (1257 Lipan) and moved here in 1885. Addressed as 258 Moose or 254 W. 10th or 1045 W. 10th

254 Moose (West 10th Avenue).

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1009 -1011 W 10TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Terrace Duplex
Construction Date: 1895	Accessory structures: no
Additional Information: Building Material: stucco. Building use: ROWHOUSE	
Distinctive Features: Stepped brick cornice, full width gable porch on duplex	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



February 2020



October 2020

Address: 1015 W 10TH AVE	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: Front Gable with pop top and large addition
Construction Date: 1888	Accessory structures: no
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY. Non-contributing because too many changes have occurred to the original structure (large side addition that is larger than the historic structure), which does not add to the historic integrity of the neighborhood.	



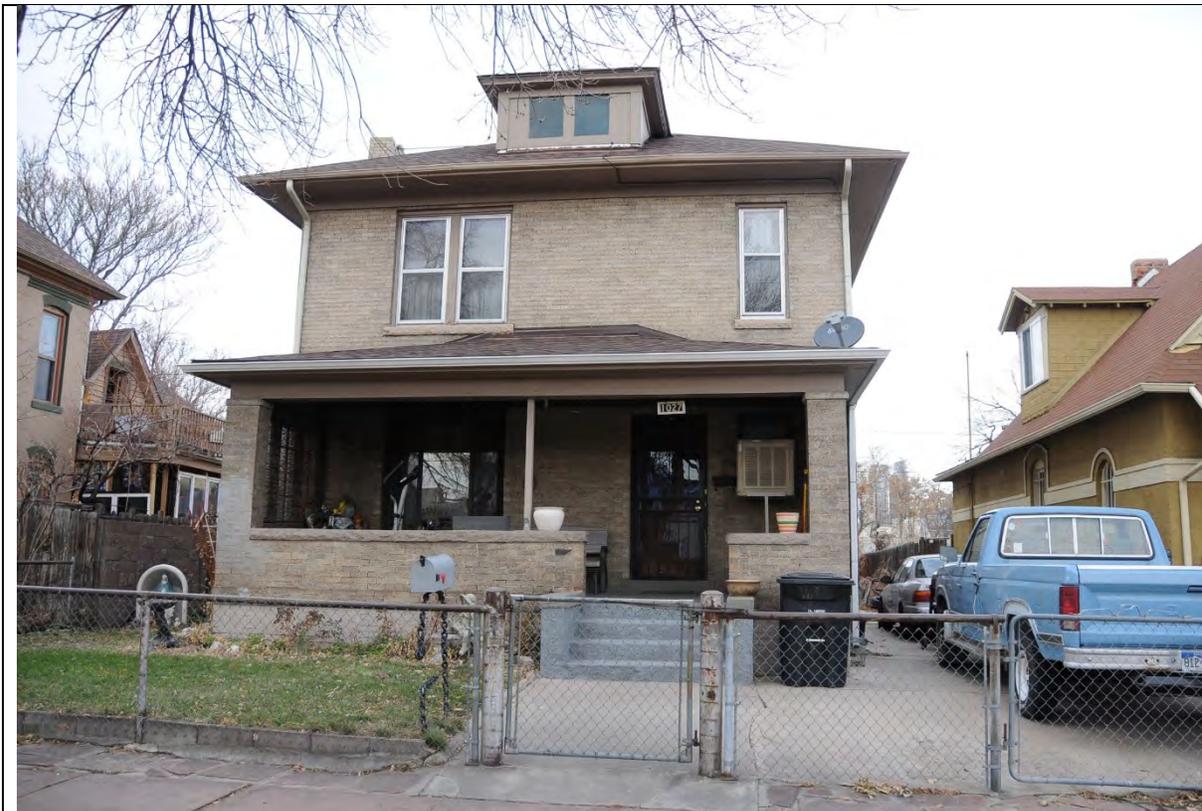
INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1021 W 10TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY Later additions: Side dormer, and porch alterations	
Distinctive Features: Arched window opening, door transom, vergeboard	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1027 W 10TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Foursquare
Construction Date: 1914	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1037 W 10TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne
Construction Date: 1880	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Turret, Gingerbread porch with spindle columns, arched openings, door transom, decorative brick spandrel panel, dogtooth string coursing	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1043 W 10TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1890	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Cornice returns, arched openings, decorative eave brackets, corner porch	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1115 W 10TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Front Gable
Construction Date: 1886	Accessory structures: no
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY	
Distinctive Features: Stucco and decorative fence	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1117 W 10TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1900	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Arched openings, dogtooth string course, half timbering and stucco in gable face, Gingerbread porch, decorative eave brackets	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1123 W 10TH AVE	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: Front Gable (major alterations*)
Construction Date: 1884	Accessory structures: no
<p>Additional Information: Building Material: vinyl siding. Building use: SINGLE FAMILY Later addition: metal entry roof; as well as a rear addition. Alterations: window openings and door Non-contributing because too many changes have occurred to the original structure, which does not add to the historic integrity of the neighborhood.</p>	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1125 & 1129 W 10TH AVE	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: parking lot
Construction Date: 0	Accessory structures: na
Additional Information: Owner: HOUSING AUTHORITY OF THE CITY & COUNTY OF DENVER. Building use: VCNT LAND R-X ZONE. This parking lot consists of the following addresses: 1006 & 1016 N Mariposa St, and 1125 & 1129 W 10 th Ave.	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1124 W 11TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Side Gable
Construction Date: circa 1905	Accessory structures: no
Additional Information: Building Material: Stucco; Building use: SINGLE FAMILY	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



La Alma Lincoln Park Recreational Center, 1325 W 11th Ave (above)

Address: The Park: 1325 W 11TH Ave	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known): Lincoln Park (historic); La Alma Lincoln Park (present)	Style/Type: Park, Postmodern (Rec Center)
Construction Date: First park area created in 1870, and continued to be a park space through the decades	Accessory structures: Recreation Center (top photo); Amphitheater & retaining wall (shown below)

Additional Information: Owner: City and County of Denver.
The La Alma Lincoln Park has been a park space since the permanent settlements began being built around the park on Hunt's Addition homestead in the 1870s. This area of open land remained a park through the decades and has been an important central focal point and gathering space for local residents.

After his 1904 election, Mayor Robert Speer brought new energy to the idea of public park space and a gradual implementation of principles of Denver's City Beautiful movement influenced Lincoln Park beginning in 1908. Construction started here on the City's first outdoor heated pool (non- extant). Separate playgrounds were built for boys and girls, and dedicated by hundreds of children in 1909 and 1910. Also in 1910, a Mission style bathhouse was completed with indoor showers, toilets and 150 lockers. Later in the 20th Century, the Mission style of the bathhouse was a familiar and comforting architectural form to Latino residents. In the 1920s, the City invested \$5,000 for more plantings and landscaping in Lincoln Park (DMF



July-August 1930: 11). In 1926, the childcare facility known as Neighborhood House constructed a new building for their programs on the northeast corner of the Park. This building remains today. The City continued its improvements to Lincoln Park during the Depression with staff initiating a robust outdoor sports program for neighborhood youth featuring swimming, diving, and baseball. An amphitheater was constructed south of the pool and bathhouse, a project of the Works Project Administration (WPA) in 1936. In 1939, a new pool was constructed that was reported to be the largest in the state. The Park was enhanced again in 1962 when a recreation center was built to provide year-round activities. That rec center was demolished for the current rec center that was constructed in the mid-1970s.

The Park is foundational to community identity. The La Alma Lincoln Park was also an integral resource and refuge to the neighborhood, the people and the Chicano Movement during the 1960s through the 1970s. This park was a meeting space for those involved with the West High Blowouts of 1969. Along with the park space itself, the Recreation Center building on the southern wall features an important Chicano Movement Mural from 1978, called *La Alma* designed by Denver's leading Chicano Muralist of the 1960s, Emanuel Martinez. This mural was painted by Emanuel and the community for the community. More details on the park history and the mural history in the Landmark Designation nomination for the La Alma Lincoln Park historic cultural district.

Rec Center Distinctive Features: Deeply recessed windows, multi light square windows and accent square windows, mural, Postmodern arcade

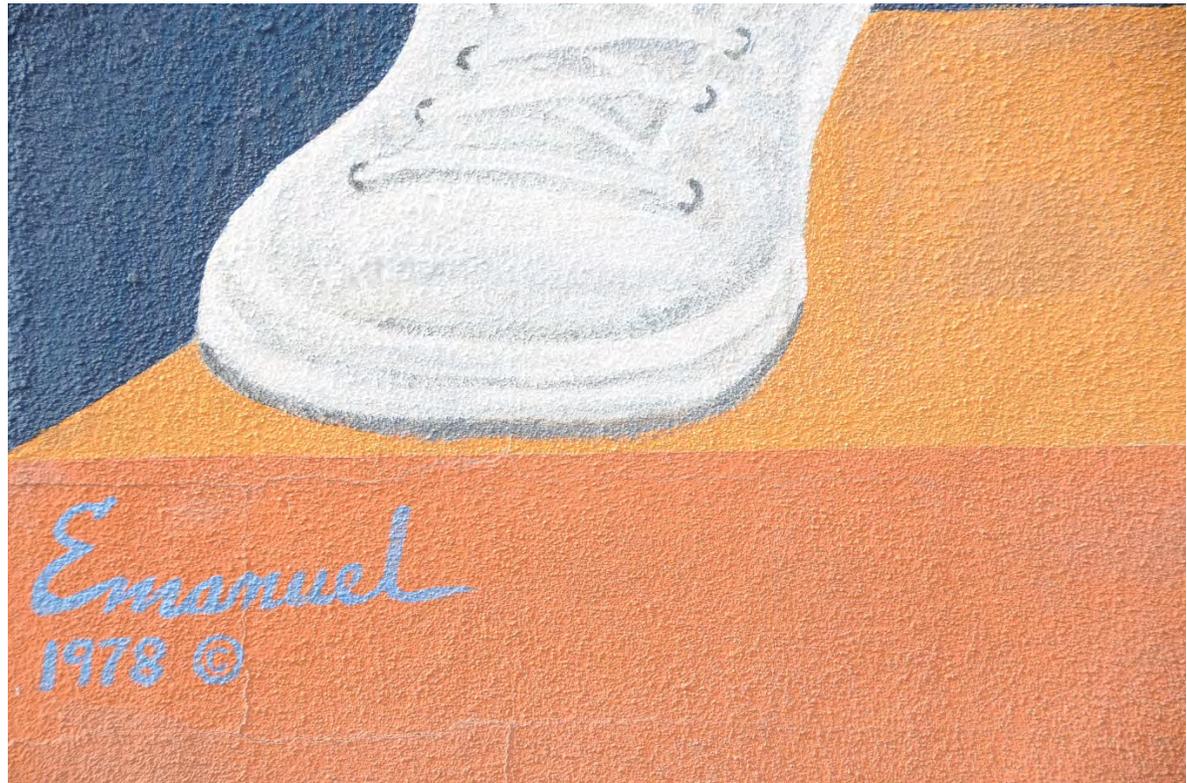
See more photos below.



La Alm Lincoln Park Rec Center and La Alma Mural, 1978



DENVER
THE MILE HIGH CITY





Plaque on the La Alma mural



The amphitheater was constructed through Works Project Administration (WPA) in 1936

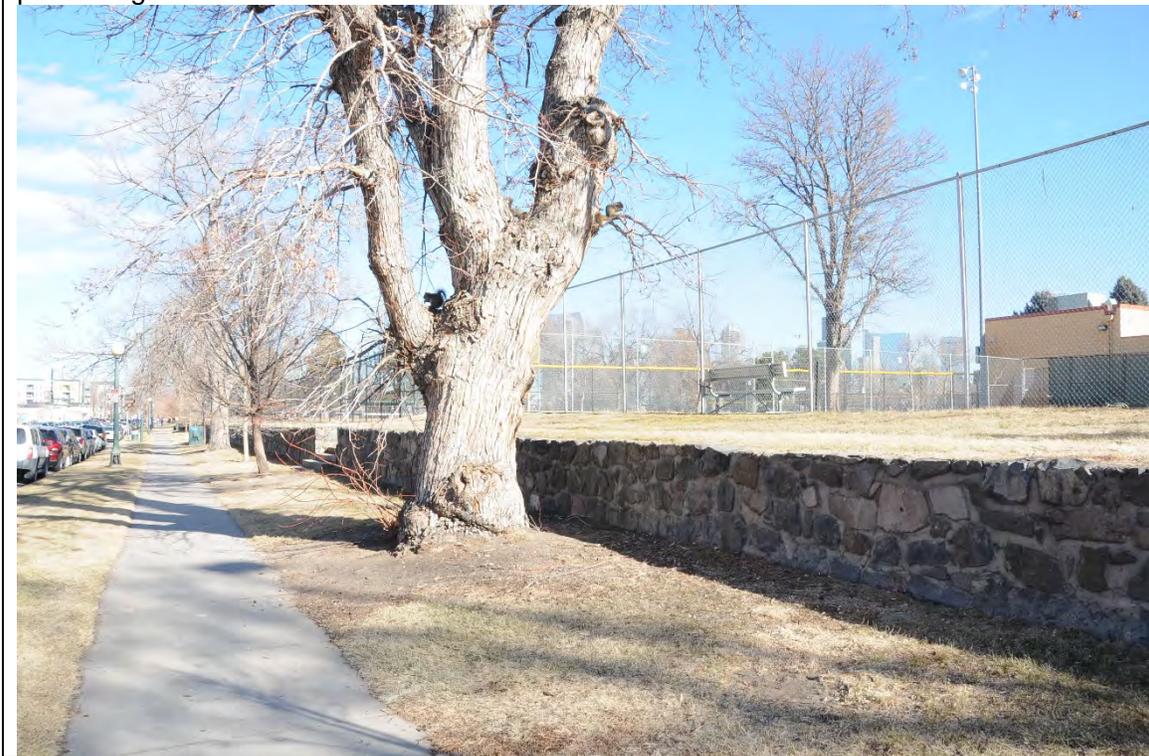


DENVER
THE MILE HIGH CITY





The retaining wall extends from the amphitheater north along the Osage street side of the park's edge





DENVER
THE MILE HIGH CITY



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Neighborhood House in the NE corner of the park

Address: 1265 N Mariposa St.

Contributing: Yes No

Name (if known): Neighborhood House

Style: English Norman Cottage

Construction Date: 1927

Accessory structures: no



1265 N Mariposa St. - Additional Information:

1. District Name: La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1265 Mariposa (located within the La Alma Lincoln Park)
3. Date of Construction: 1927 Source (If different from assessor):
Neighborhood House Association History (undated, ca. 1967)

ARCHITECTURAL - PRIMARY:

4. Architectural Style/Building type (Ex. Victorian/Residence): English Norman Cottage
5. Primary Exterior Wall Material(s): Wood frame, stucco with brick trim
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 ½ story, 24,957 sqft., massive, steeply pitched hip roof symmetrical façade with 1½-story wings that flank the projecting gable-roofed 1 story centered entry (north elevation). The dark brown brick used in the raised foundation, all window sills, 1st story lintels and chimney cap contrasts with the light color of the stucco of the exterior walls.

The main entrance is flanked by double, rectangular 6/6-light, double-hung wood sash windows. Concrete steps lead to main entry flanked by two sets of stuccoed piers with stone caps; 3' piers with brick water table flank the steps and 5' piers at landing. The entry landing is also accessed from the east via a concrete ramp extending across the east half of the main façade, behind 3' retaining wall with brick water table and stone caps and 4' wrought iron railings. Also flanking the main entrance are two gabled dormers, faced in shingles with paired 1/1-light, double-hung wood sash windows with brick sills. (See continuation for details of other elevations.)

The rear elevation (south) of this main block has a 1 story projecting stucco bay with brick cap, a metal-framed glass entrance door with 4-light sidelights, flanked by 8x8-light wood casement windows. Like the main entrance (north elevation), concrete steps lead to the rear entrance flanked by two sets of brick piers with stone caps: 2' piers with brick water table flank the steps with large concrete flower pots atop stone caps and 3' piers at landing. The entry landing is also accessed from the southeast via a concrete ramp extending across the west elevation of the rear portion of the east wing and 4' wrought iron railings.

The east wing has a large projecting chimney on its south façade (facing W. 13th Avenue) rising above the peak of the ridgeline. Flanking the chimney are 6/6-light, double-hung wood sash windows. The east façade of this east wing (facing Mariposa Street) has two entries with half-light and wood paneled doors that are accessed via half-flight concrete steps with wrought iron railings. To the north of the north entry are two tall, narrow, 6/6-light double-hung wood sash windows and south of this entry is a single 4/4-light, double-hung wood sash window. The south of the southern entry are two 6/6-light double-hung wood sash windows sited in a wider-spaced configuration than the northern most windows on this east façade.

Per B. Norgren 1980: Neighborhood House is designed in a style reflecting the English cottage influence. It is two stories high, built in a U plan, with the front facade at the bottom



19. Owner name and address (If different from street address) - 1265 N Mariposa St.:

CITY & COUNTY OF DENVER

201 W COLFAX AVE 401

DENVER, CO 80202-5330

LINCOLN PARK ALL BLK 16 & 17 &

C & ADJ VAC STREETS & ALLEYS

HUNTS ADD CONTG 14.95 ACRES

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The land was initially owned by Alexander Cameron Hunt (4th Territorial Governor). Although the Denver Assessor Record indicates a construction date of 1981, the cornerstone for the Neighborhood House was laid on January 24, 1927.

A.C. Hunt was Colorado's 4th Territorial Governor who bought much of the land south of West Colfax Avenue to West 6th Avenue reaching from Santa Fe Drive west to Quivas Street, beginning in 1859. Hunt was the U.S. Marshall for the Colorado Territory, appointed by Abraham Lincoln in 1862. He was one of the incorporators of the Denver & Rio Grande Railroad in 1870. Hunt had a distinguished career in Colorado over the 25 years he lived here, until bankruptcy forced him to sell his property and move away in 1885. The land that was once his homestead became Lincoln Park in 1885.

The northern portion of this block was subdivided into lots when Hunt's Addition was created in 1874 (reaching south to the equivalent of lot 3 and later lot 6, of adjacent blocks). Houses and saloons were constructed here and existed into the early 20th Century as seen on the 1905 Baist Map.

In June 1902, the Plymouth Congregational Church of Denver convened a meeting of church representatives about establishing social work on the West Side supported by all the churches in the city with \$5 annual subscriptions. The house at 962 Santa Fe was rented as the first *Neighborhood House*, the first Settlement House in Denver. 15 years earlier, religious leaders in Denver had founded the Charity Organization Society, the first United Way Society, which planned and coordinated local services and conducted a single fundraising campaign for 22 separate agencies. In 1913, in Ohio, a program to allocate funds was developed that was called Community Chest. This name was widely used for United Way organizations until the 1950s. *Neighborhood House* had become one of the 38 agencies to form the Community Chest in Denver.

Within months of renting the first facility in 1902, activities outgrew this space and Gross Medical College at West 10th Avenue and Galapagos was rented. The program continued to expand to include a day nursery, a reading room that served as a branch of the City Public Library, sewing and other industrial work, games and social activities. In 1906, the City created an outdoor playground on Neighborhood House property and then acquired 2½ blocks between Galapago and Cherry Creek to convert it into a park and recreation center, which became Sunken Gardens Park.

By 1909, aggregate attendance was 926 with 9 classes and clubs for boys with only 5 classes for girls. A working mother could get childcare for the day and one "good hot meal" for 5¢. A "friendly visiting" committee made calls to 100 of their neighbors.



20: Historical background (continued) - 1265 N Mariposa St.

Total annual day nursery attendance was 8,000, averaging 40 babies per day and employment was found for nearly 100 mothers. The facility was open in the evening as well for use by young working women and young men. Ten resident workers lived at Neighborhood House and anyone interested in social work was invited to move in, paying weekly board. Neighborhood House was operated as part of the settlement house movement that emphasized social reform rather than personal problems as the proper focus of the charity. Funding for Neighborhood House came from the local community chest, a forerunner of the Denver-founded United Way system.

In 1920, a recreation camp was established in Bailey to be open from July until mid-September where children could attend for \$2.50 per week; mothers could join their children for \$5 per week with transportation supplied by the Denver and South Park Railroad. With the City encroaching on the Galapago Street site, it was sold to Denver Public Schools for a playground in 1926 and plans were made to build a new day nursery on the northeast corner of Lincoln Park. By then, City government had expanded their role in providing community services and the schools had taken over classes in home economics, hygiene and athletics. The Neighborhood House's function focused on attending to mothers and their babies.

In 1926, Neighborhood House built a new facility. In the spirit of conservation, bricks, rafters and flooring from the Medical College buildings were used to build the new nursery on the northwest corner of Lincoln Park, at Mariposa Street saving \$15,000. Source: Neighborhood House Association, submitted by Donna Sunken, ca. 1967

Over the years the Neighborhood House has been used as a Mutual Aid Society (mutualistas) office, location of the Boys Club of Denver, housing for a Head Start program, Mile High Childcare Center, and more recently the location for Denver's Bridge Project, an educational program to provide a path for youth in Denver's public housing foster care to go on to college or vocation after high school.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)

Yes

If yes, please list and describe attachments and sources: Draft application for listing on the National Register, 5DV_897, 1980 prepared by Barbara Norgren, former keeper of the National Register listings for Colorado.

HISTORICAL:

13. Architect (If known): Robert Engelke/Dr. Phil Gallegos

Source (If known): State Inventory Form DV067; Interview with Gregorio Alcaro (2019)

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Denver Health

Source (If known):

16. Original/Historic Uses: Health Clinic

17. Current Use: Commercial Office

18. Historic Building/Structure Name (Typically first owner/occupant): Mariposa Health Clinic

19. Owner name and address (If different from street address):

GGT PROPERTIES LLC

HUNTS ADD B22 L38 TO 41 & N
9FT OF L37

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

This lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1887, the estate of Alexander Thompson was grantee on a transaction for lots 40, 41 and the north 4' of 39. In 1897, Emily F. Adams was grantee on a transaction for portions of lots 38 and 39. Emily F. Adams and Ida B. Thompson were owners of lots 39 to 41 and the north 4' of lot 38 into the 1940s. The 1905 Baist map depicts a single masonry structure on lots 38 through 41.

In 1966, the women of the West Side began offering free services, known as the Mariposa Maternal & Infant Care Center, in the basement of 1172-1178 Mariposa. Co-located in this former residence was the Denver Chapter of the Sociedad Protectora de los Trabajadores Unidos (SPMDTU), the oldest fraternal Latino organization, organized in Antonito Colorado, in 1900.

The former residence served as the Auraria Community Center until relocated to its new facility at 1212 Mariposa in late 1966. At this time the maternal & infant care center took over the first story space and became the Mariposa Health Clinic. By 1973, the program had outgrown this facility and Denver Health (formerly Denver General Hospital) built this new center at 1020 W. 12th Avenue. The clinic operated here for 30 years, until around 2007. In 2012, the site was sold and the proceeds were used to finance a new clinic at 1339 S. Federal Boulevard (How The West Side Won, Phil Goodstein, 2015, page 231). The structure on W. 11th Avenue is now privately owned and used as offices to house GGT Properties information technology services company (GrahamGolden Technologies, which is comprised of Jeremy Golden and Ralph Graham).

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

No

If yes, please list and describe attachments and sources:



Northeast elevation



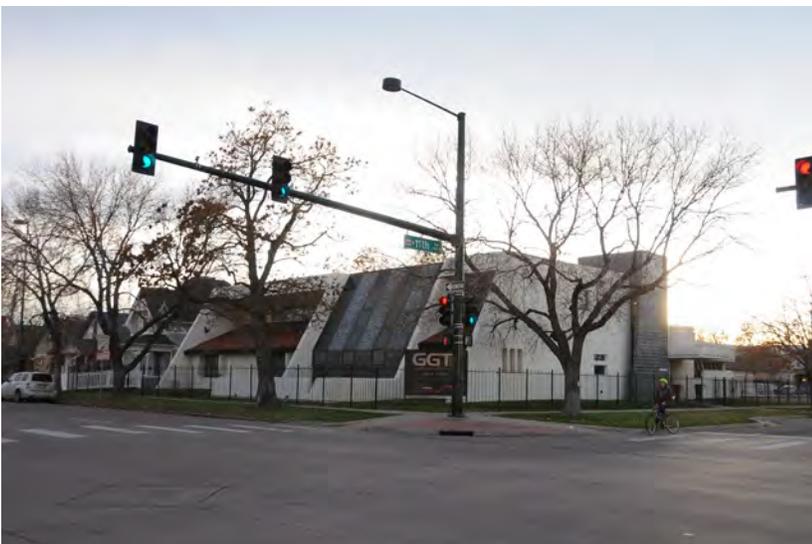
North entrance detail



Detail of Mayan inspired architectural detail



East Façade along Kalamath St



Northeast façade at 11th Ave and Kalamath

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



March 2019



October 2020

Photo: South elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1115 West 11th Avenue
3. **Date of Construction:** after 1915 **Source (If different from assessor):** City Directories

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** One part Commercial Block
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1 story 1768 sqft., rectangular building with flat roof & projecting cornice with modillions on frieze, dentil molding. Off-center half-glazed door with concrete ramp to entrance.

7a. Distinctive Features: Projecting cornice with modillions on frieze, sign, and mural

8. **Construction History (Dates of major additions, alterations, demolitions):** Masonry painted; street façade altered eliminating window openings and original doorway; stone sill remains visible; ramped concrete to entrance. Sign added to roof.
Source (If known): 5DV6054, 1999

9: Landscape or Special Setting Features): Concrete ramp at entry sloped up from sandstone sidewalk; structure at zero setback from sidewalk and alley.

10: Associated existing buildings, features, or objects: Residence at 1103 N. Lipan sits on the eastern portion of this lot.

RECORDING INFORMATION:

11. Date Form Completed: March 2019

12. Completed by: Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

CONTRIBUTING

NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Walter James McDonald

Source (If known): Grantee records

16. Original/Historic Uses: Commercial/grocery store

17: Current Use: Commercial/grocery store

18. Historic Building/Structure Name (Typically first owner/occupant): McDonald's Grocery

19. Owner name and address (If different from street address):

AMERICAN WAY LLC

PO BOX 4299

W 52.5FT L 21 BLK 18 HUNTS ADD

BRECKENRIDGE, CO 80424-4299

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s.

In 1901, Walter James McDonald was grantee on a transaction for lot 21, where he lived through 1931, with his wife, Mary at 1103 N. Lipan. Mr. McDonald was listed in years prior to 1915 as President of McDonald Stores located at 325 W. 13th Avenue. By 1920, his grocery had moved here, on the western 52 feet of lot 21 (addressed as 1115 W. 11th Avenue). In 1931, Lewis Garrett acquired the parcel. In 1933, Lewis and Elsie H. Garrett are listed as the resident owners of lot 21. Their parents (in-laws) Louis and Nellie Garrett had lived for many years at 1079 Lipan, across 11th Avenue from the McDonald's. Between 1940 and 1948, Elsie Garrett operated this grocery and moved to Nellie's former residence at 1079 Lipan.

In 1999, the grocery store was owned and operated by Muhammed Husni & Amin H. Badwan as the American Way Mart. The grocery has operated for 100 years.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6054, 1999

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Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Casper Malchus

Source (If known): Grantee records

16. Original/Historic Uses: Residence/Duplex

17. Current Use: Residence/Duplex

18. Historic Building/Structure Name (Typically first owner/occupant): Malchus

19. Owner name and address (If different from street address):

SHARMA, KAPIL & NAWAL K

2920 RANCH RESERVE LN

DENVER, CO 80234-2686

L 20 & S 20 FT OF L 19 BLK 18
HUNTS ADD

Also owners of 1127-1129 W. 11th Avenue

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1876, George N. Sigler acquired lots 16-19 and 22-25, in Block 18.

In 1884, Casper C. Malchus, barber, moved to a frame residence on this parcel addressed as "Deer, ne cor s 9th", later readdressed as 343 S 9th and then 1100 Mariposa in 1887. He was proprietor of barber shop located at 342 Blake Street. In 1911, records show two permits were issued for this parcel now addressed as 1121-1123 and 1127-1129 W. 11th Avenue respectively. In 1916, Anna Malchus acquired the parcel that, in 1922, was acquired by Bear Pearson from Malchus heirs. In 1936, Clara Lilly Smith was grantee on a quit claim for the parcel.

In 1999, Joe Perez was the owner of both duplexes and lived in unit 1129.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6055, 1999

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Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Casper Malchus

Source (If known): Grantee records

16. Original/Historic Uses: Duplex/Residence

17. Current Use: Duplex/Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Malchus

19. Owner name and address (If different from street address):

SHARMA, KAPIL & NAWAL K

2920 RANCH RESERVE LN

DENVER, CO 80234-2686

L 20 & S 20 FT OF L 19 BLK 18
HUNTS ADD

Also owners of 1121-1123 W. 11th Avenue

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1876, George N. Sigler acquired lots 16-19 and 22-25, in Block 18.

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21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6057, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known): J.L. Tuttle

Source (If known): 1890 Permit #1377

15. Original Owner: Mrs. J.C. Napheys

Source (If known): 5DV6058, 1999

16. Original/Historic Uses: Residence/Duplex

17. Current Use: Residence/ Duplex

18. Historic Building/Structure Name (Typically first owner/occupant): Napheys

19. Owner name and address (If different from street address):

MARQUEZ, SELINA M
3355 W 26TH AVE
DENVER, CO 80211-4087

E OR REAR 40FT OF LTS 19 & 20
BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1880, William Merriman granted a warranty deed to Henry Cole for lots 19 and 20, Block 14. The first residential listing found for this property was in 1882 when Mrs. Josephine C. Napheys and John L. Tuttle, carpenter, were listed as residents of 303 s 10th, readdressed as 1200 s 10th (Lipan) in 1887 and now addressed as 1035 W. 12th Avenue. Napheys family lived at 1200 N. Lipan through 1907.

In 1890, Mrs. J.C. Napheys was listed as owner on a building permit issued for a brick dwelling on lots 19 and 20, estimated to cost \$750. J.L. Tuttle, who lived onsite, was identified as the builder. In 1893, Peter Doerr resided here. He was a painter for the City Cable Railway. In 1907, Thomas C. Brewster acquired the western portion of these lots when he resided at 1135 Lipan and worked as a porter for the Gano-Downs Clothing Co.; in 1911, he resided next door to this duplex at 1200 N. Lipan.

In 1911, the western portion of these lots were conveyed to Joseph Goodman, a shoemaker, who was listed as residing in unit 1031 in 1915 and 1920. In October 1921, Bessie Rosenblum was grantee to a warranty deed on this parcel and four days later it was returned to Joseph Goodman. In 1923, the parcel was acquired by John E. Gustafson and in 1925 conveyed to Bernhard Peterson and back to Gustafson in 1928. In 1943, Warner T. Ball was grantee to an Executors Deed. In 1999, John D. Valdez owned the duplex.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6058, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: South elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1035 West 12th Avenue/ 1200 Lipan
3. Date of Construction: 1882 **Source (If different from assessor):** 1882 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
5. Primary Exterior Wall Material(s): Stuccoed frame
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows): 2 stories, 1346 sqft., front gable with bargeboard, overhanging eaves and louvered wood-framed vent on front gable. Tall, narrow, 4/4-light, double-hung vinyl sash windows with architrave wood surrounds flank the centered door openings on both 1st and 2nd stories. Full-width front porch and 2nd story balcony span front façade; balcony has shed roof. Original Italianate-style, slender, full-height wood square columns support deck and balcony roof with spindle and dentil decorative trim, and wood balustrades atop concrete porch deck & steps. Entrance and balcony doors are newer wood paneled. Both north and south elevations have two windows on each 1st and 2nd stories with architrave wood surrounds. 2' high lattice is attached to porch's west balustrades. Stairway on east elevation accesses 2nd story deck.

7a. Distinctive Features: 2-story porch

8: Construction History (Dates of major additions, alterations, demolitions): No major additions
Source (if known): 5DV6058, 1999

9: Landscape or Special Setting Features): Concrete walkway flush with sidewalk; 3' chainlink fence surrounds yard.

10: Associated existing buildings, features, or objects: 3 detached metal sheds sited in back yard. 1027-1031 W. 12th Avenue duplex constructed in 1890 by property owner share lots 19 and 20.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2019 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Mrs. Josephine C. (B.F.) Napheys

Source (If known): 1882 City Directory and
1890 Building Permit

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Napheys/Brewster/Hind

19. Owner name and address (If different from street address):

TORRES, EDIT M

TORRES, JUDY A

151 S ELIOT ST

DENVER, CO 80219-2120

HUNTS ADD B14 W 110FT OF L20 &
OF S/2 OF L19

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1880, William Merriman granted a warranty deed to Henry Cole for lots 19 and 20, Block 14. The first residential listing found for this property was in 1882 when Mrs. Josephine C. Napheys and John L. Tuttle, carpenter, were listed as residents of 303 s 10th readdressed as 1200 s 10th (Lipan) in 1887. The Napheys family continued to live here through 1907 when Benjamin F. Naphey (son of Josephine?) was listed as residing here; he was a clerk for the Denver Ranch Egg Co. and by 1911, he had moved to South Broadway. Mr. Tuttle was still residing at 1200 s 10th (Lipan) as late as 1905.

Grantee records indicate that Thomas C. Brewster acquired this parcel in 1907, and resided here with his wife, Belle C. Brewster. In 1928, Mrs. Brewster was widowed and living here with William F. and Ethel O. Hind. Mr. Hind was the owner/builder of 1135-1139 Lipan, the 1890 commercial/residence. In 1933, William & Ethel Hind were listed as the resident owners. Ethel O. Hind continued as owner until 1971 when the property was conveyed to Jesse D. and Mary E. Sanchez via a will and court order who owned the parcel until 1982.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: South elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1115-1119 West 12th Avenue
3. Date of Construction: 1911 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Terrace Duplex
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 1344 sqft., flat roof, corbelled cornice and quoins. Each unit has off-center entry with transom and a large 1/1-light, double-hung vinyl sash windows sheltered by wide, projecting, hipped-roof porch with full-height column supports, wood balustrades, wood floors, and brick bases (partially covered). Between the porches are two narrower, 1/1-light, double-hung vinyl sash windows and square vents above. All windows have segmental arched lintels with molded brick and rock-faced stone sills and secured with wrought iron bars.

7a. Distinctive Features: Stepped brick cornice, arched windows, porch form and columns

8: Construction History (Dates of major additions, alterations, demolitions): Masonry painted
Source (If known): 5DV6059, 1999

9: Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Porch is two-steps off flagstone pad flush with sandstone sidewalk; no fence.

10: Associated existing buildings, features, or objects: 1203-1207 N. Lipan occupies eastern portion of lots 21 and 22.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2019 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Pollock

Source (If known): Grantee records & City Directories

16. Original/Historic Uses: Residence/Duplex

17. Current Use: Residence/Duplex

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

MOON, MATTHEW S

1230 S CLAYTON ST

DENVER, CO 80210-2015

Also owns 1203-1207 N. Lipan

W 43.2FT OF LTS 21 & 22 BLK 15
HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On February 19, 1877, he conveyed lots 21 and 22 to John Maxey. In 1881, Nathaniel W. Sample purchased these lots and built his home addressed eventually as 1207 Lipan. Mr. Sample was significant to Denver’s history as the General Superintendent of the Denver & Rio Grande railroad (DxRG). In 1871, he accepted the position of foreman of DxRG machine shops, bringing with him the first three engines used by that railroad. In 1876, he became D&RG’s Master Mechanic at Burnham Yards. In 1882, Sample was elected to City Council and in 1885, he was elected to the School Board for District #2. Sample also served as the first President of the Burnham Library Association and was associated with the Burnham Church. By 1892, Sample was the general superintendent of the entire D&RG system, embracing more than 1,600 miles of standard and narrow gauge.

On November 26, 1897, Christiana Pollock acquired this property. The Pollock family lived in Sample’s house until the early 1920s. In 1911, this duplex was constructed on the western 43 feet of lots 21 and 22. The first resident in unit 1115 appears to have been James J. Embury, foreman for DxRG. The Embury family arrived on the West Side in 1879. The first resident in unit 1119 appears to have been Harvey T. Golden (no occupation). In 1915, Alfred E. Karrer, chef at the Denver Athletic Club resided in unit 1119 and in 1920, George H. Tweedy, who worked at Hungarian Flour Mills, resided in unit 1119.

W.S. (William Sherman) Moore acquired this parcel (lots 21 and 22) on January 8, 1921 and lived in Sample’s home with his wife, Elizabeth L. Moore, through 1940. Mr. Moore was associated with an express business. May and Ben Judelovitz acquired the parcel in September 1941, with Ben’s half interest sold to Hyman & Lucille Suson in August 1944. The master property record indicates that both structures on lots 21 and 22 were owned as one parcel until 1980, when this duplex was owned by Gregory Williams, separately from the owner of Sample’s home. In 1999, this duplex was owned by Montoya Property Investments (who also owned 1110 and 1114 W. 13th Avenue). Currently, one person owns both structures on lots 21 and 22.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?

Yes

If yes, please list and describe attachments and sources: 5DV6059, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East & North elevations

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1120 - 1122 West 12th Avenue See also: 1178 Mariposa (attached bungalow building along Mariposa)
3. Date of Construction: ca 1900 **Source (If different from assessor):** No info available

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Terrace
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt
- 7. General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1 story terrace duplex attached to 1178 Mariposa.
- 7b. Commercial Structure Distinctive Features:** Decorative brick work
- 8. Construction History (Dates of major additions, alterations, demolitions):** Addition to west attaching it to 1178 Mariposa after 1954. The interior has been renovated so the building could serve as a social/meeting place and medical clinic.
Source (If known): Phil Goodstein, How the West Side Won
- 9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk
- 10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2019 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Industrial/Social Recreation

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

No info available

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Duplex addressed as 1122-1124 W. 12th Avenue depicted on 1905 Baist Map

Became an extension of the Auraria Community Center after 1954.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6060, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1105 - 1107 W 13TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Terrace duplex
Construction Date: 1908	Accessory structures: no
Additional Information: Building Material: Brick. Building use: ROWHOUSE	
Distinctive Features: Decorative cornice and stepped parapet, wood porch columns, stone porch wall cap	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1109 - 1111 W 13TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Terrace duplex
Construction Date: 1908	Accessory structures: no
Additional Information: Building Material: Brick. Building use: ROWHOUSE	
Distinctive Features: Decorative cornice and stepped parapet, wood porch columns, stone porch wall cap	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1115 - 1117 W 13TH AVE

Contributing: Yes No

Name (if known):

Style/Type: Terrace duplex

Construction Date: 1908

Accessory structures: no

Additional Information: Building Material: Stucco/Brick. Building use: ROWHOUSE

Distinctive Features: Wood porch columns





INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1121 W 13TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: Stucco. Building use: SINGLE FAMILY	
Distinctive Features: Arched window in gable face	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1125 W 13TH AVE	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: New construction
Construction Date: 2012	Accessory structures: no
Additional Information: Building Material: New composite siding material. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1129 W 13TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: Stucco. Building use: SINGLE FAMILY	
Distinctive Features: Arched window in gable face	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1133 W 13TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: painted brick. Building use: SINGLE FAMILY	
Distinctive Features: Arched window in gable face, decorative window hoods, door transom	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1137 W 13TH AVE	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1890	Accessory structures: yes
Additional Information: Building Material: painted brick. Building use: SINGLE FAMILY	
Distinctive Features: Arched window in gable face, decorative window hoods	

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Dugan/Mares

19. Owner name and address (If different from street address):

MARES, FRANCES C

W 60 FT OF L 39 & 40 BLK 14
HUNTS ADD

In the family since 1963? Current owner since 1992.

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1884, a series of transactions regarding lots 39 & 40, Block 14 began when a deed of trust was granted by John W. Murphy to Jane McKair on July 10 and culminated on December 9, 1884 when Murphy granted McKair a warranty deed. The parcel remained vacant at least through 1905, as depicted on the 1905 Baist map.

John Redmond Williams may have been the original homeowner when two duplexes were constructed on lots 39 & 40 in 1910 (see also 1275-1277 Kalamath). In 1911, Mr. Williams, President of the American Printing and Publishing company, was listed as living at 1275 Kalamath. In February 1912, the property was conveyed to Frank Dugan, who held ownership for 32 years, until 1944. Between the 1920s – 1940s, this duplex was rented.

In 1944, the parcel was conveyed several times eventually owned by Alice I. Zervas. Between 1940-1945, Fred R. and Catherine M. Spear resided in 1020 unit. Mr. Spear was a laborer. In 1945, Albert and Josephine Miera were the owners residing in the 1022 portion.

In 1946, the original two-lot parcel was subdivided. Simona Ulibarri acquired the west 60' of these two lots (1020-1022 W. 13th Avenue) who later that year conveyed it to Ernest Martin Ulibarri.

In 1948, Ernest and Eleanor Ulibarri were the resident owners living in 1020 unit while Joseph & Frances Hernandez rented 1022 unit. In 1963, Ernest Mares was listed as the owner living in 1020 W. 13th Avenue. In 1992, Frances C. Mares became the resident owner of the duplex living in 1020 and remains the current owner.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV4823, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Henry C. Ensminger

Source (If known): 1881 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name: Ensminger/Jessie Spotswood Bowles

19. Owner name and address (If different from street address):

RIDDELL, EVAN G

LOTS 1 & 2 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The Denver Assessor's records give an 1879 construction date for this residence, however, no listing for this address either on Olive Street or S. 10th Streets (W. 13th Avenue or Lipan) could be found until the 1881 Directory. Henry C. Ensminger worked in the family business of Ensminger & Davis, a foundry and machine shop located on Larimer, northwest corner of 8th Street, which employed more than 60 people. After Ensminger retired in 1881, the firm then operated under the name of Denver Foundry and Machine Company and had more than 25 employees.

City Directory records indicated that Henry C. Ensminger built the house at 1038 W. 13th Avenue in 1881 and lived there only one year. No listing for the residence could be found in 1882 but in 1883 John and Sallie Shaman made this their home (addressed then as 251 Olive) until at least 1888, when the residence began to be addressed as 1038 West 13th Avenue. In 1893, this was the home of Fred W. Koch who was affiliated with the Jockey Club Wine, Liquor & Cigar Company.

In 1912, Jessie Broad Spotswood Bowles acquired this property and lived here with her second husband, Edward V. Bowles, whom she married in 1912. Jessie Bowles, born in Massachusetts in 1864, moved to Evans, Colorado as a child. She was the widow of Littleton founder Col. Robert J. Spotswood, who was a pioneer stage coach operator that created several stagelines in Colorado. Edward V. Bowles was the son of Littleton pioneer, Joseph W. Bowles. Edward Bowles died in 1931 while Jessie lived here until her death in 1952. In 1963, it was the home of R.W. Spotswood, Sr.

In 1974, Steven H. Davis lived here and in 1999, the owners were Frank L. and Marie S. Pena who lived on Grove Street.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV4824, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: North elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1102 West 13th Avenue
3. Date of Construction: 1883 **Source (if different from assessor):** 1883 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story 826 sq. ft with flat-topped hip roof with intersecting front gable, barge board and overhanging eaves. Gable face has small segmental arched window with brick hood mold and tooled stone sill. Foundation is covered by concrete with slight water table projection. Off center entrance sits west of two, tall, narrow 1/1 vinyl sash windows with inverted U-shape brick mold with keystone and tooled stone sills. Entry has solid paneled door with glazed transom and comparable hood mold & keystone; uncovered concrete stoop. East elevation has 3, 1/1-light double-hung vinyl sash windows.

7a. Distinctive Features: Arched window in gable, decorative window hoods, door transom

8. Construction History: Masonry painted **Source (if known):**

9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Stepping stones one step up from sandstone sidewalk

10. Associated existing buildings, features, or objects: One of 5 houses of comparable style constructed in 1883 (1102-1118 W. 13th Avenue)

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2019 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Luis Garcia/ Frank Anaya

19. Owner name and address (If different from street address):

LE COUTEUR, SIMON JUSTIN CLIVE

E 27.05 FT OF L 38 TO 40 INC
BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. These lots were acquired by Henry Cole from Melissa Hotchkiss in November 1879 and in 1881 conveyed to William G. Evans. The first residential listing was in 1883 when Charles G. George resided at 249 Olive, readdressed in 1887 as 1102 W. 13th Avenue. In 1885-1887, Alfred S. White, candymaker, resided here. The masonry structure was depicted on the 1887 Robinson map although the Denver Assessor record indicates a construction date of 1890.

Peter Schilling was grantee to a transaction dated Sept. 29, 1913. His family owned lots 38 to 40 until September 1936 when sold to Jackson M. Seawell, who subdivided these lots in October 1946 with 1102's portion acquired by Luis G. Garcia. Mr. Garcia was a resident here since 1940.

Frank Anaya, West Side native lived here in the fall of 1964 when he was elected the second youngest lawmaker to serve in Colorado's Legislature. During his first session as State Representative for the West Side, he sponsored the bill that created the *Colorado Commission on Spanish-Surnamed Citizens* and was selected chairman of the commission in 1965. See attached biography for more details.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV.6061, 1999; Anaya biography prepared by Fairhill & Co. (2018)

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

DELMAGE, NICOLE KATHLEEN
BOWICK, BRIAN PAUL

W 24 FT OF E 51.05 FT OF L 38
TO 40 INC BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. This parcel is a portion of lots 38 to 40 acquired by Henry Cole from Melissa Hotchkiss in November 1879 and conveyed in 1881 to William G. Evans. The first residential listing found was in 1883 when Mrs. Ellen Berry was residing at 247 Olive that was readdressed in 1887 as 1106 W. 13th Avenue. The masonry structure was depicted on the 1887 Robinson map although the Denver Assessor record indicates a construction date of 1890.

Peter Schilling was grantee to a transaction dated Sept. 29, 1913 for lots 38 to 40. His family owned them until September 1936 when sold to Jackson M. Seawell who subdivided these lots in October 1946 with 1106's portion acquired by George A. and Matilda C. Bent in December.

In 1931, Lawrence and Mary Lucero resided here and Theresa Castillo was the resident in 1940. In 1999, the house was owned by Thomas McAlister.

Josie Acosta came to Denver from Pueblo at age 5 years and lived at 1106 W. 13th Avenue. She was active in *Viva Kennedy!* and was an early member of *Los Voluntarios*, for which she was its historian, keeping a scrapbook of events. She was also a founder of *the Crusade for Justice*, Josie Acosta, worked in the neighborhood to provide a better space for seniors. As an adult she moved to other locations around the La Alma Lincoln Park neighborhood. Her efforts led to her greatest honor: the naming of the "Josie Acosta Senior Wing Addition" at the new La Alma Recreation Center located in the Park. Mrs. Acosta was also appointed by Mayor Wellington Webb to the Latino Advisory Council and twice was named *La Reyña* of the Cinco de Mayo Festival, the largest of its kind in the U.S.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV 6062, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**

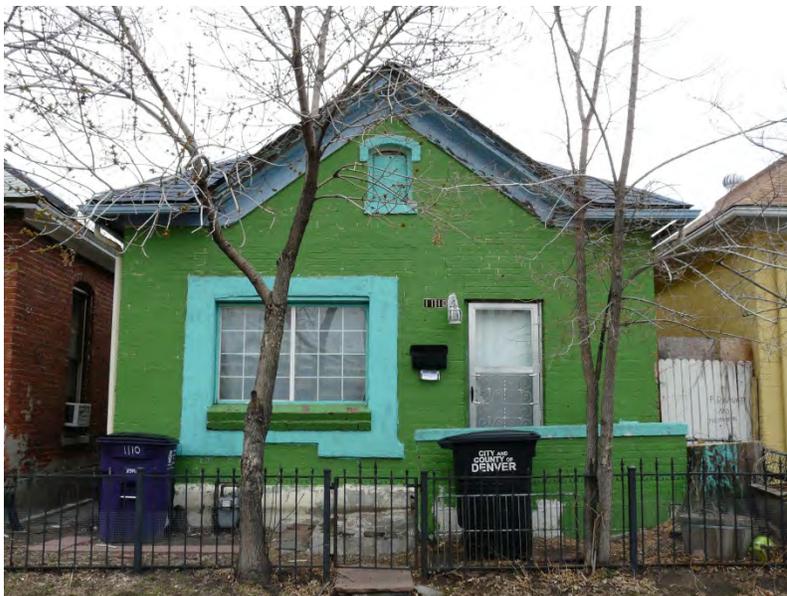


Photo: North elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
- 2. Building/Structure Street Address:** 1110 West 13th Avenue
- 3. Date of Construction:** 1883 **Source (If different from assessor):** 1883 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
- 5. Primary Exterior Wall Material(s):** Brick
- 6. Primary Exterior Roof Material(s):** Asphalt

7. General Architectural Description: 1 story 560 sq. ft with flat-topped hip roof with intersecting front gable, barge board and overhanging eaves and stone foundation. Gable face has small segmental arched window with brick inverted U-shape hood mold and stone sill. Off center entrance with slab door sits west of large rectangular opening with side-by-side double-hung 6/6-light vinyl sash window with projecting stucco-framed opening, with double row of brick sills atop two stone sills. Uncovered stoop and concrete block and brick balustrade with concrete trim accessed from the east side.

7a. Distinctive Features: Arched window in gable

8: Construction History (Dates of major additions, alterations, demolitions): Masonry painted. Front façade altered eliminating two, tall, narrow window openings. Transom above entry filled in with brick. Alterations completed prior to 1999.
Source (If known): 5DV6063, 1999

9: Landscape or Special Setting Features: Partial sandstone walkway one step up from sidewalk; yard separated by 3' wrought iron fence.

10: Associated existing buildings, features, or objects: One of 5 houses of comparable style constructed in 1883 (1102-1118 W. 13th Avenue)

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2019
- 12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

MONTOYA PROPERTY INVESTMENTS
720 INCA ST
DENVER, CO 80204-4423

W 24 FT OF E 75.05 FT OF L 38
TO 40 INC BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In November 1879, lots 38 to 40 were acquired by Henry Cole from Melissa Hotchkiss and in 1881 conveyed to William G. Evans. The first residential listing was in 1883 when Albert A. Unruh, a carpenter, resided at 245 Olive that in 1887 was readdressed as 1110 W. 13th Avenue. The masonry structure was depicted on the 1887 Robinson map although the Denver Assessor record indicates a construction date of 1890.

Peter Schilling was grantee to a transaction dated Sept. 29, 1913. His family owned lots 38 to 40 until September 1936 when sold to Jackson M. Seawell, who subdivided these lots in November 1946 with 1110's portion acquired by Robert H. & Mildred D. Drennan.

Property has been owned by Montoya Property Investments since 1995.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6063, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: North elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1114 West 13th Avenue
3. Date of Construction: 1883 **Source (If different from assessor):** 1883 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story 560 sq. ft with flat-topped hip roof with intersecting front gable, barge board and overhanging eaves. Gable face has small segmental arched window with brick hood mold and tooled stone sill. Foundation is covered by concrete with slight projection at water table. Off center entrance sits west of two original, tall, narrow 1/1-light, double-hung, wood sash windows with inverted U-shape brick mold with keystone and tooled stone sills. Entry door with glazing in upper portion and lower portion of paneled wood and original glazed transom with comparable hood mold & keystone and concrete stoop.

7a. Distinctive Features: Arched window in gable, decorative window hoods, door transom

8: Construction History (Dates of major additions, alterations, demolitions): Painted masonry
Source (If known): 5DV6064, 1999

9: Landscape or Special Setting Features: Concrete walkway one step up from sandstone sidewalk; yard separated by 3' chainlink fencing and wrought iron gate.

10: Associated existing buildings, features, or objects: One of 5 houses of comparable style constructed in 1883 (1102-1118 W. 13th Avenue)

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2019 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known): Source (If known):
14. Builder/Contractor (If known): Source (If known):
15. Original Owner: Source (If known):
16. Original/Historic Uses: Residence
17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

MONTOYA, SUZAN
PO BOX 13352
DENVER, CO 80201-3352

W 24 FT OF E 99.05 FT OF L 38
TO 40 INC BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. These lots were acquired by Henry Cole from Melissa Hotchkiss in November 1879 and in 1881 conveyed to William G. Evans. The first residential listing found was in 1883 when Francis E. Shafer, a clerk for the Denver & Rio Grande Railroad moved from Curtis Street to reside at 243 Olive that was readdressed as 1114 W. 13th Avenue in 1887. The masonry structure was depicted on the 1887 Robinson map although the Denver Assessor record indicates a construction date of 1890.

Peter Schilling was grantee to a transaction dated Sept. 29, 1913. His family owned lots 38 to 40 until September 1936 when sold to Jackson M. Seawell, who, in October 1946, subdivided these lots with 1114's portion acquired by Mary E. King in November 1946.

The residence has been owned by Suzan Montoya since 1995.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6064, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by: Date:
Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: North elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1118 West 13th Avenue
3. Date of Construction: 1883 **Source (if different from assessor):** 1883 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. Primary Exterior Wall Material(s): Stuccoed Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 560 sq. ft, flat-topped hip roof with intersecting front gable, barge board and overhanging eaves. Gable face has small blocked window opening with inverted U-shape brick hood mold and stone sill. Foundation is parged by stucco with slight projection at water table. Off center entrance sits west of two, tall, narrow 1/1 wood sash windows with inverted U-shape brick mold with keystone and stone sills. Entry has solid paneled door with comparable hood mold & keystone; concrete stoop. West elevation has 3, 1/1-light double-hung vinyl sash windows.

7a. Distinctive Features: Arched window in gable, decorative window hoods

8. Construction History (Dates of major additions, alterations, demolitions): Brick stuccoed, stone painted, transom over entry door stuccoed since 1999. **Source (if known):** 5DV6065, 1999

9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway half-step up from sandstone sidewalk; yard separated by 3' wrought iron fencing.

10. Associated existing buildings, features, or objects: One of 5 houses of comparable style constructed in 1883 (1102-1118 W. 13th Avenue)

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2019 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

GILBERT, SEAN G

W 25.95 FT OF L 38 TO 40 INC

CUMMINGS, KATHERINE

BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Lots 38 to 40 were acquired by Henry Cole from Melissa Hotchkiss in November 1879 and in 1881 conveyed to William G. Evans. The first residential listing found was in 1883 when Harry L. Gilchrist, machinist, was listed residing at 241 Olive that was readdressed in 1887 to 1118 W. 13th Avenue. The masonry structure was depicted on the 1887 Robinson map although the Denver Assessor record indicates a construction date of 1890.

Peter Schilling was grantee to a transaction dated Sept. 29, 1913. His family owned lots 38 to 40 until September 1936 when sold to Jackson M. Seawell, who, in October 1946, subdivided these lots with 1118s portion acquired by Walter Brink and Iva M. Adams in November. In 1949, Andrew J. and Lorie E. Nielsen acquired this parcel. In 1999, the resident owner was Lucia Davilla.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6065, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1019 Kalamath
3. **Date of Construction:** 1870s **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage with an addition
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** Brick Queen Anne Cottage, 1.5 stories, with arched window opening, arched window in gable face, gingerbread porch, with large side addition, and cross gable roof.

7a. **Distinctive Features:** Arched window opening, arched window in gable face, gingerbread porch

8. **Construction History (Dates of major additions, alterations, demolitions):** Large side addition
Source (If known):

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

GOLDEN MONARCH PROPERTIES LLC.

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1872, Rev. Philip Juhl arrived in Denver and formed a congregation with 40 members of the Methodist persuasion. In January 1873, articles of incorporation of the German Methodist Church were filed in Denver with a Board of Trustees that included John Evans, Samuel Elbert, and Conrad Frick (note 5). The group established a church and raised \$10,000 to build a church with seating for 350 people. The architect was a Mr. Nicholls, who designed "an edifice of elegant proportions and pleasing appearance" at the northwest corner of Kalamath and West 10th Avenue (now portions of 1019 Kalamath)

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

Rocky Mountain News, 30 January 1873, p. 4 and 16 May, 1873, p 4)

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: South elevation, view NW



Photo: North elevation, view SW

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
- 2. Building/Structure Street Address:** 1201 Kalamath
- 3. Date of Construction of current building:** 1987
prior to 1887 according to the Robinson Map

Source (If different from assessor): Structure existed on this site

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Modern/Remodeled
- 5. Primary Exterior Wall Material(s):** Stucco
- 6. Primary Exterior Roof Material(s):** Asphalt

7. General Architectural Description: 1 & 2-story, 4-unit, 8227sqft. dwelling stucco with contrasting quoins on 2nd story portion; 1st story has flat roof with deck on northern portion while 2nd story section has low-slope gable roof; multiple window styles including fixed single glazing, pairs of square 1/1 double-hung vinyl sash & window pairs on 1st story portion of south & north elevations have arched fixed transom. 2nd story north & east elevations have a sliding door with 3' wrought iron railing across opening. 1st story windows have metal security bars.

8: Construction History (Dates of major additions, alterations, demolitions): Considered new by Denver Assessor; if any of original structure under stucco, then brick addition constructed in 1889 at corner. **Source:** Building Permit

9: Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Zero setbacks on east & south elevations, entrances at street level; stuccoed 4' wall across parking lot with 6' piers with wrought iron light fixtures atop & 6' wrought iron swinging gates.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Parking lot to north of structure

RECORDING INFORMATION:

11. Date Form Completed: March 2018

12. Completed by: Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

CONTRIBUTING

NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Henry L. Pitzer (building from the 1880s) **Source (If known):** 1880 Census

16. Original/Historic Uses: Residence and Grocery

17. Current Use: Residence, multi-family

18. Historic Building/Structure Name (Typically first owner/occupant): Pitzer

19. Owner name and address (If different from street address):

LOMBARDI, EZIO

4301 PERRY ST

HUNTS ADD B14 L21 TO 24 INC

DENVER, CO 80212-2356

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. One long-time West Sider was the grocer Henry L. Pitzer. In 1871 and 1873, he is listed as living and working at 5th & Cherry (Larimer & 12th Street), immediately west of the creek. By 1879, his shop has moved across the creek to 296 Holliday but the city directory lists his residence now, south of Colfax, at Pine, corner of 11th (W. 12th Ave & Kalamath). The 1880 census records him living at 300 So. Tenth with his wife Mary C. and his son Robert C. The 1886 city directory lists Pitzer living at "304" S. Eleventh; in 1887, Pitzer's residence is addressed as 1203 So. Eleventh (Kalamath), along with William H. Pitzer, clerk. The grocery store, sited at the rear of the property, is listed separately in 1886 as "278 Pine" and as 1015 12th Ave, west in 1887. In 1889, Pitzer constructed a brick addition on the corner.

A large remodeled residential structure now stands on the lot owned for twenty years in the 19th Century by Henry Pitzer.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Morton

19. Owner name and address (If different from street address):

LOMBARDI, EZIO

4301 PERRY ST

DENVER, CO 80212-2356

L 25 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. The Denver Assessor record gives a construction date of 1890, however, no permit for this property could be located. Dutch Colonial Revival architectural styles did not become popular in Denver until approximately 1895.

Beginning in 1881, Lyman L. Burbank, a painter for the Denver & Rio Grande Railroad, resided here in what was depicted as a frame dwelling on the 1887 Robinson map. Prior to 1887 this lot was addressed as 290 s 11th(Kalamath) and was likely a rental. In December 16, 1884, Henry Cole filed a quit claim on this lot with William Smitham, et al. Cole owned many lots in West Denver and lived on 9th Street in Auraria. Two weeks later, on December 29, 1884, William and Lizzie Smitham were the grantees to a release deed on this lot from Charles D. Cobb, of Cobb, Winne & Co., who issued insurance coverage and loans from their office in the Tabor Block, although the 1880s city directories show that William Smitham never lived at 290 s 11th (Kalamath). By 1887, Smitham had moved to the west side of the 1300 block of s 9th (Lipan) in a residence now demolished on property of the Denver Housing Authority.

In 1887, Alfred Cordingly (moulder and later a foreman for F.M. Davis) and George D. Cordingly (plumber) began residing here. Alfred remained a resident here through 1890. In 1891, Charles A. Rivers, also foreman for F.M. Davis, resided here. No listing for this address was found in 1893 but Perry Nelson, a janitor, resided here in 1896.

On September 25, 1901, Elizabeth Morton acquired and lived here at least through 1931 with John C. Morton. In 1924, Harry Morton also lived here. He was a plumber at the Ben Cook Company. In October 1932, it was conveyed to Edythe I. Hurst and rented in 1933 to Peter H. and Hulda E. Karpen. In 1940, Warren and Alma E. Craft resided here. In June 1943, Ralph A. & Bessie F. Blossom purchased the property and resided here through at least 1945. Between 1963 and 1974, Rupert D. Armijo resided here. In 1999, Rose and Anthony Roy Escobedo were the resident owners.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6066, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1223 Kalamath
3. **Date of Construction:** 1880 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1.5 stories, 1438 sqft., front gable with double segmental arch window opening with shared stone sill and a 1/1, double-hung wood sash window; wide barge board and overhanging eaves. Off-center entrance has segmental arch above blocked transom. Projecting full-width porch with shed roof supported by square posts and wood picket balustrade. Entrance is flanked by two tall, narrow segmental arch windows with original 1/1, double-hung wood sashes and rock-faced stone sills. Stone foundation.

7a. **Distinctive Features:** Arched openings, door transom

8. **Construction History:** Now demolished barn constructed in 1890; front gable window opening modified to a single window. Masonry painted. Newer paneled wood entry door and nonhistoric wood balustrade. Rear shed roofed addition with open porch. **Source (If known):** 1890 Building Permit; 5DV 6067, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Coursed sandstone retaining wall with 3 steps to sandstone walkway.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Stone retaining wall shared with properties 1223 through 1277 Kalamath.

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Hattie Groves

Source (If known): Grantee Records 12/1/1879

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Groves /Martinez

19. Owner name and address (If different from street address):

MARTINEZ, ALBERT & MARIE A

1790 S ZUNI ST

L 26 & 27 BLK 14 HUNTS ADD

DENVER, CO 80223-3718

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. 1879 grantee records show these lots were transferred between William Merriman and Henry Cole, who owned numerous lots in Hunt’s Addition and may have boarded here in 1880. On December 1, 1879, Hattie Groves purchased these lots from Henry Cole. Her husband, James R. Groves was a significant resident of the West Side in the 1880s. See below for details of Groves’ community involvement on the West Side. This property was originally addressed as 294 s 11th(now 1223 Kalamath).

After Groves moved north of Colfax in 1883, S. Alexander Lang (mining), resided here with a boarder, Charles E. Brock, a carpenter. In 1884, Anthony V. Herman, also in mining, resided here. No listing was found for 1885 or 1886, due, in part, to directory error that skipped half a dozen residences along the west side of s 11th Street in 1886. In 1887, the conversion of the street numbering system created another error listing residents at 1221 s 11th. These same residents were listed in 1888 as the residents of 1223 s 11th: Clarence, John, and Wilbur McEldowney. Clarence was a machinist for the Union Pacific Railroad, John was a blacksmith for the Denver & Rio Grande Railroad (DxRG) while Wilber was an apprentice for DxRG. These gentlemen lived here at least through 1889.

In 1890, a building permit for a barn was issued to the owner, Virginius Doyle, with the architect as “Clark and Brady”; Zephaniah Brady was also listed as the builder and was listed as a resident here in 1893. Virginius Doyle was a laborer for the Denver Consolidated Electric Co.

The Cole family continued their connection to these lots through Queen V. Cole, as grantee in October 28, 1915, and Albert J. Cole on December 18, 1924. In 1924, Marcus H. and Maria Waltman resided here and in 1929 they were listed as the resident owners. Mr. Waltermann continued to reside here at least until 1937. In 1945, William and Rosalie Fahrig were the resident owners with Mrs. Fahrig residing here through 1963. No resident was listed in the 1974 city directory and Albert & Marie Martinez have been the owners since 1992.

-more-

21. Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?

Yes

If yes, please list and describe attachments and sources: 5DV 6067, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:	
Checked by:	Date:
Summary of Information Updated on Form:	

James R. Groves is listed in the 1873 city directory, living near the Denver Pacific Railroad Junction (near Wynkoop and 16th). By 1880, he was a machinist for the Denver & Rio Grande Railroad. The 1880 Census listed Hattie Groves as the wife of James R. Groves who lived at 292 So. 10th (Lipan- now demolished), along with Rebecca M., Virgil P. and Rose Anna Groves.

The 1880 City Directory listed James R. Groves as residing at "11th, cor Pine" (Kalamath & W. 12th Avenue), which coincides with the lots that became addressed as 294 s 11th(now 1223 Kalamath) in 1881. The Groves family lived here until 1883 when they moved to 317 10th.

Groves worked initially as a foreman for the Denver & Rio Grande Railroad and later was promoted to Master Mechanic, like his neighbor, co-worker and fellow politician, Nathaniel Sample. In 1883, Groves moved north of Colfax Avenue and Hunt's Addition to a house on Tenth Street. Two years later, along with Sample, Groves was elected to School District #2's Board of Education serving on the Education and Supplies Standing Committee with Nienhiser, another neighbor. Groves served on the Board of Education at least until 1888. Later information on Groves' history is limited but, as late as 1893 grantee records show that he still owned property on Block 3 in Hunt's Addition, which he conveyed to a relative.

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1229 Kalamath
3. Date of Construction: after 1905 **Source (If different from assessor):** 1905 Baist Map

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Terrace
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt
- 7. General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1 story, 900 sqft., flat roof with corbelled brick cornice, quoins and segmental arch above windows composed of lighter shade of brick. Partial-width, hipped roof porch with column supports atop solid brick balustrade and painted stone trim shelters off-center entry with original half glazing and wood panel entry door. Large 1/1-light double-hung wood sash window on main façade.
- 7a. Distinctive Features:** Stepped brick cornice, arched openings, door transom, decorative brick work, porch
- 8. Construction History:** No major additions **Source (If known):** 5DV4518, 1999
- 9. Landscape or Special Setting Features:** Coursed stone retaining wall shared with neighbors' property and sandstone steps separate yard from sidewalk. 3' Wood slat fence sits atop retaining wall.
- 10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage. Stone retaining wall shared with properties 1223 through 1277 Kalamath.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known): Source (If known):
14. Builder/Contractor (If known): Source (If known):
15. Original Owner: Source (If known):
16. Original/Historic Uses: Residence
17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Glixman

19. Owner name and address (If different from street address):
BASQUEZ, LOUIS D. & SANDRA L. LOT 28 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Grantee records indicate that the lot purchased in 1880 by George Embury; his family lived at 1253 Kalamath until 1929. A frame structure was depicted on this lot in both the 1887 Robinson Map and on the 1905 Baist map, although Denver Assessor office record indicates that this brick residence was constructed in 1900.

On July 3, 1920 Hattie Glixman was the grantee on a warranty deed for this lot. In 1923, Harry Glixman was listed then as working as a department manager at G.E.. Hattie and Harry Glixman were the residents here at least through 1945. No listings were found for this property in the 1963 and 1974 city directories. Sandra L. and Louis D. Basquez have been the resident owners since 1996.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV.4518, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by: _____ Date: _____
Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1233 Kalamath
3. Date of Construction: 1881 **Source:** Grantee Records 8.26.1880

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt
- 7. General Architectural Description:** 2-story, 1311 sqft, gable roof with nonhistoric triple-bay windows in gable face with 1/1 double hung vinyl sashes; overhanging eaves. Wrap around front porch sits on concrete porch base with original slender square columns atop wood bases & cut and sawn brackets. Off-center entrance south of single, 1/1 double hung vinyl sash window both with segmental arched brick lintels. Side elevation windows have segmental arches. Flat roof projection on rear.
- 7a. Distinctive Features:** Arched openings and wrapped around front porch
- 8. Construction History (Dates of major additions, alterations, demolitions):** Single window on gable face altered to triple bay windows, original 1st-story window of 2/2-light wood sash replaced with vinyl. Masonry painted, porch balustrade removed. Porch base now concrete. **Source (if known):** 5DV.4440, 1999
- 9. Landscape or Special Setting Features:** Concrete walkway 4-steps up from sidewalk; stone wall supports horizontal wood slat fencing separates yard from sidewalk.
- 10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage. Stone retaining wall shared with properties 1223 through 1277 Kalamath.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: William J. Gilbert

Source (If known): Grantee Records 8.26.1880

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Gilbert/Herrera

19. Owner name and address (If different from street address):

BERRY, KEVIN

L 29 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Grantee Records show that William J. Gilbert purchased this property from Henry Cole on August 26, 1880. Henry Cole owned numerous lots in Hunt's Addition in the late 1870s and 1880s. The 1881 City Directory lists William J. Gilbert, boilermaker, living here, then addressed as 288 So. Eleventh. He lived here until 1885. A total of 7 boarders also lived here in 1881 including Matthew Keller, John Wagner, James H. Plunkett, Lafayette Smith, with Jeremiah Thomas, a helper, Louis Spitznagel, a machinist, and John Mackey, a carpenter; three of the boarders worked for the Denver & Rio Grande Railway.

The 1885 City Directory lists Walter O. Richardson as the resident. He was an engineer for the Union Pacific Railroad. In 1886, the City Directory lists as residents, Albert E. Saviers, a carpenter, and Thomas Schoeberlein, Jr., who in 1885 had been living with his family at 256 So. Tenth. The 1893 city directory lists Miss Carrie Pearson, a dressmaker living here.

In August 1908, Edward S. and Mary E. Risley were grantees on a deed on this property. The 1911 city directory listed Edward S. Risley, a conductor, as the resident here. In the 1920s and 1930s, the property was a rental. In 1924, Matt H. and Emma O. Mesch lived here; Mr. Mesch worked as a clerk for the Kistler Stationery Company. In 1931, Jacm and Sanny Maki were listed as residents while George H. and Bendena Campbell lived here in 1940. Mr. Campbell was a laborer. In 1945, the house was rented to Charles S. & Sylvia G. Counts.

On June 16, 1946, Sat and Margaret Herrera were granted a warranty deed on this property, which remained in the family for more than 50 years. Mrs. Herrera was still residing here in 1963. In 1999, the resident owners were Alfredo C. and Juanita P. Herrera.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV.4440, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1239 Kalamath
3. **Date of Construction:** 1883 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Stuccoed wood
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 1086 sqft., front gable, rectangular frame dwelling; stuccoed foundation. Wrap-around hipped roof porch with stuccoed post supports atop a stuccoed stone balustrade with stone cap. Carpeted porch floor. Off-center entrance with new solid panel & metal security door. Tripartite window of single fixed glazing flanked by 1/1 double-hung vinyl sashes south of door. Gable face has new tall narrow single glaze window with wood trim

8. **Construction History:** 1892 building permit for an outbuilding associated with this residence was taken out by owner "J. Hely" that is not depicted on 1905 Baist map. Walls stuccoed and tripartite window installed prior to 1999. Window opening cut in gable face and porch altered to wrap-around style with shed roof since 1999. **Source (If known):** 5DV6068, 1999

9. **Landscape or Special Setting Features:** Coarse stone retaining wall; chainlink fence on north; 6' wood fence at house corner connected to house to the north. front; evergreen bushes. Six sandstone steps flanked by coarse stone retaining walls that separate walkway from sidewalk.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** New 2-car detached garage. Stone retaining wall shared with 1223 through 1277 Kalamath.

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: John Haley

Source (If known): Grantee Records 5.5.1883

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Haley

19. Owner name and address (If different from street address):

Joshua Hathaway

Lot 30, Block 14 Hunt's Addition

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s.

On May 5, 1883, John Haley purchased this lot. The 1884 City Directory lists Mr. Haley living at 286 s 11th (1239 Kalamath) working as a coachman at 33 Lincoln avenue. The 1887 Robinson Map depicts a frame dwelling on this lot. A building permit dated 1892 was taken out for an outbuilding associated with this residence by the owner "J. Hely", which is likely a misspelling of Mr. Haley's name. The 1893 city directory indicates that Charles and Susan Haney lived here. Mr. Haney was a teamster. In 1899, it was the residence for the Hopson family: Bert L., a machinest, and Charles M., a painter, both for the Denver & Rio Grande Railroad, and Cliff P. Hopson, a helper for the F.M. Davis Iron Works Company.

In 1927, John David Haley received a warranty deed for the property. In 1931, Carl L. and Gladys Bevans were house's occupants. Louise P. Irish acquired the property in 1938. In 1941, Everett W. and Emma E. Swank lived here; Mr. Swank was a laborer with the Lock Joint Pipe Company. In 1944, it was acquired by and became the home of James M. and Hazel Barnes.

In 1974, B.T. Medina resided here. In 1999, the resident owner was Lawrence and Tillie Trujillo.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6068, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1243 Kalamath
3. Date of Construction: 1889 **Source (If different from assessor):** Building Permit

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 2 story, 1936 sqft., rectangular building with a flat roof stepped down toward the rear. It has an elaborate projecting cornice with corner brackets with ball finials, paneled frieze with brackets, sawtooth and dentil molding. Upper story main façade has two tall, narrow, 1/1-light double-hung vinyl sash windows with segmental arches and lintels with molded brick and a course of decorative brick at lintel and sill level. On the 1st story, the off-center entry door of ½ panel and glazing has a transom with Eastlake incised hood sited north of a large, segmental arch parlow window divided into 3 1/1-light, double-hung vinyl sash window sections crowned by a Queen Anne style curved fixed transom with a center portion of small colored divided-lights flanked by clear glazing. Projecting, gabled, full-width porch has open truss, rafter tails, brick pillars, and sold brick balustrade with stone cap.

7a. Distinctive Features: Craftsman porch, decorative cornice, arched openings, door transom, sawtooth string course

8: Construction History (Dates of major additions, alterations, demolitions): Porch altered to Craftsman style; painted masonry. **Source (If known):** 5DV6069, 1999

9: Landscape or Special Setting Features: Four sandstone steps lead to concrete walkway from sidewalk. Low course rock wall with stone caps repaired with brick separates yard from sidewalk.

10: Associated existing buildings, features, or objects: Newer 2-car detached garage. Stone retaining wall shared with 1223 through 1277 Kalamath.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known): Spicer Brothers

Source (If known): Building Permit

15. Original Owner: Hanna Haley

Source (If known): Building Permit

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

MARTINEZ, CHRISTINA

L 31 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s.

A building permit was issued in 1889 to owner Hanna Haley to erect among the largest residences in the neighborhood prior to 1890, at a cost of \$2000. No listing for Hanna Haley could be found but in 1890, the City Directory lists J.J. Bradley, stonecutter as the resident. In 1893, it appears to have become a boarding house with nine residents: John Burger, bricklayer; George Burnett, carpenter; Court B. Ferber, painter; Henry Marshall, stonemason; James McBain, granite cutter; Ernest Nolan, lawyer; Peter Peterson, carpenter; Thomas K. Thompson, carpenter; and Michael Winters, carpenter.

On August 10, 1910, grantee Mary Mareenov acquired lots 30 & 31 in Block 13, Hunt's Addition. On November 22, 1916, Lenorea M. Buirgy acquired the property. In 1924, the residence was shared by C. Edward and Morna Nix (Mr. Nix was a miner) and Ralph C. and Belle Laird. In 1933, Edith and Robert M. Rockoff are listed as the resident owners who share the home with Lawrence H. and B. Lucille Bucher. The property was rented out in 1937. Contrary to the 1933 city directory records, ownership was transferred to Frank J. and Joseph M. Buirgy on September 16, 1941.

Isabelle Montoya was the resident in 1963 and Leonard J. Varoz resided here in 1974. In 1999, Janelle A. and Donald L. O'Brien were the owners who lived in Lakewood.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6069, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1245 Kalamath
3. Date of Construction: 1881 **Source (If different from assessor):** City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. Primary Exterior Wall Material(s): Woodframe clad with vinyl lap siding
6. Primary Exterior Roof Material(s): Asphalt
- 7. General Architectural Description:** 1.5 stories, 998 sqft., front gable with one tall, narrow, 1/1, double-hung vinyl sash window & overhanging eaves. New, tall, narrow, 1/1, double-hung vinyl sash windows are sited north of off-center entrance with half light/paneled door & covered transom. All windows have shutters. Full-width front porch with shed roof & original wood, turned porch supports, new picket railing.

- 8. Construction History:** One-story rear projection on north. Retaining wall constructed in 1904. Windows replaced after 1999. Rolled asphalt siding replaced with vinyl. **Source (If known):** 5DV6070, 1999

- 9. Landscape or Special Setting Features:** 3' tall sandstone retaining wall & 5 steps separate yard from sidewalk. 3' chainlink fence sits atop retaining wall.

- 10. Associated existing buildings, features, or objects:** Stone retaining wall shared with 1223 through 1277 Kalamath.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Charles Asp

Source (If known): 1881 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Asp/Taylor

19. Owner name and address (If different from street address):

HOLLAND, YASAMIN EMAN

L 32 BLK 14 HUNTS ADD

HOLLAND, JAMES T

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1881, Charles Asp, then a watchman for Denver & Rio Grande Railroad, moved from 11th Street to 282 s 11th (now 1245 Kalamath) before he moved to South 12th Street in 1883.

In 1883, Charles Ramus moved into 282 s 11th where he stayed through 1887. He was co-owner of *Ramus & Halverson* grocery located then at 429 S. 11th, a few blocks south of Ramus' residence and later at 425 & 427 s 11th. The 1887 City Directory lists Charles Ramus still living here although Mary E. Taylor had purchased this lot on December 29, 1886. The 1888 city directory indicated that Mr. Ramus moved both his residence and the grocery store to West 9th Avenue.

Mrs. Mary Taylor lived at 1245 s 11th in 1888 with Miss Mary F. Taylor, a dressmaker. These two women had lived at 2050 Delgany in 1887. In 1893, Mrs. Mary E. Taylor resided here with William Taylor, who worked as a clerk for Daniels and Fisher department store. A 1904 building permit for repairs and construction of a wall, possibly the stone retaining wall, was issued to Mary Taylor, as the owner. A Mary L. Taylor crossed the plains to Colorado in a covered wagon with her parents, Mr. and Mrs. S.M. Waggoner, in 1869. The family first settled in Pueblo where Mrs. Taylor attended school. She married William Taylor in 1886. The Taylor's lived in Pueblo and Howard, Colorado until moving to Denver. Mr. Taylor was associated with the Denver stockyards. He died in Denver about 1935 and Mrs. Taylor died in 1936.

The 1924 city directory lists this as the home of Agnes Tobias, who was identified as a carpet maker for the Joslin Dry Good Company. In 1931, Goldie E. Finnigan, the widow of John F., lived here. As of 1940 through at least 1948, Louis E. and Bell B. Cooper owned and resided here. Mr. Cooper was a laborer.

In 1963, Inez Quintana lived here. In 1970, it was the home of Mr. and Mrs. Steve Benavidez, who's daughter, Elaine Marie, was born when they resided here (Westside Recorder, June 1970). In 1974, Larry Arellano lived here. In 1999, the resident owners were Theresa A. and Leroy Martinez.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6070, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1251 Kalamath
3. Date of Construction: 1883 **Source (If different from assessor):** 1883 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows): 1 story, 1441 sqft., flat roof with cornice and frieze of decorative brickwork. Off-center entrance with blocked transom sited north of two double-hung, 1/1 vinyl sash windows all with segmental arches of inverted U-shaped brick hood molds with keystones, and stone sills. Side elevation windows have no hood molds. Two concrete steps lead from walkway to entrance with perhaps the original entry door.

7a. Distinctive Features: Decorative window hoods, arched opening, decorative cornice

8: Construction History (Dates of major additions, alterations, demolitions): 400 sqft addition to rear; north façade stuccoed; masonry painted, front porch removed. **Source (If known):** 5DV6071, 1999

9: Landscape or Special Setting Features: Six sandstone steps flanked by course stone retaining walls separate walkway from sidewalk; retaining wall has been painted and north portion has deteriorating stucco.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage. Stone retaining wall shared with properties 1223 through 1277 Kalamath.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: William Merriman

Source (If known): 1880 Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Daniels/Tormey

19. Owner name and address (If different from street address):

ENCINIAS, SANTIAGO

L 33 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On March 23, 1880, William Merriman granted a warranty deed to Henry Cole, who that November 19 conveyed the lot to Samuel Morgan, who in turned conveyed it to George Embury (who also owned lot 34, 1253 Kalamath) who conveyed it to Michael A. Lockvoic. In May 1884, Michael A. Lockvoic released a deed to Gustave C. Bartels and granted a Trust Deed to Ann T. McElvoy the same day. None of the parties to these transactions appeared to have lived at this address.

Denver Assessor records indicate a construction date of 1890, although 1883 was the first year a residence was listed at this address when Webster Daniels, car builder for Denver & Rio Grande Railroad, was listed as living 280 S. 11th, now addressed as 1251 Kalamath. In 1885, Mr. Daniels had moved and John W. Conrad, a switchman for the Union Pacific Railway, was listed as the resident; also listed was William T. Phillips, a miner, as residing at the rear of 280 S. 11th that year. In 1887, Charles A. Shriver, a tinner was listed as the resident while Joseph Tormey, a machinist, was listed as living in the rear. The 1887 Robinson Map depicts only a masonry structure while the 1905 Baist map also shows a frame structure sited near the rear of the lot.

In 1893, the city directory lists Lorenzo D. Bell, an engineer, as the house's occupant. In 1910, members of the Tormey family acquired the lot, which remained under family ownership through 1938. The residence was rented by Clarence and Nartha Richardson in 1924 and by Frieda Willmore, widow of Chester Willmore, beginning in 1929 through at least 1945. It appears that after 1937 Mrs. Willmore married William Hoffman but, by 1940 she had been widowed again. No listing for this residence was found either in 1963 or 1974.

In 1998, Celina Benavidez was the owner at the time she represented north Denver in the Colorado House of Representatives. She is a Chicana who was very active in Denver's Chicano Movement in the late 1960s and 1970s. She walked the picket lines to boycott lettuce and grapes on behalf of The United Farm Workers, she participated in the student walkouts in March 1969 that had been precipitated by the West High School Blowout. (see next page)

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6071, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

20: Historical background (continued)

Both she and her twin sister, Cecelia Garcia, worked for the Neighborhood Youth Corps, a program of *Denver Opportunity*, Denver's effort on the 1960s War on Poverty. Ms. Benavidez was the daughter-in-law of Waldo and Betty Benavidez who were instrumental on Denver's West Side opposed to the creation of the Auraria Higher Education Center. They established the Committee to Preserve the West Side that evolved into the West Side Coalition. Ms. Benavidez worked for the Coalition along side Richard Castro and her twin sister, Cecelia Garcia. As Secretary for the West Side Coalition, Ms. Benavidez helped create a campaign to combat the high infant mortality rate in the neighborhood due to strep throat. Ms. Benavidez and Ms. Garcia went door-to-door asking parents to bring their children to the Mariposa Health Clinic to get a throat culture. Those who did, received a coloring book featuring an imaginary *Strep Throat Aztec* god, designed by local artist John Flores, given both as a reward and as an expression of cultural affirmation. The initiative proved very successful and soon the incidences of strep throat in the community were drastically reduced.

In October 1998, Ms. Benavidez was party to a quit claim transaction with Santiago Encinias, the current owner.

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1253 Kalamath
3. Date of Construction: 1880 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. Primary Exterior Wall Material(s): Wood clad with asbestos siding
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 2 stories, 1066 sqft., front gable with one 1/1, double-hung vinyl sash window on gable face & overhanging eaves. Full width porch with shed roof and original spindle supports on concrete deck with flat wood panel balustrade. Off center, paneled door with transom sited south of single 2/2-light double-hung sash window. On north façade, upper story is one 1/1-light double-hung sash window with pediment. First story windows on north façade have architrave lintels while on the south façade have pediments.

7a. Distinctive Features: Door transom

8. Construction History (Dates of major additions, alterations, demolitions): One-story rear section and short shed projection on south. **Source (If known):** 5DV4372, 1999

9. Landscape or Special Setting Features: Five concrete steps flanked by stuccoed stone retaining walls separate walkway from sidewalk; retaining wall capped by 3' chainlink fence and half-round concrete panels.

10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage. Stone retaining wall shared with properties 1223 through 1277 Kalamath.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: George Embury

Source (If known): Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Embury

19. Owner name and address (If different from street address):

PEDRAZA, GARFIELD & LAURA

LOT 34 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In March 1880, William Merriman granted a warranty deed to Henry Cole for this lot (and lots 19, 20, & 33). George Embury then acquired this lot in April 1880 and built this residence where he lived at least through at least 1915. The Embury family lived here for 55+ years. George Embury, the father, worked as a carpenter for the Denver & Rio Grande Railway. His wife, Rebecca Embury, was born in Nova Scotia in 1848 and came to Denver with her husband in 1879. She was the grantee on an administrative deed on July 6, 1921.

Mrs. Embury lived here until her death in 1931. She was the last surviving charter member of the nearby Judson Baptist Church, which was organized in 1883. A daughter, Edith M. Embury acquired the property in 1930, where she lived for a half-dozen years with her husband, John G. Crane. Edith Crane was the assistant supervisor of nurses for Denver Public Schools. The Emburys also had two sons, William and George, who attended West High School.

In 1937, George E. and Aleatha S. Madden resided here. From 1940 to 1945, Ira G. and Mary J. Gwinnup rented here. In 1963, Glynn Gerald resided here. In 1974, Johnnie Gardino lived here. In 1999, the resident owners were Edward & Laura Muniz.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV4372

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1259 Kalamath
3. Date of Construction: 1890 **Source (If different from assessor):** 1890 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 1576 sqft., pyramidal hipped roof with overhanging eaves and intersecting gables on south and front on a raised foundation; façade has course of decorative brickwork at lintels & brick course at sill. Two 1/1-light, double-hung vinyl sash windows sited south of off-center entry are embellished with inverted U-shaped Eastlake-incised center medalion hood molds with transoms of Queen Anne style colored glass. Entry has original paneled and glazed door with transom above. The projecting front gable is clad in aluminum lap siding with wood barge board. A projecting, square, brick bay with gable roof on south façade has two tall narrow 1/1-light, double-hung sash windows and full-height brick chimney with decorative sawtooth brickwork. Projecting full-width front porch in a Craftsman style with shallow gable roof is supported by brick piers with stone capitals & solid brick balustrade with stone caps and concrete steps.

7a. Distinctive Features: Craftsman porch form, door transom

8: Construction History: Two rear additions; painted masonry; porch style altered. **Source (If known):** 5DV6072, 1999

9: Landscape or Special Setting Features: Four stone steps flanked by 2' high stone retaining walls separate walkway from sandstone sidewalk.

10: Associated existing buildings, features, or objects: Detached garage. Stone retaining wall shared with 1223 through 1277 Kalamath. Architectural style comparable to 1267 and 1271 Kalamath and 1114 Mariposa Streets.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: William H. Whitaker

Source (If known): 1890 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Whitaker/Francis

19. Owner name and address (If different from street address):

RAMIREZ, OSWALDO

HUNTS ADD 05041 B14 L35 &
S 1/3 OF L36

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Although the Denver Assessor record indicates a construction date of 1929, the 1890 city directory lists William H. Whitaker, a druggist, moving here from 1108 California, where he had been listed in the 1888 and 1889 city directories.

In 1893, Albert F. Cook, whose occupation was as a cook, is listed as the resident here. In 1899, Ambrose C. Weicker, president of Weicker Bros & Cliff Transfer & Storage Co. is listed as the resident.

The 1905 city directory lists Joseph R. Rees, stone contractor, and Phillip D. Williams, as residents in the year that Amie Benson is grantee of lots 35, 36 & So 16-2/3rd ' of 37, which includes this parcel. 1259 Kalamath was then conveyed to Charles F. and Ida M. Francis on October 18, 1924. Mr. Francis was a probation officer with the Juvenile Court. By 1945, Mrs. Francis was widowed and had begun to operate *Francis Curtain Cleaners* from the residence. In 1963, Charline R. Francis was the resident and remained here at least through 1974 when the business was called *Francis Lace Cleaners*, a period of 50 years.

In 1999, the resident owner was James E. Vaubel, Jr.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6072, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1267 Kalamath
3. Date of Construction: 1888 **Source (If different from assessor):** 1888 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 1572 sqft., pyramidal hipped roof with overhanging eaves and intersecting gables on south and front on a raised foundation; wood clad projecting front gable has wide trim board, paired brackets and gable ornament with spindles and pendant and the gable face has small, narrow, vertical window with elaborate crown; off-center entry with security screen and transom above. Large parlor window south of entry has an elliptical arch with hood mold and brick course at sill. On south façade, a projecting square brick bay with gable roof has two tall narrow 1/1-light, double-hung sash windows with hood molds and full-height brick chimney with decorative sawtooth brickwork. Projecting full-width front porch in a Craftsman style with gable roof and open truss is supported by brick piers with stone capitals & solid brick balustrade with stone caps and concrete steps

7a. Distinctive Features: Arched windows, door transom, decorative eave brackets, Craftsman porch

8. Construction History: Masonry painted; porch altered to Craftsman style. **Source (If known):** 5DV6073, 1999

9. Landscape or Special Setting Features: Four stone steps flanked by 2' high course stone retaining walls separate walkway from sandstone sidewalk. 3' chainlink fence sits atop retaining wall.

10. Associated existing buildings, features, or objects: Detached garage. Stone retaining wall shared with properties 1223 through 1277 Kalamath. Architectural style comparable to 1259 and 1271 Kalamath and 1114 Mariposa Streets.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Warren K. Knapp

Source (If known): 1888 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Knapp/Martinez

19. Owner name and address (If different from street address):

MARTINEZ, LEONARD J. & DIANA A.

N 2/3 OF L 36 & S 2/3 OF L 37
BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Although the Denver Assessor record indicates a construction date of 1885, no structure is depicted on the 1887 Robinson map on this lot nor is their a listing for this address prior to 1888.

In 1888, Warren E. Knapp, principal at the former Franklin School (Colfax Avenue between Lipan & Mariposa Streets), was listed as the resident here. By 1896, Samuel B. Matson, who worked as a clerk for the Jendrie & Bolthoff Manufacturing Co., lived here. By 1900 he had moved to 1009 W. 10th Avenue. In 1905, Amie Benson was grantee of lots 35, 36 & So 16-2/3rd of 37; she continued as owner at least through 1921 when Pearl Krug acquired the lots associated with this residence. Harry Krug was a molder. The Krug family resided here at least through 1948. W. C. Tipton lived here between 1963 and 1974.

The current owners have been the resident owners since before 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6073, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Erastus F. Bradford

Source (If known): 1889 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Bradford/Buck/Molina

19. Owner name and address (If different from street address):

Martha Ofelia O. Molina

L38 & N 8-1/3 ft of L37 Blk 14, Hunt's Add

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Denver Assessor records indicate that this house was constructed in 1885, however, the 1887 Robinson map shows no structures built north of lot 34 in Block 14. In 1887, Erastus F. Bradford was a machinist working for Denver & Rio Grand Railroad lived at 944 S. 9th (Mariposa) and the 1888 City Directory skips several pages near the "Bradford" name. In 1889, the City Directory lists Mr. Bradford residing at 1271 S. 11th (Kalamath).

In 1893, the city directory lists Anton M. Bartels, a grocer, living here with an employee, Arthur Vandeman, a clerk with A.M. Bartels Grocers. In 1900, it was the home of William Schimmel, shoemaker working from 1360 Larimer.

In 1909, George W. and Carrie B. Buck acquired the property. Mr. Buck was a brakeman with the Denver & Rio Grande Western railroad for many years. He was described as a "pioneer Denver resident and father of Police Surgeon George Buck." He died while working en route from Salida to Denver in 1933. George's widow Carrie was still living here in 1948.

In 1963, it was home to Betty J. Haxton and Freda O. Stanton. In 1974, Abdul Wali lived here. In 1999, the home was owned by Ramon Molina and remains in the Molina family today.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV4514, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: John Redmond Williams

Source (If known): 1911 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

Williams/Dugan

19. Owner name and address (If different from street address):

KLEIN, JENNIFER D: owner of 1275

1245 UINTA ST

DENVER, CO 80220-3334

HUNTS ADD BLK 14 E 90FT OF L
39 & 40 EXC N 23.7FT THEREOF

STEPHENS, MATTHEW C: owner of 1277

PO BOX 11710

DENVER, CO 80211-0710

HUNTS ADD BLK 14 N 23.7FT OF
E 90FT OF L40

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1884, a series of transactions regarding lots 39 & 40, Block 14 began when a deed of trust was granted by John W. Murphy to Jane McKair on July 10 and culminated on December 9, 1884 when Murphy granted McKair a warranty deed. The parcel remained vacant at least through 1905, as depicted on the 1905 Baist map.

John Redmond Williams may have been the original homeowner when two duplexes were constructed on lots 39 & 40 in 1910 (see also 1020-1022 W. 13th Avenue). In 1911, Mr. Williams, President of the American Printing and Publishing company, was listed as living at 1275 Kalamath. In February 1912, the property was conveyed to Frank Dugan, who held ownership for 32 years, until 1944. Between the 1920s – 1940s, this duplex was rented.

In 1944, the parcel was conveyed several times eventually owned by Alice I. Zervas. The 1945 city directory listed Mrs. Thelma L. Simpson as residing at 1275 and 1277 was then owned by and the residence of Anna & Joey T. Romero. In 1946, the original parcel was subdivided. The east 90' of these lots (1275-1277 Kalamath) were conveyed to Ralph & Mildred B. Marshall who later conveyed it to Lena Lundquist. Simona Ulibarri acquired the west 60' of these two lots (see 1020-1022 W. 13th Avenue) who later that year conveyed it to Ernest Martin Ulibarri.

In 1974, Inez Quintana resided at 1275 Kalamath while Fred L. Ruiz lived at 1277 Kalamath. In 1999, Arthur H. Marsh is identified as the resident owner of 1275 Kalamath.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6074, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1005 N KALAMATH ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Terrace duplex with craftsman detailing
Construction Date: 1923	Accessory structures: no
Additional Information: Building Material: brick. Building use: APT W/2 UNITS	
Distinctive Features: Purlins, exposed rafter tails	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1027 N KALAMATH ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Foursquare
Construction Date: 1900	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Corner quoins, character windows including leaded glass and divided lights, bay window, dentils, columns, kicked eaves	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1037 N KALAMATH ST	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: New construction
Construction Date: 1890 (unclear if it is new construction or heavily modified)	Accessory structures: yes (noncontributing)
Additional Information: Building Material: stucco & brick veneer. Building use: SINGLE FAMILY Non-contributing because too many changes (large side addition and heavily modified) have occurred to the original structure, which does not add to the historic integrity of the neighborhood.	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1047 N KALAMATH ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Front Gable bungalow with Craftsman details
Construction Date: 1895	Accessory structures: no
Additional Information: Building Material: stucco & brick. Building use: SINGLE FAMILY	
Distinctive Features: Half timbering and stucco in gable ends, purlins	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1049 N KALAMATH ST	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: Front Gable (with alterations)
Construction Date: 1890	Accessory structures: yes (noncontributing)
<p>Additional Information: Building Material: stucco. Building use: SINGLE FAMILY The original window openings have been altered as well as possible door placement. Possible porch removed, although front porch stoop remains. Non-contributing because too many changes have occurred to the original structure, which does not add to the historic integrity of the neighborhood.</p>	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1057 N KALAMATH ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Front Gable with Craftsman porch
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1061 N KALAMATH ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne
Construction Date: 1890	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Arched openings on the ground floor, distinctive window patterning, sunburst detail, vergeboards and distinctive gable pattern, decorative gable brackets, half width porch, columns, string courses, decorative in wall chimney	

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1103 Lipan
3. Date of Construction: 1887 **Source (if different from assessor):** 1887 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt
- 7. General Architectural Description:** 1 story, 882 sqft., shallow, clipped gable-roof, with front and side gables with decorative verge boards and ornamented gable faces; overhanging eaves. Vinyl windows are tall, narrow, 1/1, double-hung sashes with arched hood molds. Full-width front porch with hip roof has solid brick balustrade supporting partial-height, slender wood columns. Transom over paneled, encised wood front door with decorative screen door.

7a. Distinctive Features: Porch, clipped gables, decorative vergeboard, door transom, arched openings

8. Construction History (Dates of major additions, alterations, demolitions): No major additions
Source (if known): 5DV6075, 1999

9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway flush with sidewalk with yard separated by 3' wrought iron fencing along east and south property lines.

10. Associated existing buildings, features, or objects: 1115 West 11th Avenue (grocery store) is sited in the west 52 feet of the lot.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2019 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Greenlee/McDonald

19. Owner name and address (If different from street address):

KUCHARCZYK, KELLY

L 21 EXC W 52.5FT BLK 18 HUNTS
ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1884, Hunt sold lot 21 to Henry Cole who owned numerous lots on the West Side. The Denver Assessor record indicates an 1885 construction date, however, no listing could be found until 1887 when William W. Hall resided here through 1889 at 1103 S. 10th (Lipan). In 1890, Lewis C. Greenlee moved here after Mr. Hall moved to 1209 Lipan.

Lewis C. Greenlee came to Denver in 1888 from Fall City, Nebraska where he'd served as school superintendent (How The West Side Won, Phil Goodstein, page 292). In 1889, he was a teacher at the Elmwood School (now the site of DePueblo School) and resided at 1146 S. 11th (Kalamath). In 1890, Greenlee became the school's second principal and moved to 1103 S. 10th (Lipan). In 1891, Greenlee became Superintendent of School District #2. By 1892, Lewis Greenlee had moved to 549 S. Tremont. In 1902 Denver's multiple school districts were combined into Denver Public Schools by a vote of the citizens. Greenlee was named Assistant Superintendent of the new school district until 1904, when he succeeded Aaron Gove as Superintendent of the newly consolidated school district.

In 1908, Greenlee was elected City Treasurer and in 1915 as Commissioner of Property, when Denver was governed by a five-member City Commission, which served as both the City's legislative and executive branches (1913 and 1916). Later, Greenlee became President of the Interstate Trust Company, a banking establishment. Greenlee also lived at 549 Elati, which was demolished when the playing fields at Baker Middle School were expanded. Greenlee lived in east side of Denver at the time of his death in January 1926.

In 1901, Walter James McDonald was grantee on a transaction for lot 21, where he lived through 1931, with his wife, Mary. Mr. McDonald was listed in 1915 as President of McDonald Stores located at 325 W. 13th Avenue. By 1920, his grocery had moved to the rear of this lot (addressed as 1115 W. 11th Avenue). In 1931, Lewis Garrett acquired the parcel. In 1933, Lewis and Elsie H. Garrett were listed as the resident owners. Their parents (in-laws), Louis and Nellie Garrett had lived for many years at 1079 Lipan, across 11th Avenue from the McDonald's. Between 1940 and 1948, Elsie Garrett operated the grocery after moving to Nellie's house at 1079 Lipan. John F. Vallegos lived here in 1963. In 1999, it was owned by Clayton P. and Elizabeth E. Craig.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6075, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: M.E. Carroll

Source (If known): 1893 Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Carroll

19. Owner name and address (If different from street address):

ROME, FRANK A

4080 DUDLEY ST

WHEAT RIDGE, CO 80033-4332

LOT 22 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. This home is part of a quartet of Queen Anne Cottages on lots 22-25 (1107, 1111, 1115 and 1117 Lipan) that City Assessor records indicate were constructed in 1900. No dwelling appears on this lot on the 1905 Baist map and no listing for this address was located until 1911.

Beginning in December 1893 through July 1934, these lots were owned by M.E. Carroll, later identified as Margaret E. Carroll (Mrs. Thomas F. Carroll). Mrs. Carroll was the wife of Thomas Frank Carroll, occupation "real estate", who lived at 1117 Lipan (lot 25) beginning in 1899. Grantee records show that lots 22 & 24 were conveyed to Max Barshop on July 11, 1934.

From city directories, this house at 1107 Lipan Street was constructed in 1911 when H. Myers is listed as living here. In 1924, Frank T. and Evelyn Cavanaugh rented here; Mr. Cavanaugh was a fireman with the Denver & Rio Grande railroad. In 1928 and 1929, D. Worth & Alice M. La Crone rented here. In 1931, the house was vacant and from 1940 to at least 1948, the resident owners were Mary C. and Peter A. Helt (or Heidt). In 1963, the resident was Michael Degi and Jennie Martin lived here in 1974. In 1999, the property was owned by the Secretary of Veterans Affairs.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6076, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form

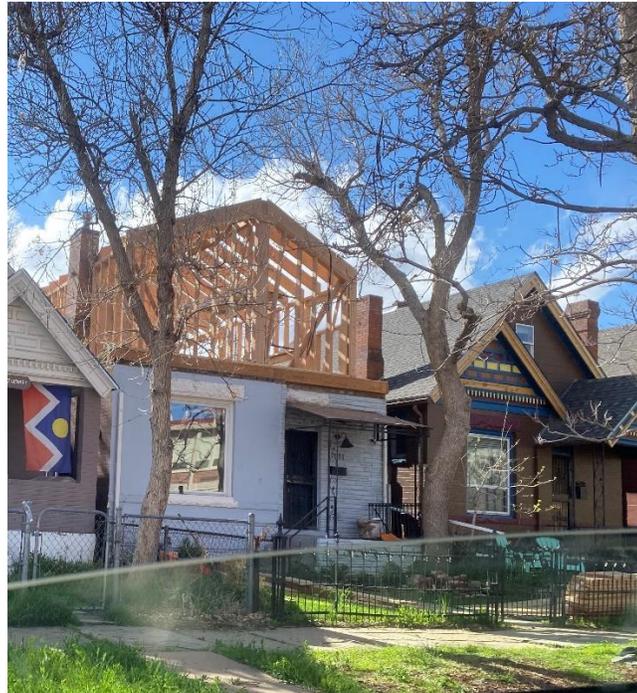


Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
- 2. Building/Structure Street Address:** 1111 Lipan
- 3. Date of Construction:** After 1905, likely 1911 **Source:** 1905 Baist Map; city directories

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
- 5. Primary Exterior Wall Material(s):** Brick
- 6. Primary Exterior Roof Material(s):** Asphalt

7. General Architectural Description: 1 story, 871 sqft., front gable roof with raised foundation and overlapping gables, plain verge boards. Top half of upper gable clad with fishscale shingles & a rectangular blocked window trimmed in wood while

bottom portion has wide horizontal planks. Lower gable face is paneled & has dentil molding. Off-center entry has slab door with heavy stone lintel. Porch base and wall facing porch clad with Permastone sheltered by a corrugated fiberglass shed roof, partial-width porch with wrought iron supports, balustrade & railing atop concrete deck & steps. Large parlor, vinyl window with fixed plate glass is sited south of entry with rock-faced stone lintel & sill & brick banding below parlor window.

7a. Distinctive Features: Stone lintel and sill, mid-century porch, Permastone

8: Construction History (Dates of major additions, alterations, demolitions): Large pop-top under construction, permastone clads entrance façade, original porch roof removed; painted masonry, parlor window altered. Wood 1-story rear addition with enclosed back porch. **Source:** 5DV6077, 1999

9: Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway sits 4 steps below entry level & flush with sidewalk; 3' wrought iron fencing separates yard from sidewalk & north property line.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: None; built in conjunction with 1107 & 1115 Lipan by original owner of 1117 Lipan.

RECORDING INFORMATION:

11. Date Form Completed: March 2018

12. Completed by: Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

CONTRIBUTING

NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Margaret E. Carroll

Source (If known): 1893 Grantee Records

16. Original/Historic Uses: Residence

17: Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

Carroll/Calomino

19. Owner name and address (If different from street address):

CZAJKOWSKI, CATHERINE LOT 23 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. This home is part of a quartet of Queen Anne Cottages on lots 22-25 (1107, 1111, 1115 and 1117 Lipan) that City Assessor records indicate were constructed in 1900. Beginning in December 1893 through July 1934, these lots were owned by M.E. Carroll, later identified as Margaret E. Carroll (Mrs. Thomas F. Carroll). From city directories, this house at 1111 Lipan Street was constructed in 1911. Mrs. Carroll was the wife of Thomas Frank Carroll, occupation "real estate", who lived at 1117 Lipan (lot 25) beginning in 1899.

No dwelling appears on this lot on the 1905 Baist map and no listing for this address was located until 1911. There is no listing for this address in the 1907 city directory. In 1911, John S. Krum, no occupation, is listed as living here but he is not listed in either the 1907 or the 1915 city directories.

In 1924, this home was rented to Blanche B. & Wilbur H. Scott. In 1929, the house was vacant but in 1931, William H. & Bessie E. Dunagan lived here. According to Grantee records, in 1934 this lot (23) was conveyed to Frank B. and Nellie M. Young

(daughter to Margaret E. Carroll). In 1940, it was owned by and the home of Fred C. & Amelia C. Calomino where they lived at least through 1948. Mr. Calamino was a laborer for the Colorado & Southern Railway. In 1963 and 1974, the resident was Lena G. Trujillo. In 1999, it was owned by Anthony M. Montero.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6077, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**

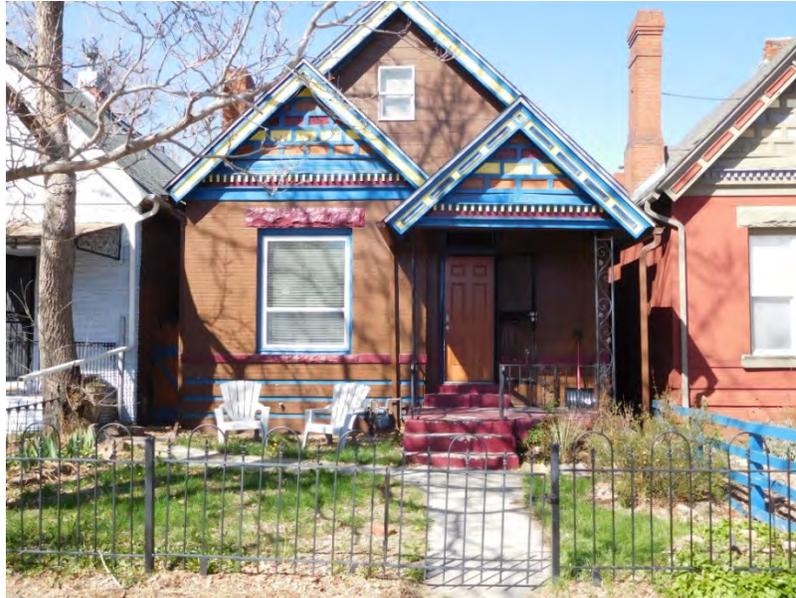


Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1115 Lipan
3. Date of Construction: After 1905, likely 1911 **Source:** 1905 Baist Map; city directories

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 1384 sqft., gabled roof on a raised foundation with overlapping nested gables, paneled verge boards with ornaments at apex of gable; upper gable clad with wide stained horizontal planks while the lower gable and porch gable faces are paneled & have dentil molding. The off-center entry has blocked transom sheltered by partial-width, gable roofed porch with wrought iron supports & balustrade atop concrete deck & steps. South of entry is a vinyl, hopper style parlor window with rock-faced stone lintel & sill, bands of brick below parlor window. Upper front gable has rectangular 1/1 double-hung vinyl sash window with no trim.

7a. Distinctive Features: Decorative gable ends in the porch roof and nested gable, stone lintel and sill, original porch roof, vergeboard

8: Construction History (Dates of major additions, alterations, demolitions): Potential rear addition (unknown date); painted masonry, wrought iron porch supports & balustrade, fishscale shingles replaced by stained wood planks.

Source:5DV6078, 1999

9: Landscape or Special Setting Features: Concrete walkway sits 4 steps below entry level & flush with sidewalk; 3' wrought iron fence separates yard from sidewalk.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Shed; built in conjunction with 1107 & 1111 Lipan by original owner of 1117 Lipan.

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: M.E. Carroll

Source (If known): 1893 Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Carroll

19. Owner name and address (If different from street address):

CUMELLA, Nathan P. and Stephen

L 24 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. This home is part of a quartet of Queen Anne Cottages on lots 22-25 (1107, 1111, 1115 and 1117 Lipan) that City Assessor records indicate were constructed in 1900. No dwelling appears on this lot on the 1905 Baist map and no listing for this address was located until 1911.

Beginning in December 1893 through July 1934, these lots were owned by M.E. Carroll, later identified as Margaret E. Carroll (Mrs. Thomas F. Carroll). From city directories, this house at 1115 Lipan Street was constructed in 1911. Mrs. Carroll was the wife of Thomas Frank Carroll, occupation "real estate", who had lived next door at 1117 Lipan (lot 25) beginning in 1899. Grantee records show that lots 22 & 24 were conveyed to Max Barshop on July 11, 1934.

In 1905, two Hackethal families lived in West Denver. One family, George P. Hackethal, an apprentice with the Denver Post, and Joseph J. "helper", lived at 728 S. 10th (Lipan). George's brother, Theodore Hackethal, owned and operated Hackethal & Ireson, undertakers, with Edward Ireson located at 1451 S. 11th (Kalamath – now demolished); both men were listed as residing at 1451 S. 11th as well. The 1907 city directory lists the undertakers still residing and working from 1451 Kalamath.

In 1911, Nellie A. Hackethal, a teacher at Garfield School and Theodore Hackethal, now of Hackethal Brothers, undertakers, are listed as residing at 1115 Lipan. George P. Hackethal continued to reside at 728 Lipan. From 1924 through 1931, city directories indicate the house was rented to Jac & Ida Diamond; Mr. Diamond was a shoe repairman. In July 1934, this lot was sold to Max Barshop. From 1940-1945, it was owned by and the home of Margaret & Louis S. Italiano; Mr. Italiano was a tailor with a shop at 898 Santa Fe. In 1948, the resident was Roy Phillips and the house appears to have been vacant in 1963 and 1974. In 1999, it was owned by and the home of Joanne Romero.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6078, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1117 Lipan
3. **Date of Construction:** 1899 **Source (If different from assessor):** 1899 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 1006 sqft., front gable roof with raised foundation & overlapping nested gables. The upper gable face has single, fixed glazing with original wood trim & is clad with fishscale painted shingles while the lower gable and porch gable faces are paneled & have dentil molding with paneled verge boards. The off-center entry has tooled stone threshold. The gable roofed, partial-width porch has spindle frieze and spindle supports atop solid brick balustrade with stone trim on concrete base & steps. South of entry are paired 1/1 double-hung vinyl windows, rock-faced stone lintel & stone sill with banded brick below. Upper front gable has small rectangular fixed-light window trimmed in wood.

7a. **Distinctive Features:** Decorative gable ends, vergboards, stone lintel and sill, original porch columns and gingerbread detail

8. **Construction History:** 1-story, concrete block rear addition; masonry painted, parlor window altered, wood over window sill; non-original door. **Source:** 5DV1875, 1999

9. **Landscape or Special Setting Features:** Concrete walkway sits 4 steps below entry level and is flush with sidewalk; 3' wrought iron fence separates yard from sidewalk; 4' chainlink fence along north property line.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached concrete-block single-car garage; original owner also built 1107, 1111 & 1115 Lipan.

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: M. E. Carroll

Source (If known): 1893 Grantee records

16. Original/Historic Uses: Residence

17. Current Use: esidence

18. Historic Building/Structure Name (Typically first owner/occupant): Carroll

19. Owner name and address (If different from street address):

SNYDER, Wendi Kathleen & William Dana

L 25 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. This home is part of a quartet of Queen Anne Cottages on lots 22-25 (1107, 1111, 1115 and 1117 Lipan) that City Assessor records indicate were constructed in 1900. Beginning in December 1893 through July 1934, these lots were owned by M.E. Carroll, later identified as Margaret E. Carroll (Mrs. Thomas F. Carroll). From city directories, this house at 1117 Lipan Street was constructed in 1899.

Between 1893 and 1898, Mrs. M. Carroll was living with her family at 1620 Court Place and in 1899 they moved to 324 West 12th Avenue. One son, John S., was a bartender, then a clerk, and eventually an inspector with the Joslins Dry Goods Company. Another son, Jerry Carroll, worked as a mailing clerk for the Denver Times. Miss Nellie Carroll (daughter) became a clerk at Daniels & Fisher Department Store.

In 1893, M.E. Carroll's husband, Thomas Frank Carroll was living at 1203 S. 11th (Kalamath- now demolished), which had been Henry Pitzer's home and grocery in the 1880s. Henry Pitzer's son, Robert C., stayed on the West Side but had moved to 334 Barnard Block and worked on West 8th Avenue, at the northeast corner of S. 11th (Kalamath). Thomas Frank Carroll worked in real estate with George N. Stein of Carroll & Stein, located at 4 Jacobson Building.

In 1896, the city directory listed "T. Frank Carroll" living at 1211 S. 11th (Kalamath - now demolished). By 1899 Thomas Frank Carroll had moved to 1117 S. 10th (Lipan). In 1900, Mrs. Margaret Carroll and family were still living at 324 West 12th Avenue but after that, no separate listing for Mrs. Margaret Carroll is found until 1915 when Mrs. Thomas F. Carroll is listed as living at 1117 Lipan.

The 1924 City Directory refers to Margaret E. Carroll as the widow of Thomas F. Carroll who remained at this residence until at least 1933. Grantee records show that lots 22-25 were sold in 1934; this lot (25) was then conveyed to Mary E. Hill. M.E. Carroll's daughter Nellie (now Mrs. Frank Young) was conveyed lot 23 (1111 Lipan). In 1940, 1117 Lipan was the home of Lael H. & Roy C. Hyskell; Mr. Hyskell was a photographer. 1945-1948, the resident owners were Jerry & Rose Carpinella. In 1963, Adolfo M. Bermudez resided here. In 1999, the home was owned by and the residence of Marie Duran.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV1875, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1127 Lipan
3. Date of Construction: 1880 **Source (if different from assessor):** 1880 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. Primary Exterior Wall Material(s): Asbestos siding
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 ½ story, 1508 sqft., front gable, overhanging eaves, walls clad with asbestos shingle siding. Gable-roofed dormers on north & south roof slopes. 1st story has a single original, tall, narrow, 2/2, double-hung wood sash window with architrave lintel south of centered entrance with original paneled & glazed door & newer metal screen/storm door. Front gable face has fiberglass lap siding & a full-gable height, 1/1 double-hung wood sash window with architrave lintel & dentilled cornice. Full-width front porch has hipped roof supported by two wrought iron piers & two original encased wood turned columns and brackets on a concrete pad. Wood lattice serves as north end 2' balustrade & full height screen at south end of the porch. Gable-roofed dormers on north and south facades.

8. Construction History: A likely 1st-story window opening north of entrance now obscured by cladding. 2 dormers added, asbestos siding & metal porch supports. Rear 1-story shed-roofed, asbestos-clad addition with 2/2-light, double-hung wood sash windows & entry door with transom. **Source:** 5DV6079, 1999

9. Landscape or Special Setting Features: Concrete walkway flush with sidewalk, chainlink fence across front yard.

10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached brick garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Adam Kline (Klein)

Source (If known): 1880 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Klein Family

19. Owner name and address (If different from street address):

SANCHEZ, EVELYN MARIE

PO BOX 40857

HUNTS ADD B18 L26 & 27

DENVER, CO 80204-0857

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Adam Kline is listed in the 1880 city directory as a carpenter for the Denver & Rio Grande Railway who resides here, addressed as "Tenth between Pine and Deer" (Lipan between West 11th and 12th Avenues). The 1881 through 1886 directories list his address as "332 S. Tenth". In 1887, the address converts to 1127 So. Tenth (Lipan). John Klein, apprentice, is also listed as living here in 1887. The City Assessor record indicates an 1885 construction date.

The 1893 directory indicates that Adam Klein works with Tendell & Bair while John Klein is a machinist with Denver & Rio Grande Railroad, and Miss Louisa Klein, a teacher and Simeon Klein, a machinist with the Atchison, Topeka & Santa Fe railroad also live here. By 1924, Louise Klein is now Mrs. William J Weishaupl. Mr. Weishaupl is an unloader with the Ford Motor Company. They were still residing here in 1931. This information suggests that this residence was in the Kline extended family for 50 years. In 1940, it was the home of Peter H. & Hulda E. Karpen. In 1945, the resident owners were Angeline & John J. Murphy and by 1948, the resident owners were Charles C. and Gertrude A. McDonaki.

Louie Sanchez resided here in 1963 and 1974. In 1999, the resident owners were Jerry and Angelo D. Sanchez.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: Source: 5DV6079, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: John A. Leullen

Source: 1883 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Luellen /Osborne/Gutierrez

19. Owner name and address (If different from street address):

GUTIERREZ, VALENTIN R

L 28 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Although the City Assessor record indicates a construction date of 1890, the 1883 the City Directory lists John A. Luellen as living at 330 S. Tenth, which became 1131 Lipan. Mr. Luellen, a carpenter for Denver & Rio Grande Railroad boarded at 440 15th in 1882; no listing for "330 S. Tenth" could be located that year or earlier.

In 1884, Samuel Boies, barkeeper at Collander's was the occupant; in 1885, the occupant was Miss Jennie West; in 1886, Joseph Morris resided here.

The Osborne family began living at this address in 1887 according to the city directory. Henry B. Osborne acquired the property in 1890. He was a machine hand and lived here with Bert S. Osborne, an upholsterer, and Miss Sarah A. Osborne, a dressmaker. Henry B. Osborne filed a building permit in 1891 for a barn on this property. In 1893, Henry & Burritt S. Osborne were listed at this address.

In 1921, Harry Morse Osborne inherited the property and Anna Sorensen acquired the property 10 days later. On November 5, 1924, Edward D. & Margaret Carroll acquired the property and rented it to Herman & Pearl J. Osterkamp. Mr. Osterkamp was a car repairer with the Union Pacific Railroad; Dean & Effie Shannup also lived here. By 1928, Margaret E. & Edward D. Carroll were the resident owners. In 1940, Olive M. & William H. Snyder lived here. Mr. Snyder was a helper with the Colorado & Southern Railway. In 1945, Mary E. Rutherford, widow of Joseph J. Rutherford, rented here.

In 1948, Mary T. and Chris I. Martinez were the resident owners. Valentin Gutierrez lived here as early as 1963 and remains the resident owner as of 2018.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6080, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

14. **Builder/Contractor (If known):** Peter Hanson

Source (If known): Building Permit

15. **Original Owner:** William Hind

Source: Denver Assessor Records

16. **Original/Historic Uses:** Residence/Commercial

17. **Current Use:** Residential, 4 thru 8 units

18. **Historic Building/Structure Name (Typically first owner/occupant):** Hind

19. **Owner name and address (If different from street address):**

HOOPER, JILL HADLEY

2111 W 31ST AVE

DENVER, CO 80211-3812

HUNTS ADD B18 L29 & 30

20: **Historical background (Describe briefly history of property, important occupants, historic events, etc.):**

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On April 9, 1888, William Hind purchased lots 29, 30, 31 & S/2 of 32 Block 18, Hunt’s Addition. William’s wife, Jane S. Hind was grantee on a transaction on January 29, 1928, who at the same time also acquired lots 34 & the S/2 of 35, to the north of this building (1155-57 Lipan). The property was still owned by the Hind family, along with the Lillian Wildt family, until 1948, a period of 60 years.

In 1890, William Hind filed a building permit for a two-story brick store to cost \$4,000 when he was working as a mantelmaker for Halleck Lumber Co., and living next door at 1133 S. 10th (Lipan – demolished). In 1892, the city directory lists Mr. Hind living in the 1135 portion of this building. The 1893 city directory indicates that this building also housed Stuart S. Robinson, grocer; Peter J. Howard, salesman; Charles Moris, clerk; and Andrew Weber, laborer. William Hind was listed then as a stairbuilder for McPhee & McGinnity. In 1924, O.E. & Mary Finni operated a grocery here. In 1931 – 1940, Charles H. Hill had a grocery here.

In 1945, 1135 was listed as a “store room” while 1137 was listed as “Apartments”. In 1948, 1135 & 1137 were rented as apartments while 1139 was occupied by the *Hind Tin Shop*. In 1963 and 1974, only 1135 was listed and occupied by Al’s Plumbing & Heating and Johnson Plumbing & Heating. BD Partnership, LLP was the owner in 1999.

21. **Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?**

Yes

If yes, please list and describe attachments and sources: 5DV757, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known): H.D. Ward

Source (If known): Building Permit

15. Original Owner: William S. Hind

Source (If known): Grantee Records

16. Original/Historic Uses: Residence, duplex

17. Current Use: Residential tri-plex

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

DELMENDO, LOURDES A.

L 31 & S/2 OF L 32 BLK 18, Hunt's Add

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On April 9, 1888, William Hind purchased lots 29, 30, 31 & S/2 of 32 Block 18, Hunt's Addition. On lots 29& 30, William Hind built the commercial structure next door, at 1135-1139 Lipan in 1890. He was also grantee to a second transaction for these lots on January 6, 1904. Hind's wife, Jane S. Hind acquired these lots on January 29, 1928, and at the same time she also acquired lots 34 & the S/2 of 35, north of this property (1155-57 Lipan). The property was still owned by the Hind family, along with the Lillian Wildt family, until 1948, a period of 60 years.

In 1907, Joel Anderson, woodworker for J.P. Paulson resided here although no listing for 1145 Lipan could be located. In 1911, it was the home of Charles M. Wildt, a clerk for Donaldson & Howard Com Co. and later he was the proprietor of the C.M. Wildt Produce Co. who lived at 1244 Lipan.

In 1924, it was the home of Violet E. & Jallet W. Green; Mr Green was a fireman with the Denver & Rio Grande Western Railroad. In 1940, it was the home of Connie E. & Ross E. Johnson as well as Elizabeth E. & Godfrey Reha, who operated a grocery. Mr. Johnson was an employee of the Denver Sanitary Laundry.

In 1946, a series of quit claim deeds and a District Court decree named as owners: Charles M., Ellis and Charles M., Jr. Wilddt and Laverne Romaine. The Lillian Wildt family were part-owners of the property next door, 1135-1139 Lipan, until 1948. In 1945, unit 1141 was occupied by David E. & Hazel L. Romines and Ellis L. & Ruth C. Wildt. Unit 1145 was occupied by Charles M. and Leila Wildt.

In 1948, the property was acquired by Anna S. & Clarence Niswonger. The current owner, Lourdes A. Delmendos, has owned the property since at least 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6081, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1149 Lipan
3. **Date of Construction:** 1903 **Source (If different from assessor):** Building Permit

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Foursquare
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 2-story, 1980sqft., hipped roof dwelling with overhanging eaves, raised foundation & hipped roof front dormer with two small boarded windows; brick sill courses on 1st & 2nd story front façade. A partial-width, projecting hipped roof porch has Doric columns with no balustrade on a concrete pad sheltering the off-center entrance with segmental arched lintel & one of the two 1st story windows, which are 1/1 double-hung vinyl with segmental arched lintels of molded brick & rock-faced stone sills while the 2nd story has three evenly spaced segmental arched 1/1 double-hung vinyl windows & rock-faced stone sills.

7a. **Distinctive Features:** Arched openings, porch column and roof, offset entrance

8. **Construction History (Dates of major additions, alterations, demolitions):** 1-story brick rear addition with segmental arches over doors & windows. Rear porch now enclosed & stuccoed; new paneled entrance door, original sash & transom parlor 1st story windows replaced with double-hung sash style. Painted masonry. **Source:** 5DV5464 (was 5DV6082, 1999)

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Half-round concrete steps lead from raised porch to concrete walkway flush with sidewalk. 3' chainlink fence surrounds grass yard.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Newer detached 2-car garage.

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known): H.D. Ward

Source (If known): Building Permit

15. Original Owner: Sarah McGregor

Source (If known): Building Permit

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): McGregor/Hartman

19. Owner name and address (If different from street address):

Stephen K. Chang & Jill A. Fattor

HUNTS ADD B18 L33 & N/2 OF L32

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1903 Sarah McGregor filed a building permit for a brick residence to cost \$2,000. H.D. Ward was the builder. In 1905, John McGregor, a laborer, was listed as the resident of 1149 s 10th (Lipan). Also living here in 1905 was Miss Nellie Brown, who was a buyer for "Three Rules" and lived here at least through 1911, when she was listed as a roomer. On July 9, 1906, Mary McGregor Baird was the grantee on a transaction for this property.

In 1922, Fred Hartman acquired the property as the grantee on a warranty deed. The city directories between 1924 – 1963 listed Minnie E. Hartman, with Fred Hartman until 1948, as the home's occupants. Mr. Hartman was a salesman with the Smith-Brooks Printing Company. Also living here in 1945 is William H. Snyder.

In 1974, Frances Roybal lived here and in 1999, the resident owner was Georgia Carrillo.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV5464 (was 5DV6082, 1999)

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Denver Housing Authority

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

HOUSING AUTHORITY OF Denver

PO BOX 40305

DENVER, CO 80204-0305

LOT 34 & S 1/2 OF LOT 35 BLK
18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s.

In 1916, Robert McAfee acquired the lots then in 1923, William Hind acquired them from Anna M. Tammany. In 1928, Hind's wife Jane S. Hind, acquired these lots. William Hind was also owner and builder of 1135-1139 Lipan, a few doors to the south. William F. Hind and Lillian J. Wildt shared ownership of these lots from 1936/1937 at least through 1950.

The first listing found for this address is for Joe A. Rodriguez at 1157 in 1974.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation 2017



Photo: East elevation, view SW 1999

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1165 Lipan
3. **Date of Construction:** Pre-1873 **Source:** 1873 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Dutch Colonial Revival
5. **Primary Exterior Wall Material(s):** Stuccoed Frame
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 ½ stories, 1889 sqft., rectangular flat topped hip roof dwelling with centered, intersecting front gable with overhanging eaves. Front gable face has paired 1/1 double-hung vinyl sash windows with shared wood surround. Projecting, hipped roof front porch centered over entrance of non-historic door with full-height column supports and stick balustrade at the southern end of porch extension with wood porch deck and steps on concrete foundation. Flanking the centered entrance are paired 1/1-light double-hung vinyl sash windows trimmed in wood. Projecting stucco lintel-level soldier course. Enclosed projecting extension on north façade.

7a. **Distinctive Features:** Porch

8. **Construction History:** Asphalt siding added prior to 1999, now exterior walls are stuccoed. North porch enclosed. 1-story rear addition along west façade with shed roof. **Source:** 5DV6083, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk. Yard surrounded by chainlink fence.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Newer detached garage & shed.

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018
12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Edwin H. Kellogg

Source (If known): 1873 City Directory

16. Original/Historic Uses: Residence

1878 Willitts Farm Map

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Kellogg / Ahlstead

19. Owner name and address (If different from street address):

SPRAGUE,CHRISTINE L

L 36 & 37 & N 1/2 OF LT 35 &
S 5 FT OF LT 38 BLK 18 HUNTS
ADD

KEOUGH,DAVID S

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On October 2, 1876, Mary Kellogg (relation to Edwin H. Kellogg) was conveyed lots 35 and 36 of Block 18, Hunt’s Addition that is now addressed 1165 Lipan. No further record of Mary Kellogg was located. Edwin H. Kellogg may have arrived in Denver in 1859, perhaps with his sister and brother-in-law, Ellen Kellogg Hunt & AC Hunt, however, he is not included in the 59er’s list and no definitive record could be located of when he arrived in Denver. He is first listed in city directories in 1866. In 1868, Kellogg was a witness to the Ute Treaty signed by AC Hunt as Colorado’s 4th Territorial Governor. This was a very important treaty for the Ute nation as it was the first to give land and water rights to an indigineous tribe.

E.H. Kellogg’s profession was as a cartographer, civil engineer and surveyor. In 1869, he was commissioned to survey the San Luis Valley for the U.S. government (RMN....) Kellogg is credited with mapping Denver, Arapahoe County in 1872 with J.B. Bonsall. The 1873 City Directory lists Kellogg’s residence as “Cheyenne avenue (later So. Ninth, now Mariposa), between Olive (now W. 13th Avenue and Deer (now W. 11th Avenue) West Denver. Between 1875 & 1880, his residence is usually listed as “Pine, corner of 10th” (today this is W. 12th Avenue, corner of Lipan), the approximate location of today’s 1165 Lipan. In 1877, Kellogg was elected Arapahoe County Surveyor (Smiley:540). At this time his residence is listed as “Hunt’s Addition, southwest limits” along with Mrs. A.E. Kellogg (his and Ellen Hunt’s mother). An 1878 Willetts Farm map, depicts only two residences south of Colfax -- AC Hunt’s homestead, now Lincoln Park, and Kellogg’s, at the approximate location of 1165 Lipan. In 1882, Kellogg was serving as Denver’s City Engineer, when both the City Hall and the Arapahoe County Courthouse were under construction. According to the 1887 City Directory, Kellogg is continued living at what is addressed as “1165 So. Tenth” (Lipan). Denver Assessor records provide an 1886 date for the construction of this home. The 1887 Robinson map depicts a dwelling at this address. In the 1892 Ballenger City Directory E.H. Kellogg, still a civil engineer, is now living at 1261 Venice (now Emerson Street). See more on page 3.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?

Yes

If yes, please list and describe attachments and sources: 5DV6083, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

20: Historical background (continued)

The 1893 City Directory lists this as the home of Edwin S. Hall, no occupation given, as well as George Kesson, a painter. In 1909, lots 36 through 40, and the north half of lot 35 were conveyed to Anton Geeck. Nellie Richards acquired lots 36, 37 & the north half of lot 35 on December 8, 1919 that were conveyed to August A. Ahlstead on December 8, 1922, plus the south 5' of lot 38 conveyed by Anton Geeck.

The 1924-1948 directories list August A. and Mary Ahlstead as the home's resident owners. Mr. Ahlstead was a laborer. In 1963, Catalina Cisneros lived here and the property was not listed in 1974. In 1999, the property was owned by Leonora J. Jacobs who lived elsewhere.

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation



Photo: North elevation, view SW

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1175 Lipan
3. **Date of Construction:** 1928 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Bungalow
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 1170 sqft., side gable with front stucco-faced attic gable, prominent brick front porch with shallow shed roof, brick piers & solid balustrade, concrete porch floor & steps, overhanging eaves. Light brick walls with contrasting brick foundation, balustrade caps & window sills. Original wood windows with metal screens/storms; newer entry door.

7a. **Distinctive Features:** Decorative brickwork

8. **Construction History (Dates of major additions, alterations, demolitions):** No major additions, fiberglass & wrought iron awnings over windows & west facade. **Source:** 5DV6084, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk; chainlink fence along east & south property lines; original 3' wrought iron fence along north property line.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** None

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018
12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Colomino

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Colomino/Benavidez

19. Owner name and address (If different from street address):

C & R LIMITED LIABILITY

PO BOX 40417

DENVER, CO 80204

L 39 & 40 & N 20 FT OF L 38

BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1909, lots 36 through 40, and the north half of lot 35 were conveyed to Anton Geeck. On April 13, 1923, M.J. VanHousen acquired these lots and conveyed them to F.D. Harris six months later on December 1, 1923, who in turn, conveyed them to David L. Alstatt two weeks later on December 15.

In 1926, Joe & Carmine Calomino acquired these lots and by 1928, this was the home of Joseph and Jennie Colomino. In 1931, the home was shared with Carl and Marion E. Colomino who were conveyed the property in August 1940. Mr. Carl Calomino worked as a representative for Fontinus Shoe Company. In August 1943, the property was acquired by Andrew J. & Esther C. Bathaur, who lived here until October 1945 when the property was acquired by Harold W. & Pearl Plue. The Plue's sold the property in 1947 to Pete & Adele Garcia, who resided here at least through 1963.

In 1973-1974, this was the home of Waldo and Betty Benavidez when Betty was elected as Colorado's first Latina in the Legislature, as a State Representative (1971-1974). It has been said that "nothing is ever done by just one person, except Betty," who was born and raised on the West Side. Betty's first husband was a decendent of one of the first two Spanish surnamed representatives (Barela) to serve in Colorado's First Territorial Legislature in 1861. **See page 3 for more history.**

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6084, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

20: Historical background (continued)

Waldo Benavidez, Betty's second husband, was called the "conscience" of the West Side. Waldo spearheaded the organization of the *West Side Coalition*, which at one time, served as an umbrella for 136 organizations serving the population living on the West Side. The West Side Coalition, with the help of other organizations like the American GI Forum, the West Side Improvement Association and members of the West Side Action Council (a program of the War on Poverty), the neighbors worked to keep the Byers Branch Library open, keep pornographic theaters off Santa Fe, prevented the Greyhound Bus terminal from moving to West Colfax, resisted a City effort to convert 11th and 12th Avenues to one-way street couplet, spearheaded downzoning effort that (alho it failed, thwarted the redevelopment of this predominantly 19th Century single-family residences. Under Waldo's leadership, student housing for the new Auraria Higher Education Center was prevented from drifting south of West Colfax Avenue, Lincoln Park was cleaned up, West Side residents and other Chicanos began to be elected to the Colorado Legislature, and a parking permit system for West Denver residents living south of West Colfax Avenue was instituted that has remained in effect 45 years later.

City and County of Denver –
Historic District Nomination Individual Property Inventory Form



East façade, view to west, 2017



East and south façade, view to northwest, 1999

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
- 2. Building/Structure Street Address:** 1203-1207 Lipan
- 3. Date of Construction:** 1881 **Source:** 1881 City Directory

ARCHITECTURAL:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
- 5. Primary Exterior Wall Material(s):** Brick, Stone, Wood
- 6. Primary Exterior Roof Material(s):** Asphalt

7. General Architectural Description: 2-story brick , 2604 sq ft, hipped roof with overhanging bracketed eaves, coarse, rock foundation; projecting full-width, flat-roofed porch with original chamfered square columns and trim. Two tall, narrow 1/1-light, double-hung vinyl sash windows with hooded surrounds & stone sills are flanked by two entrances with newer doors. Second story windows flank a single glazed & wood paneled door with transom & new metal horizontal balcony railing. South façade has 2-story bay with beveled walls.

7a. Distinctive Features: Porch, decorative window hoods, cornice and decorative brackets, side porch

8. Construction History: Converted to duplex by 1928; original address of 1207 Lipan; painted & stuccoed masonry
Source: 5DV6085, 1999

9. Landscape or Special Setting Features: Walkway flush with sidewalk; yard surrounded by chain-link fence. Entrances have metal security screen doors.

10. Associated existing buildings, features, or objects: Duplex constructed in 1911 on west 42 feet of lot 21 and 22 addressed as 1115-1119 West 12th Avenue (same owner as this residence).

RECORDING INFORMATION:

11. Date Form Completed: March 2018

12. Completed by: Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

CONTRIBUTING

NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Nathaniel W. Sample

Source: 1881 Corbett & Ballenger City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence, now a duplex

18. Historic Building/Structure Name (Typically first owner/occupant): Sample/Pollock

19. Owner name and address (If different from street address):

MOON, MATTHEW S
1230 S CLAYTON ST
DENVER, CO 80210-2015

L 21 & 22 EXC W 43.2FT BLK 15
HUNTS ADD

20. Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On February 19, 1877, he conveyed lots 21 and 22 to John Maxey. In 1881, Nathaniel W. Sample purchased these lots and built his home. Denver Assessor records indicate a construction date of 1888 although a masonry dwelling is depicted on the 1887 Robinson map and the 1881 City Directory indicates that Mr. Sample had moved to this property.

Mr. Sample was General Superintendent of the Denver & Rio Grande railroad. He was described as "a skillful mechanic and gallant soldier." He was born in Lancaster County, Pa., in 1843. At the age of 16 he went to work for the Baldwin Locomotive works of Pennsylvania, where he gained the skills of a master railroad mechanic. He served as a Union soldier during the Civil War. In 1871, he accepted the position of foreman of the Denver & Rio Grande (DxRG) machine shops, bringing with him the first three engines used by that railroad. He was employed in the original machine shops of the D&RG, and in 1876, he became Master Mechanic of D&RG's railroad shops erected at Burnham. In 1880, he became superintendent of machinery.

In 1881, Sample moved to a new home at "10th, nw cor Pine" and was elected to City Council in 1882, serving a two-year term. Sample also served as the first President of the Burnham Library Association. In 1885, Sample was elected to the School Board for District #2 along with his co-worker and former neighbor, James R. Groves. Sample was also associated with the Burnham Church. In 1888 he was appointed superintendent of the D&RGW and in 1890 superintendent of machinery of the DRGS. In 1892 he was appointed general superintendent of the entire D&RG system, embracing more than 1,600 miles of standard and narrow gauge. The 1893 city directory lists Sample still living at 1207 S. Tenth with Miss Florence E. Austin, who worked as a teacher at Central School, which was one block south of this residence.

-see below-

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV8072, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

20. Historical background (continued)

Also from the 1881 through 1883, the city directories listed Charles E. Smith as a resident here. He was a clerk for the DxRG who boarded at 292 s 10th (1227 Lipan – demolished) in 1884.

On November 26, 1897, Christiana Pollock acquired this property. The Pollock family lived in Sample's house until the early 1920s. The 1900 City Directory lists the Pollock family as the residents: Alexander, occupation of hay and feed at 743 West Colfax; Miss Eliza Pollock, cashier for Ordway, Snow & Addition; and Miss Emma E. Pollock, teacher at Sheridan School.

In 1911, they constructed a duplex on the western 43 feet of lots 21 and 22 (1115-1119 W. 12th Avenue). In March 1917, the parcel was conveyed to Alexander Pollock. Between 1915 and 1920, Sample's house was converted to two units with Alexander and Miss Emma Pollock residing at 1203 Lipan while Mrs. Lena Haley resided at 1207 Lipan in 1920.

W.S. (William Sherman) Moore acquired this property on January 8, 1921 and lived at 1207 with his wife, Elizabeth L. Moore through 1940. Mr. Moore was associated with an express business.

May and Ben Judelovitz acquired the property in September 1941, with Ben's half interest sold to Hyman & Lucille Suson in August 1944. From 1945 to 1948, Fred J. and Mary E. Ward were the resident owners living in 1207 and rented unit 1203 to Mrs. Beatrice E. Daniels. In 1963, Alfred Lovato was residing at 1207 Lipan. In 1974, Simonita Madril lived at 1203 and Jesse Juarez lived at 1207 Lipan.

The master property record indicates that both structures on lots 21 and 22 were owned as one parcel until 1980, when Reynolds D. Stanley and Raymond G. March, from Boulder, owned Sample's house. The Carney family acquired Sample's house in 1983. In 1999, the resident owner of 1203-1207 N. Lipan was Peter Mark Marcinkowski.

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1208 Lipan
3. **Date of Construction** 1881 **Source:** 1881 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Pebble dashed stucco cladding with concrete foundation
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 774 sqft., stuccoed front gable with wood triangular vent at peak; overhanging eaves; tall narrow 1/1, double-hung vinyl windows with original architrave lintels flank the centered newer front wood door with transom above; projecting, Craftsman-inspired full-width gable roofed porch with exposed rafters, stucco & half-timbering in gable end, & tapered stuccoed pier supports and solid balustrade.

7a. **Distinctive Features:** Door transom, Craftsman porch, stucco,

8. **Construction History (Dates of major additions, alterations, demolitions):** Façade and porch stuccoed with pebble-dash. Non-historic porch alteration with Craftsman-inspired gable detailing. Metal screen/storm door.
Source: 5DV6086, 1999

9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk. Grass yard surrounded with chainlink fencing.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:**

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source:

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

Angerman/Evenson

19. Owner name and address (If different from street address):

ABELA, MARIO

L 18 & N 1/2 OF THE W 110 FT

ABELA, TRACEY

OF L 19 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Although the Denver Assessor record indicates a construction date of 1890, the first listing found for 299 s 10th (now 1208 Lipan) was 1881 when Marion G. Wilson had moved to this residence. He was the proprietor of a feedstore *M.G. Wilson* that also sold coal, wood and hay operating on Larimer Street. He shared the residence with Smith Wilson, a driver for the store. In 1882, no listing was found for M.G. Wilson but Smith Wilson had moved to Glenarm Street

Residing at 299 s 10th in 1882 were Charles W. Stone, Fred A. Taylor, a helper with Denver & Rio Grande Railroad and M.B. Taylor, a laborer. In 1883, James Pollock, a gardener was the resident while no listing was found for any resident in 1884. In 1885, Daniel P. Ford, a stonecutter, resided here. The 1886 and 1887 City Directories indicate Mathias Roos was the resident. By 1893, the directory listed Mrs. Frances A. Oakes and Willard A. Oakes, a druggist, at this address.

Grantee records indicate that Charles Fred Angerman acquired the property on July 26, 1897 with a second transaction noted on March 15, 1913. The 1899 city directory lists Charles F. Angerman as a harnessmaker with a shop at 1136 Larimer. The Angerman family resided here through 1945 with Agnes M. Angerman listed then as a widow. During this time, Mr. Angerman changed careers to eventually work as an electrician with Edwards Electric Company.

In 1948, the resident owners were Verda I. and Warner M. Evenson. Mrs. Evenson was the owner/resident through 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6086, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation, 2017

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1209- 1215 Lipan
3. **Date of Construction** 1889

Source (If different from assessor):

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Duplex with Romanesque details
5. **Primary Exterior Wall Material(s):** Brick, Stone
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 2 story, 3963 sqft, 12 bedroom/4 bath duplex has original wood windows that are 1/1 double-hung that on the 1st story are large Richardsonian Romanesque arched style & 2nd story has rectangular windows with arched transoms, all with brick courses at sill level. Two story central projecting bay on front (east) facade with angled side walls & stone courses under eaves; stone water table & raised mostly rhyolite foundation. Entrance doors sited in the angled side walls are paneled wood & glazed with rectangular transoms & thick stone lintels. 1st story tall, narrow windows sit on central bay, ornamented with spandrels panels & paneled crowns with decorative keystone and brickwork while 2nd story windows are small & square, also ornamented with spandrels panels.

7a. **Distinctive Features:** ornamental spandrel panels, arched openings, stone lines, over hanging eaves, door and window transoms, decorative brick work

8: **Construction History:** Painted masonry , unknown; non-historic small wood deck & steps at entrances. Two rear 1-story brick additions with original windows with segmental arches and stone sills. **Source:** 5DV6087, 1999

9: **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Walkway flush with sidewalk, chainlink fence surrounds grass yard

10: **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** None

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018

12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

CONTRIBUTING

NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: William W. Hall

Source (If known): 1890 City Directory

16. Original/Historic Uses: Residence, duplex

17. Current Use: Residence, duplex

18. Historic Building/Structure Name (Typically first owner/occupant): Hall

19. Owner name and address (If different from street address):

COTTLE, MICHAEL J.

12101 E 2ND AVE 203

AURORA, CO 80011

HUNTS ADD B15 L23 & 24

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1890, William W. Hall, an engineer for the Union Pacific Railway was the first resident listed living at 1209 Lipan. Between 1884 and 1889, he resided at 3 different residences on Lipan Street (254 S. 10th (1323 Lipan) in 1884; 292 S. 10th (1227 Lipan- now demolished) in 1885; in 1886, he lived with Mrs. Mary S. Hall along with 6 other residents; and between 1887 and 1889, he resided at 1103 S. 10th (Lipan). In 1893, in unit one (1209?) was Willis J. Cooper, of the W.J. Cooper & Company, druggist and Lucian A. Cooper, an apprentice with Denver & Rio Grande Railroad. Living in 2nd unit were William Thompson, a carpenter and James S. Thompson, a student.

In 1914, Jessie Duff Thompson et al, were grantees on a transaction regarding these lots. In 1924, this was the home of Arthur C. & Mabel Beck; Mr. Beck was a warehouseman with Morey Mercantile Co. Also living here were Margaret B. & Christian J. Schaefer; he was affiliated with Schaefer Dye Works. In 1928 and 1929, they were the only residents listed here, in 1209 Lipan. Unit 1215 is vacant in 1928 and 1928. In these same years, the Schaefer's were also listed as the owners/residents next door at 1219 Lipan.

In 1936, George Heinrich and S.A. Snyder were grantees on two transactions regarding these lots and conveyed to Mary I. Snyder by court decree in 1939. In 1940 & 1948, Eugene Mikesell, a driver with North Denver Transport and Mary Mikesell occupied 1209. In 1945, Mrs. Lena Hubschman rented unit 1209; Jess L. & Etta M. Starks rented unit 1213; and in unit 1215, the renters were Hannah & Isaac Runyan who remained through 1948. Also in 1948, Ernest B.E. & Inez M. Snyder lived in 1211.

In 1963: in 1209 was M.M. Churchill; in 1211 was Ludwig Huegel; and in 1213 was Tito Anaya. In 1974, only 1209 was occupied by Patsy Fresquez. In 1999, Michael J. Cottle was the resident owner who lived in 1209 and remains the current owner.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6087, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation, 2017

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1212 Lipan
3. **Date of Construction** 1885 **Source:** 1885 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. **Primary Exterior Wall Material(s):** Wood & vinyl lap siding
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 785 sqft, largely intact front gable clad with narrow wood lap siding while 1st story has vinyl siding & overhanging eaves; tall narrow 1/1, double-hung vinyl windows with architrave trim sit north of the off set new front door topped by original transom with the address lettered in glazing & a decorative screen door sheltered by a full-width front porch with shed roof & original wood turned spindle supports, decorative cut out brackets & new wood railing. On south façade are two tall narrow 1/1, double-hung vinyl windows with architrave trim.

7a. **Distinctive Features:** Porch, door transom

8. **Construction History (Dates of major additions, alterations, demolitions):** Windows & door replaced. Porch balustrade & flooring non original as is front door & screen. **Source (If known):** SDV 6088, 1999

9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk, grass yard surrounded by chainlink fencing

10. **Associated existing buildings, features, or objects:** None

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Michael G. Ruppert

Source: 1885 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Ruppert/Wachter/Mayoral

19. Owner name and address (If different from street address):

FRANSIOLI, FRANK F &
MCGINNITY, EILEEN S

LOT 17 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On February 4, 1884, Anita A. Webb conveyed this lot to Henry Cole who owned numerous other lots in Hunt's Addition. On April 12th that year, he conveyed the lot to M.G. Ruppert, a lawyer. In 1885, Michael G. Ruppert moved from 502 Lawrence to "297 S. 10th", which became 1212 Lipan although the Denver Assessor record indicates a construction date of 1890. Michael Ruppert lived here at least through 1888. By 1889, Mr. Ruppert had become a deputy sheriff and had moved to 853 11th.

The 1892 the City Directory lists Joseph Wachter, an expressman, residing here while the following year the 1893 directory shows that Mrs. Annie Ruppert lived here as well as Joseph Wachter. On July 14, 1910, Joseph J. Wachter was the grantee on a transaction on this property and the 1924 city directory listed Joseph J. and Margaret G. Wachter the house's occupants (son?). In 1931, Margaret Wachter, now a widow, was the resident owner who remained here at least through 1948.

In 1963, E.M. Mayoral was the resident and in 1999, the resident owner was Rosella C. Mayoral.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV 6088, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1216 Lipan
3. **Date of Construction** 2000 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** New construction
5. **Primary Exterior Wall Material(s):** Vinyl siding
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1 story, 1780 sqft, front gable, square 1/1 vinyl windows, vinyl lap siding, panel metal front door with half glazing; projecting covered 2nd story deck with half glazing metal panel door, cedar railing & pickets above front porch supported by 3 square wood piers with cedar decking, steps, railing & square spindles.

8. **Construction History (Dates of major additions, alterations, demolitions):** No major additions
Source (If known):

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk. Grass yard surrounded by 3' cedar fencing of flat pickets

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses:

17. Current Use:

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

LOGAN, MARC M

L 16 BLK 14 HUNTS ADD

20. Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Original structure demolished.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1219 Lipan
3. **Date of Construction** 1889 **Source (If different from assessor):** Building Permit

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, largely intact, 1405 sqft., brick front gable with overhanging eaves, tall narrow 1/1, double-hung vinyl windows projecting full-width front porch with hipped roof supported by square, fluted, chamfered columns with capitals and bases. Cut and sawn spandrels with arched undersides, star cut-outs, pilaster-like brackets, dental trim frieze; transom over off-centered front door of half glazing and wood panels & metal storm door. Brick on east façade embellished with water table course and dog tooth pattern at frieze. Small, 1/1 square, double hung vinyl window in front gable face with architrave trim.

7a. **Distinctive Features:** Door transom, dog tooth string course,

8. **Construction History (Dates of major additions, alterations, demolitions):** Masonry painted, new windows & front door
Source: 5DV6089, 1999

9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk 3' flat picket wood fence surrounding grass yard.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached brick garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: W. H. Doll

Source: Building Permit

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Doll /Schaefer

19. Owner name and address (If different from street address):

HILL, TRAVIS J.

HUNTS ADD B15 L25

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. A building permit was taken out by W.H. Doll in 1889 for a one-story brick dwelling costing \$1700 although the Denver Assessor record indicates a construction date of 1890. The 1891 City Directory lists Oliver J. Carlson, a carpenter with the Denver & Rio Grande railroad residing here with James W. Reynolds, a telephone operator for the Union Pacific Railway. Carlson was joined by James G. Shields, an engineer as a resident in 1893.

On January 25, 1912, W.T. Ravenscroft was the grantee on a transaction on this lot. In 1923, Christ Jacob Schaefer was granted a deed to this property. Between 1924 and 1948, city directories list Christian J. and Marie Schaefer as resident owners. Mr. Schaefer was affiliated with Schaefer Dye Works. The Schaefer's are also listed as living next door during these years, at 1209 Lipan.

In 1974, Marie Olgin lived here. In 1999, the resident owner was Pedro Salas-Serrano.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6089, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

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Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1220 Lipan
3. Date of Construction 1880 **Source:** 1880 Census

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. Primary Exterior Wall Material(s): Wood frame Stucco
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 749 sqft., front gable with overhanging eaves, one tall narrow 1/1, double-hung vinyl window to north of centered metal clad front door. South of door is modern tripartite window. Projecting full-width front porch with hip roof with original slender, square, chamfered columns, decorative brackets & spandrels with star-shaped cut outs; new wood railing, transom over with decorative screen door.

7a. Distinctive Features: Porch

8: Construction History (Dates of major additions, alterations, demolitions): Frame cladding stuccoed, new windows, one remodeled window opening and new front door. **Source:** 5DV6090, 1999

9: Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway flush with sidewalk with chainlink fence surrounding grass yard.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source:

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Moore

19. Owner name and address (If different from street address):

HERR, ERIC &

L 15 BLK 14 HUNTS ADD

LAMBOY, JENNIFER

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. The 1880 Census listed "B.F. Moore as residing at "243 s 10th", which is likely an error and should have been 293 s 10th, which became 1220 Lipan, because Benjamin F. Moore was listed in the 1881 city directory as living at 293 s 10th with an occupation of mining. Listed in the household were also Mary A. Moore, Mary A. Moore (daughter), Mary E. Moore and John Moore. In 1882, Benjamin Moore was listed as living at 609 Arapahoe and working as a clerk for J. Holtzman.

After B.F. Moore moved, the following men were listed in the city directories as residing at 293 s 10th (1220 Lipan):

1882: Charles M. Day, draughtsman, Denver & Rio Grande Railway; 1883: Joseph W. Coughenour; 1884-1885: George W. Ridgway, engineer, DxRG; and 1886: Andrew J. Johnson. The 1887 City Directory lists Samuel G. Champlin, laborer living here, who by 1893 was a conductor for the Union Pacific railway.

On September 13, 1906, Auguste Zacheis acquired lots 14 and 15 in Block 14. In 1924, it was the home of John R. McCluskey, a foreman with Western Steel Products Company and Mayme McCluskey. In 1931, it was the home of Floyd B. and Ruth L. Reese. Elsa O. Seerie and Marie Rea acquired these lots in 1934, which were conveyed to L.A. Messner in June 1946.

A few weeks later, on July 15, 1946, E.D. Overlin acquired this property, on lot 15. He had been residing here with his wife Vievea since 1940 and remained here at least through 1948. Frank Lopez lived here in 1963 and in 1999, William Lee Dominguez owned this property.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6090, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1223 Lipan
3. **Date of Construction** 1885 **Source:** 1885 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Masonry, stucco clad
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 798 sqft., stuccoed front gable with one, tall, narrow single-light fixed window with hood mold surround and overhanging eaves; full-width projecting, Craftsman-inspired front porch with gable roof & open trusses, stuccoed pier supports and no balustrade. New metal clad, off centered, front door of 9-lights over half panel. Small fixed glazing window in gable face with thick stucco arch surround.

7a. **Distinctive Features:** Arched window in gable face

8. **Construction History (Dates of major additions, alterations, demolitions):** Porch altered. Thick stucco cladding obscures original front door transom and U-shape hood molds over door and windows. **Source:** 5DV6091, 1999

9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk. 3' flat-slatted wood fencing surrounds grass yard.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Shed

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Gustave Bartels

Source: Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Ridgeway/Heffron

19. Owner name and address (If different from street address):

PHILLIPPS, RALPH J JR

L 26 & S 1/2 OF L 27 BLK 15
HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In February 1881, Fred Federlin conveyed Lot 26, Block 15 to Gustave Bartels. In 1884, George W. Ridgeway, an engineer for Denver & Rio Grande Railway was listed as residing at 293 s 10th (now 1220 Lipan), which may have been an error because in 1885, Ridgeway was listed living across the street, at 294 s. 10th (1223 Lipan). This is the first listing found for this address although the City Assessor records indicate a construction date of 1891.

In 1886, Edward Heffron, who operated a barber shop at 1028 15th, moved into "294 s 10th". By 1893, his barber shop had moved to 1104 Santa Fe. In 1911, lot 26 was convey to Hulda Krueger and in 1917 she was grantee on a warranty deed for the south half of lot 27, which in 1902 had been owned by the Peniel Trust Association. In 1920, the property was conveyed to Rose Sackowitz. In 1924, this was the home of Gertrude Sachs, widow of Maurice. By 1928, it was owned and the home of Martin & Rosie Sanders. In 1934, The Realty Syndicate Inc., acquired the property.

Beginning in 1941, Mason and Nina Clark rented here but in 1946, they acquired the residence and remained here at least through 1948. No listing could be found for this address in either 1963 or 1974. In 1999, the property was owned by Rainbow Properties Co.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6091, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1226-1228 Lipan
3. Date of Construction 1890 **Source:** Building Permit

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 2 story, 2118 sqft., rectangular brick duplex with flat roof stepped down toward rear. Projected, heavily ornamented cornice with corner brackets (north one has finial), paneling, bracketed eaves, sawtooth and dentil moldings. Brick courses at sill & lintel level. Foundation covered with concrete. Projecting, hip roof porch supported by 3 metal piers and engaged wood spindles visible on both porch ends atop concrete deck. Metal porch railing at north end. Side-by-side, off-center entrances at south end with wood paneled & glazed doors, transoms, and segmental arched lintels. Two tall, narrow, 1/1 double-hung sash wood windows with segmental arches, dogtooth brick lintels, & rock-faced stone sills on 1st story. Two similar windows on upper story with dogtooth lintels but with brick soldier course & sills sit in the north 2/3rds of façade with a single door to the south with segmental arched lintel centered above 1st story entrances.

7a. Distinctive Features: Cornice, door transoms, arched openings, dog tooth string course

8: Construction History (Dates of major additions, alterations, demolitions): Aluminum storm/screen window/doors added; 2nd story balcony railing removed. **Source (if known):**

9: Landscape or Special Setting Features : Concrete walkway one step up from sidewalk with historic wrought iron fence along sidewalk. Painted 6' wood slate fencing at north end of façade parallel to street.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Daniel Himmelheber

Source: Building Permit

16. Original/Historic Uses: Residence (duplex)

17. Current Use: Residence (duplex)

18. Historic Building/Structure Name (Typically first owner/occupant): Himmelheger/Hagemann

19. Owner name and address (If different from street address):

BLANNING, WILLIAM F & NANCY L

HUNTS ADD B14 L13 & 14

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1890, Daniel Himmelheber, a carpenter, took out a building permit for a two-story brick dwelling on this lot to cost \$3,000, after which, he continued to live on South Water Street.

In 1893, the city directory listed James Carson, a stoncutter, and Walker S. Mitchell, a brakeman for the Denver & Rio Grande railroad as the building's residents. In 1900, Philip Radke, a laborer for Neef Brothers Brewing Co., resided here. In September 1906, Auguste Zacheis acquired lots 14 and 15, which were conveyed to Elsa O. Seerie via quit claim in 1934. Between 1924 and 1945, Gustave and Martha J. Hagemann lived at 1226; he worked as a painter. In 1929, Fred and Ada B. Romero rented 1228 Lipan and in 1945, Arnold H. and Nathell Willingham rented here.

In 1946, L.A. Messner acquired lot 14, which 3 weeks later was conveyed to Mary S. Zinns. In August that same year, L.A. Messner acquired lot 13. In January of 1947, Henry A. & Irene M. Henshaw acquired lot 14 from Mary Zinns, without a title and, in September 1947, Pantalion & Caroline Martinez were grantees on a deed for lot 13. By November that year, 4 other transactions between lots 13 and 14 transpired with Rupert D. Armijo owning lot 13 and Jean I. & Glen O. Sparks owning lot 14.

In 1948, the Sparks' were the resident owners of 1226 and Rupert Armijo was the resident owner of 1228. Since before 1999, Nancy L. and William F. Blanning have been the property's owners residing in 1226 Lipan.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: Source: 5DV6092, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

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Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1229 Lipan
3. Date of Construction 1923 **Source (If different from assessor):** 1923 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable Bungalow with Craftsman details
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt
- 7. General Architectural Description:** 1 story, 1092 sqft., clipped front gable with overhanging eaves & exposed rafters, (Craftsman details). Brick front porch inset under eaves has stucco & half-timbering in gable end, thick brick piers & solid brick balustrade, concrete stairs with brick side walls & stone trim. Center entrance flanked by two square single-light windows with brick sills.

7a. Distinctive Features: Porch, clipped gable

8. Construction History (Dates of major additions, alterations, demolitions): No major additions; windows covered with security bars and metal storm door added. **Source (If known):** 5DV5834, 1999

9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway flush with sidewalk; grass yard surrounded by chainlink fencing.

10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: None

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Luther F. Alstatt

Source (If known): City Directories

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Alstatt / Rivera

19. Owner name and address (If different from street address):

Maria Louisa Rivera (death cert 1/30/2018)

HUNTS ADD B15 L28 & N/2 OF L27

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1902, these lots were owned by The Peniel Trust Association. In November 1917, the lots were conveyed to Minnie Gajefsky and in January 1919, Luther F. Alstatt acquired the lots.

City directories beginning in 1923 list this as the home of Luther F. and Stella A. Alstatt although City Assessor records indicate a construction date of 1926. Mr. Alstatt worked in an ice house. Before moving here, Luther Alstatt had lived at 1255 Lipan. In 1929, Stella Alstatt was listed as a widow who lived here (1229 Lipan) for 50 years, through 1974. Also in 1945, Vatrice L. & Lillie M. Swerling were listed as renting 1229 ½ Lipan.

In 1999, it was owned and the residence of Herman Gilbert & Maria Rivera. Mrs. Rivera passed away early in 2018.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV5834, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

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Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1232 Lipan
3. **Date of Construction** After 1893 **Source (If different from assessor):** City Directories

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 1009 sqft., pyramidal hipped roof with projecting front gable with eave returns on raised foundation; gable clad with fishscale painted shingles with small rectangular single light window with architrave trim. Projecting partial-width front porch with shed roof & pediment over the entrance, spindled frieze and spindle supports with brackets on concrete base. Porch concrete base extended full-width of façade. Large 1/1 segmental arched parlor vinyl window on main facade.

7a. **Distinctive Features:** Cornice returns, porch, stone sill

8. **Construction History:** Painted brick; window replacement. No major additions **Source (If known):** 5DV6093, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Sandstone walkway flush with sidewalk. Grass yard fenced with historic 3' wrought iron along sidewalk with 4' wood slate fencing on south property line.

10. **Associated existing buildings, features, or objects:** Shed

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Kraemer/Plank

19. Owner name and address (If different from street address):

ABOUD, LAUREN

L 12 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Denver Assessor records indicate a construction date of 1886, however, no dwelling is depicted on the 1887 Robinson map nor is there a listing for this address found before 1899 when Jacob H. Kraemer, apprentice for the Denver & Rio Grande Railroad, and Peter J. Kraemer, carpenter also for DxRG, were listed as living at 1232 s 10th (Lipan).

Isador Bock was the grantee on a transaction for lot 12 on June 16, 1911. In 1922, Grace A. Plank was the grantee on a warranty deed for this property. In 1924, Laura Plank and Pardon W. Terry were listed as the residents. Grace A. Plank is listed as the owner living here in 1928 through at least 1948. Grace Plank had lived at 1343 s. 9th (Mariposa – now demolished) in the 1890s with her family including her sister, Rose. Her father, Amos W. Plank, was a long-time grocer at 1451 s. 9th (Mariposa – now demolished).

No listing was found for this address in either 1963 or 1974. In 1999, the resident owner was Phyllis I. Flores.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6093, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1233 Lipan
3. **Date of Construction** 1882 **Source:** 1882 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural:** 1 story, 882 sqft., front gable with overhanging eaves. Front gable has a small single pane window. All windows and entrance have segmental arches with hood molds. Two, tall narrow 1/1, double-hung wood windows sit south of the off-center entrance with transom atop metal screen/storm door. Projecting, Craftsman-inspired full-width gable roofed front porch with overhanging eaves, exposed rafters, & open trusses. Porch has brick piers and solid brick balustrade & is partially enclosed at the north end.

7a. **Distinctive Features:** Arched openings, door transom

8. **Construction History (Dates of major additions, alterations, demolitions):** Altered front porch; enclosed rear porch. Painted brick, nonoriginal front door. **Source:** 5DV6094, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk. Landscaped yard surrounded by newer 3' wrought iron fencing

10. **Associated existing buildings, features, or objects:** Shed

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Queen V. Cole

Source (If known): 1881 Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Gray / Parkhurst

19. Owner name and address (If different from street address):

WIERSZALOWSKI, SARAH JANE

13119 VENICE BLVD

LOT 29 BLK 15 HUNTS ADD

LOS ANGELES, CA 90066-3513

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1881, grantee records indicate that Queen V. Cole was conveyed this lot, originally addressed as "288 s. 10th", now 1233 Lipan. She was related to Henry Cole who owned numerous lots in Hunt's Addition and West Denver. City Assessor records indicate a 1902 construction date, however, a masonry dwelling appears on 1887 Robinson Map on this lot.

In 1882: James W. Gray, carbuilder for the Denver & Rio Grande railroad (DxRG) was listed as the resident.

1883: Mrs. T. Grady

1884: Peter P. Egan, machinist (who in 1883 lived next door at 286 S. 10th)

1885, John T. Fitch, fireman for DxRG lived here and "Fitch" a fireman for DxRG.

1886, Elijah J. Hall resided here.

John T. Fitch and Elijah J. Hall lived in Denver in the early 1880s. John T. Fitch was a fireman for the Denver & Rio Grande Railway and in 1885 moved to 288 s. 10th. The following year, in 1886, Fitch traded residences with Elijah J. Hall, an engineer for the coal department at the Union Pacific Railway, who had resided at 325 s. 11th (1130 Kalamath) in 1885. In 1887, two new residents are listed: Mrs. B. Jones and Charles W. McCabe, laborer. In 1893, Theodore J. Smith is listed as the resident. He was a clerk with Struby-Estabrook.

The 1924, the property was conveyed to Albert J. Cole and the City Directory listed Percy L. and Bozena Parkhurst as the house's occupants. Mr. Parkhurst was a machinist for the Denver & Rio Grande railroad. By 1928, Bozena Parkhurst, now a widow, continued to live here until at least 1948. In 1931, she was the grantee of a warranty deed on this property.

Jacob Ortiz was the resident in 1963 and in 1999, Leopold M. Ortiz was the owner and resident of 1233 Lipan.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6094, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1236 Lipan
3. **Date of Construction** 1897 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Classic Cottage
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1.5 story, 1326 sqft., with hipped roof & flared, widely overhanging eaves and dentil molding. Front dormer has hipped roof & flared eaves with shaped rafters & shingle siding containing paired 1/1 double-hung windows with 3 fluted pilasters. South façade has hipped roof dormer over curved façade wall. Brick course at water table level. Projecting partial front porch with hip roof supported by wood columns with capitals, and side railings with concrete porch pad & steps. South of the entrance is a large parlor window of a single plate glass topped by a 2-light transom with mullion and wide stone lintel, a stone soldier course at lintel height and stone sill.

7a. **Distinctive Features:** Dormer with flared eave, stone sill and lintels, string course

8. **Construction History:** No major additions. Painted masonry. Wood porch deck & steps replaced with concrete. Aluminum half light screen door added. Parlor window modified. **Source:** 5DV6095, 1999

9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk. Historic 3' wrought iron fencing along sidewalk and chainlink at side property lines enclose grass yard.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** None

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Joseph H. Berry

Source (If known): City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Berry/Hernandez

19. Owner name and address (If different from street address):

GALLEGOS, ELIZABETH J. L 11 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. The 1899 city directory lists Joseph H. Berry, an engineer, living here. In 1908, Ellen A. Berry was the grantee on a transaction on this property. City Directories through 1940 indicate that this continued to be the family home.

In 1945 and 1948, George J. and Mary Zigler were renting here. In 1963, the resident was Barbara Rock. In 1999, it was owned and the residence of Elizabeth G. Hernandez.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6095, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: John Blaesi

Source (If known): Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

Egan/Vasquez

19. Owner name and address (If different from street address):

VASQUEZ, BENNIE JOSEPH SR, since 1963 or earlier

L 30 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. City Assessor record indicates that this house was constructed in 1890, but the 1887 Robinson Map depicts a masonry dwelling on this lot and city directories beginning in 1883 show various residents at what was originally addressed as 286 s 10th. In December 1884, John Blaesi was granted a release deed from Edward C. Wolcott. Mr. Blaesi lived elsewhere in Hunt's Addition at this time.

In 1883, Peter P. Egan, a machinist for the Union Pacific Railroad was listed living here, at 286 S. 10th (now 1239 Lipan). In 1884, Mr. Egan moved next door to 288 s 10th (1233 Lipan). No listing for this address could be found for 1885.

In 1886, Luther H. Wygant and his family moved here from Stout Street. Luther H. Wygant, Jr., was a reporter for the Times. The 1887 City Directory lists three residents: Harry L. Adams, a machinist and Joseph W. Ake, a clerk, and Jay G. Weise, a machinist. The 1893 city directory indicates that William A. Randow lived here who worked as a fireman for the Denver & Rio Grande railroad. On October 22, 1912, this lot 30, and lots 31 & 32, were conveyed to Maggie Blaesi. She sold lot 30 to Frederick F. Schaaf in December 1920, who lived her with his wife Katherine in 1924. In 1931, Reno and Josephine Marsalli rented here.

In 1938, Louise Weishaupl acquired the property and lived here with her husband William J. Weishaupl at least through 1948. Mr. Weishaupl worked as a laborer with the post office.

In 1963, Bennie Vasquez lived here with his wife, Ida, and continues as the resident owner in 2018.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6096, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1240 Lipan
3. **Date of Construction** 1884 **Source:** 1884 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. **Primary Exterior Wall Material(s):** Stuccoed Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 990 sqft., front gable with overhanging eaves, tall narrow 1/1, double-hung vinyl windows; full-width projecting front porch with hipped roof & wood doric columns porch supports with stick balustrade atop concrete block base and steps. Off center entrance to north with paneled & glazed door with transom. Entrance & windows have Italianate inspired stuccoed hood molds. Diamond-shaped wood louvered vent on gable face.

7a. **Distinctive Features:** Door transom

8. **Construction History (Dates of major additions, alterations, demolitions):** Windows replaced since 1998 and dwelling stuccoed. **Source:** 5DV6097, 1999

9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk with 4 steps to front porch; grass yard separated by modern 3' wrought iron fence.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached brick garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Charles Cheesewright

Source: Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Zink

19. Owner name and address (If different from street address):

BOE, GEORGE W REV TRUST

HUNTS ADD B14 L10

BOE, POLLY E REV TRUST

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Denver Assessor records indicate an 1890 construction date, however, a masonry structure is depicted on the 1887 Robinson map. In 1884, John Davison, a painter for the Denver & Rio Grande Railroad was listed as the resident at "277 s 10th", now 1240 Lipan. In 1885, Max Gutman, a peddler resided here and William Nelson, no occupation, was the resident in 1886. No listing for this address appears in the 1887 City Directory. The 1888 and 1889 city directories list George B. Riddell, an engineer with Denver & Rio Grande Railroad living here. In 1890, the city directory lists Charles W. Shoff, a bookkeeper for W.W. Judd, living here.

The 1892 city directory shows this is the home of some of the Zink Family who remain residents here for 70 years, at least through 1963. Charles, a carpenter for G.N. Billings Co. and Joseph F., a press feeder with T.C. Egan & Co., a printing firm, are the first to be listed as residing here in 1892. The following year, they are joined by Frank, a plumber with W.M. Reilly Co.; Joseph now a porter with P.S. Hessler & Company in 1893.

The 1924 city directory listed Charles & Lizzie Zink as the residents. Charles Zink was a machine operator for McPhee & McGinney. The couple was living here in 1931; and in 1940, the directory indicates it is the home of Herbert F. and Eva P. Zink. Herbert Zink was a gas station attendant for the Public Service Company. Eva lived here at least until 1963.

Verne Richardson lived here in 1974 and in 1999, the owner and resident was David S. Strunk.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6097, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1243 Lipan
3. Date of Construction 1881 **Source:** 1881 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. Primary Exterior Wall Material(s): Stucco Masonry
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 ½ story, 1390 sqft., front gable with overhanging eaves; rectangular tripartite vinyl slider window; full-width front porch with hip roof with wrought iron supports atop solid balustrade clad with Permastone. South half of 1st story façade clad in Permastone. Off center entrance to south. 2nd story has tall, narrow 1/1 sash vinyl window with Italianate-inspired stuccoed hood mold.

7a. Distinctive Features: Mid-century porch, Permastone, picture window, arched window in the gable face

8: Construction History (Dates of major additions, alterations, demolitions): 1st story façade altered by addition of stucco & Permastone on south half covering transom; window opening altered to accommodate rectangular tripartite vinyl slider window. Concrete porch base; balustrade clad with Permastone. **Source:** 5DV6098, 1999

9: Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway flush with sidewalk; grass yard surrounded by 4' chainlink fence.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached double garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2108 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Edward C. Wolcott

Source: Grantee Records

16. Original/Historic Uses: Residence

17: Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Blaesi

19. Owner name and address (If different from street address):

PASCAL,JOHN

1244 MARIPOSA ST

DENVER, CO 80204-3508

L 31 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. City Assessor record indicates a 1890 construction date, however, this masonry dwelling appears on the 1887 Robinson map and Austin Banks is listed in the 1881 city directory as residing here, through 1882. Mr. Banks operated his own business as a shoemaker at 247 Larimer. Originally this lot was addressed as 284 s 10th, now 1243 Lipan.

In 1883, John W. Harlan, clerk for A.J. Thompson lived here but previously boarded at 230 s 10th. In 1884, Frank M. Fritchman, an engineer with the Denver & Rio Grande Railroad (DxRG) lived here having previously boarded at 261 s 11th. In 1885, the McEldowney family, John, a blacksmith with the DxRG, along with Clarence & W.E. McEldowney, were helpers also at the DxRG.

In 1884, John Blaesi, a car repairer, was the grantee to a transaction on lots 30 and 31 on December 6, 1884. He was listed living here in 1887 through 1893 per the City Directories. On October 22, 1912, this lot 30, and lots 31 & 32, were conveyed to Maggie Blaesi. She sold lot 31 to Charles G. and Anna B. Francis on September 24, 1921, who then resold the property the next year to M.N. Fegan, on December 26, 1922.

On April 9, 1923, Albert A. Albasini, a laborer, acquired the property and lived here with his wife, Josephine. She was listed living here in 1931 as Albert’s widow. In 1933, James M. Albasini was the resident owner.

In 1940, George H. Bone, a pipefitter, lived here. In 1945, the resident owners were John & Augusta Lee. Joseph C. Chacon was the resident owner in 1948.

Since 2008, John Pascal has owned this property.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?

Yes

If yes, please list and describe attachments and sources: 5DV6098, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1244 Lipan
3. Date of Construction 1907 **Source (if different from assessor):**

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1.5 stories, 1423 sqft., front gable & overhanging eaves with return on raised foundation; front gable face clad in varegated shingles; sliding vinyl window in gable end with molded lintel; projecting full-width hipped roof front porch with doric columns atop solid brick balustrade. Brick stair end-walls with painted stone trim flank concrete steps. Off-center entrance to north of 1/1 double-hung wood sash window with molded lintel.

7a. Distinctive Features: Cornice returns

8. Construction History (Dates of major additions, alterations, demolitions): Front gable window altered to slider; painted stone; replacement front door with security screen/storm. **Source:** 5DV6099, 1999

9. Landscape or Special Setting Features: Raised foundation & porch with concrete walkway flush with sidewalk. Grass yard surrounded by historic wrought iron fence

10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached frame garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Wildt

19. Owner name and address (If different from street address):

ALLEN, CHANDLER K

L 9 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On December 30, 1884, American Building & Loan was the grantee on a transaction with Charles Cheesewright and a release deed where Mr. Cheesewright was the grantee with L.L. Higgins. A building permit for a barn on this property was taken out by Joseph Wachter in 1891, who lived at 1212 Lipan, which is depicted on the 1905 Baist Map.

Denver Assessor records provides a 1907 construction date of this dwelling, however no listing could be found until 1915 when Charles M. Wildt is listed as the resident. In 1911, Mr. Wildt had been living at 1141 Lipan. Charles M. & Lillian J. Wildt were the grantees on a transaction on this lot in 1913. They were listed as the residents here in 1915. Lillian Wildt was grantee on quit claim on August 28, 1916. By 1924 Charles M. Wildt was the proprietor of the C. M. Wildt Produce Co. The Wildt's still lived here in 1933.

By 1940, Ellis L. and Ruth C. Wildt lived here. Mr. Ellis Wildt was a tinner with W.F. Hind. The property stayed in family ownership until February 1946 when it was acquired by Conse J. & Katherine L. Spahn who resided here in 1948.

Between 1963 and 1974, I.J. Apodaca lived here. In 1999, the resident owner was Michelle D. Ortiz.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6099, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1247 Lipan
3. Date of Construction 1890 **Source:**

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 ½ story, 1426 sqft., nested front gables clad in painted shingles. Projecting porch over off-centered entrance with shed roof & shingled pediment supported by original wood spindles. Entrance door is an original wood paneled Queen Anne style with upper half glazed with rectangular clear glass surrounded by small, colored, square divided lights. A large round arched parlor window is centered on 1st story projecting gable to the south of the entrance that has an arched painted brick lintel and painted stone sill. Upper story has 2 rectangular windows that are 1/1-light double-hung wood sash; the window over the arched parlow window is a large while the window over the entrance is a tall & narrow. Brick soldier course at 1st story window lintel and 2nd story window sills.

7a. Distinctive Features: Arched opening, decorative gable end, porch columns

8: Construction History (Dates of major additions, alterations, demolitions): No major additions. Painted masonry; porch clad concrete with stone slabs laid along front façade. **Source (If known):** 5DV6100, 1999

9: Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway flush with sidewalk; historic 3' wrought iron fence along sidewalk; property sidelines have chainlink fencing.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached double garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Mrs. Katie Graney

Source: 1887 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

Graney/ Emily Griffith

19. Owner name and address (If different from street address):

FITZSIMMONS, MARK

L 32 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Richard & Katie Graney lived at 282 s 10th from 1885 through 1891, which became 1247 Lipan. The 1887 Robinson Map of Denver depicts a frame structure on this lot. The City Assessor Office record gives construction date of 1890 for this brick dwelling.

The 1893 directory lists three residents: Joseph W. Ake, a car repairer with the Union Pacific Railway; Maxwell K. Fay, a carpet layer with J. Jay Joslin & Son; and William T. Schomberg, occupation unknown. In 1896, Andrew W. Griffith, a missionary (later a real estate agent and then a lawyer) and Miss Emily Griffith, a teacher at Central School had moved here. They remained here until sometime after 1900.

“For all those who wish to learn.” These words of Ms. Emily Griffith’s uncle inspired her to begin an “Opportunity School” in Denver in 1916 located at 1250 Welton Street. Since its founding, the Emily Griffith Opportunity School has helped 1.5 million adults and young people of varying ages, races and incomes gain skills and education that improve their job prospects to find success in American society. Griffith believed that the public school system should provide all residents with opportunities to learn and improve themselves (Denver Landmark nomination, March 31, 2016: 6). The school has earned a national and international reputation for vocational and continuing education.

After Ms. Griffith arrived in Denver in 1894, she moved to the West Side and taught at Central School, near her home at 1247 Lipan Street. She later lived at 1162 Lipan Street, now demolished for Greenlee Elementary School. She also taught at the 24th Street School, another school that served a working class and immigrant population. Ms. Griffith began night classes to teach English to parents and children alike. Despite having only an 8th grade education herself, in 1904 she was appointed Colorado’s Deputy Superintendent of Schools with an office in the State Capitol. Later, her position as Colorado’s Deputy State Superintendent of Instruction put her in the position to direct how all Colorado students were taught. After Ms. Griffith retired, she moved from Denver.

In September 1920, Joseph Hasler acquired the lot and lived here with his wife Marguerite Hasler through 1948. Mr. Hasler worked for the Denver Club. A.K. Serumgard lived here between 1963 and 1974.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?

Yes

If yes, please list and describe attachments and sources: 5DV6100, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Pultz

19. Owner name and address (If different from street address):

INTREPID DREAMS

391 S PEORIA CIR

AURORA, CO 80012-2245

HUNTS ADD B14 L8

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Although the City Assessor records indicate an 1890 construction date, a masonry dwelling appears on this lot on the 1887 Robinson Map. This lot equates to "273 s 10th" where, in 1883, Stephen D. and Stephen M. Pultz were the residents. Stephen D. Pultz worked as a machinist for Water Works. Stephen M. Pultz worked as a fireman for the Denver & Rio Grande Railroad. In 1886, three men resided here: Ira Harper, William Jackson, a conductor for the D. T. & G. R.R., and William M. Roberts.

The 1887 City Directory lists George Eavenson living here. Mr. Eavenson was a clerk for the Denver & Rio Grande Railroad. By 1889, Eavenson had moved to Kalamath. The 1893 city directory lists Willaim D. Tyler, who worked as an engineer for the Denver Electric Ill. Co., as the resident here. On April 10, 1896, Edward Handysides was the grantee on a transaction for lots 7 and 8; Mr. Handysides lived next door at 1252 Lipan, lot 7.

On December 20, 1920, John P. Andre was the grantee on transactions on this property and it became his residence with his wife Maggie Andre until 1929; Mr. Andre was a plasterer. The property was acquired by Robert Lorenz in March 1929 and sold to Elizabeth Baumgartner in April 1930.

Between 1931 and 1940, Ralph and Mary Eckel rented here. In 1945, Harold D. and Lottie M. Tuttle rented here. In 1948, the resident owners were Walter G. and Florence J. Baygal. In 1963, J.S. Schonborg lived here and in 1974, Velva V. Farrow resided here.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6101, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1251-1253 Lipan
3. Date of Construction 1900 **Source:**

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Two-story Terrace duplex
5. Primary Exterior Wall Material(s): Brick/Stone
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 2 story, 1980 sqft., rectangular brick duplex with flat roof. Ornamented cornice with corbelled brackets of contrasting brick courses with stone caps, also molded brick and decorative brickwork in shape of cross; contrasting brick quoins, contrasting brick soldier courses at lintel and sills; painted rock-faced, stone foundation. Projecting, partial-width, off center flat roofed porch with balcony supported by classical columns atop solid full-width balustrade with stuccoed walls and stone base. Balcony has wrought iron balustrade. Side-by-side entrances at north end of 1st story each with original wood paneled & oval glazed doors & single-glaze transom. Upper story balcony accessed by double original wood paneled Queen Anne-style doors with upper half glazed with rectangular clear glass surrounded by small, colored, square divided lights topped by a single transom of true divided lights. Each story has a large, 1/1 double-hung wood sash window sited south of the porch have painted rock-faced stone lintels & sills.

7a. Distinctive Features: Cornice and decorative brickwork, quoins, door transoms, stone lintels and sills, and string courses

8. Construction History: Stone painted; porch & balcony altered by stuccoed side walls & non-historic iron railings, added concrete porch pad & steps. Source: 5DV6102, 1999

9. Landscape or Special Setting Features: Sandstone walkway flush with sidewalk, sandstone slabs across façade, no fence.

10. Associated existing buildings, features, or objects: None

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Gus C. Nehring

Source (If known):

16. Original/Historic Uses: Duplex

17. Current Use: Duplex

18. Historic Building/Structure Name (Typically first owner/occupant): Nehring/ Stanchina

19. Owner name and address (If different from street address):

GULL, DARIUS K

HUNTS ADD B15 L33

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. The current residence replaced an 1881 frame dwelling on this lot as depicted on The 1887 Robinson Map instead of the brick one that stands today. Beginning in 1881, Andrew Mcbreen, a stone mason, was the resident here, now as 1251. The 1892 city directory indicates that McBreen moved to 1317 S. Ninth St. (Mariposa) and was working for E.S. Barker. Denver Assessor records indicate that the current building was built in 1900.

Gus C. Nehring lived here in 1900. He was a cigarmaker for Fritz Thies Merchandise Co. but, moved to West 14th Avenue by 1905. No listing for 1253 Lipan could be located. On April 28, 1891, John Blaesi acquired this property, which was conveyed to Mary Blaesi Jackson in August 1918.

In July 1921, the property was conveyed to Dominic & Louisa Stanchina, who lived in 1253. Mr. Stanchina was a yardman for the D.G. & Electric Co. In 1924 Emil F. & Emma F. Plambeck rented 1251 Lipan; Mr. Plambeck was a mail carrier for the post office.

The Stanchina's continued to reside here through the 1940s. In 1943, other family members inherited the property: Elvira Stanchina Nikol, Lila Stanchina and Julia Stanchina Sturdivant. In 1945, Elvira Nikol, the widow of Carl C. Nikol, was the resident owner who lived in unit 1253, at least through 1948.

In 1963, Helen P. Martinez lived at 1251 and Adolph Pacheco lived at 1253.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6102, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1252 Lipan
3. Date of Construction 1887 **Source:** 1887 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. Primary Exterior Wall Material(s): Stuccoed brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 1400 sqft., front gable with overhanging eaves with paired wood brackets; stuccoed brick facade. Off center entrance, with blocked transom with unpainted brick inverted U-shaped hood mold, is sheltered by partial, projecting, shed roof porch with squared column supports atop concrete pad & step. Stuccoed gable face has a single narrow, double-hung vinyl sash window with inverted unpainted brick U-shaped hood mold with wood trim & sill. North of entrance is a projecting 1-story, hipped roof, angled bay with eave brackets & 3 tall, narrow, 1/1-light double-hung vinyl sash windows embellished with unpainted brick inverted U-shaped hood molds. Small shed roof dormer on south roof slope.

7a. Distinctive Featres: Decorative brackets, decorative window hoods

8: Construction History: Stuccoed brick walls; porch columns altered; entrance transom glazing replaced with wood.
Source (If known): 5DV6103, 1999

9: Landscape or Special Setting Features: Concrete walkway flush with sidewalk; landscaped yard enclosed with 3' unpainted wood slate fence; 3' chainlink fencing along property sidelines

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known): Source (If known):
14. Builder/Contractor (If known): Source (If known):
15. Original Owner: Source (If known):
16. Original/Historic Uses: Residence
17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Handysides

19. Owner name and address (If different from street address):
MARES, ERNEST A. & ROSE D. L 7 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. A masonry house appears on this lot on the 1887 Robinson map although the Denver Assessor record indicates a construction date of 1890. No listing for a residence on this lot could be found before the 1887 City Directory that lists Edward Handysides, a blacksmith for the Denver & Rio Grande Railroad, who lived here through 1893. Mr. Handyside was the grantee on a transaction for lots 7 and 8 on April 10, 1896.

On December 20, 1920, Karl Wankmuller was the grantee on an administrative deed and quit claim deed on lot 7. This was home to Karl & Marie Wankmueller until 1925. Mr. Wankmueller was a baker. In April 1925, Jacob and Minna M. Hasler (Hessler) acquired the property and lived here. Henry J. & Clara Hasler were the owner/residents between 1931 and 1945. Charles A. and Barbara H. Wood were the resident owners in 1948. Sirjo Archuletta lived here in 1974.

In 1999, Ernest A. and Rose D. Mares have been the property owners since 1986.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6103, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by: _____ Date: _____
Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Charles A. Miller

Source (If known): 1881 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Miller

19. Owner name and address (If different from street address):

HIGDON,ROBERT A

L 34 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. From 1881 through 1885, Charles A. Miller was listed as residing at 278 s 10th, now 1255 Lipan. He and Anna Miller were listed in the 1880 Census living on South Ninth (Mariposa) at the corner of Pine (West 12th Avenue. In 1883, Joseph W. Ake also lived at 278 S. 10th; he was a car builder for Denver & Rio Grande Railway who by 1887 had moved a few doors away to 1239 Lipan. In 1885, Mr. Ake had become a grocer. In 1886, Mr. Miller moved to 407 s 9th (930 Mariposa).

In 1886, Robert W. Branston was listed as the only resident here; he worked as a clerk for the city physician in City Hall. The 1887 City Directory listed this house's residents as: Charles H. Wright, a teacher and Mrs. Mary Wright, Mrs. Elizabeth Beeson, and Miss Emeline F. McHenry. In 1893, Emeline F. McHenry is still listed as residing here along with the returning Robert W. Branston, who then worked as a clerk. In 1900, Miss Clara E. McHenry resided here with Robert Branston.

On June 26, 1911, Minnie McChesney was the grantee on a transaction of lot 34 and the city directory listed Orville D. McChesney residing here; occupation was listed as "picture show 3701 Downing." In 1920, it was the home of Luther Alstatt before he moved a few doors away to 1229 Lipan in 1923.

In 1924, George & Alice Brown lived here. Hugo and Emma C. Dollman rented here between 1928 and 1933. In 1936, Rolla E. Alstatt acquired the property. In 1940, it was the home of Claude & Clarice Sandage; Mr. Sandage was a painter. In 1945, the resident owners were Lester F. and Lois L. Carlson and in 1948, Ralph O. and MillieM. Morris were the resident owners. In 1974, Nancy C. Hernandez resided here.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6104, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known): Source (If known):

14. Builder/Contractor (If known): Source (If known):

15. Original Owner: Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Ebert/McCormick

19. Owner name and address (If different from street address):

HOLLIS, NOLAN G L 6 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. This lot was conveyed from William Merriman to Henry Cole in October 1879 (lots 4, 5, 6 & 23 to 29). This dwelling appears on the 1887 Robinson map and the 1887 City Directory is the first to list this address with John King, a clerk for the Denver & Rio Grande Railroad, residing here. The Denver Assessor record indicates an 1898 construction date.

In 1890, Arthur D. Ebert, an engineer for the Denver & Rio Grande Railroad, resided here. In 1892, he filed a building permit to add a bay window and an open porch. He resided here until at least 1900. In 1913, the property was conveyed to Bridget McCormick who owned the property until May 1949, when it was conveyed to James and Margaret D. Tafoya.

In 1924, Nora E. O'Connor rented this home. In 1931, Viola M. Marsh was the renter of the house. In 1940, John & Minnie Breda rented here. Mr. Breda was a laborer.

In 1999, the resident owners were Ernest A. and Rose Mares; they are also the long-term owners of 1252 Lipan, where they now live.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6105, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Walter S. Leavitt

Source (If known): 1880 Census

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Leavitt

19. Owner name and address (If different from street address):

BUCHHOLTZ, MARCUS MOORE
BUCHHOLTZ, RYAN

LOT 35 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. The 1880 City Directory lists Walter S. Leavitt, a stone tool maker, living at 317-1/2 Larimer while the 1880 Census taken in June records Walter S. Leavitt living on South 10th (no number) with Adrefs and James D. Leavitt. The 1881 City Directory lists Walter S. Leavitt living at 276 s 10th (1257 Lipan) along with Chase F. Leavitt who works for his father/brother as a tool maker. Walter S. Leavitt owns and operates a tool manufacturing business located at 271 13th. He continued to live at 276 s 10th until 1885 when he moved to 224 8th and in 1886, he moved to 254 Moose (1045 West 10th Avenue).

In 1885, Edward and Patrick F. Leavy, "tel operators" for Union Pacific Railway, moved here (276 s 10th) along with Mrs. Kate Levy. They are listed as residents until 1888 when the family moved to 3423 Larimer. The 1887 Robinson Map depicts a masonry dwelling on this lot on although the City Assessor record indicates a construction date of 1890.

The 1893 city directory lists John Donovan, a foreman with the Union Pacific railway, and Patrick J. Donovan, a helper with the Union Pacific as the house's residents. Albert J. Cole was the grantee on an April 2, 1915 transaction for this lot.

In 1924, it was the home of Williams E. and Lura E. Rowe who were grantees on a warranty deed for this property on November 7, 1927. On the same date, Edward A. and Mae L. Padia were grantees on a warranty deed for this property and lived here through at least 1933. In 1935, Jake A. Padilla was granted a quit claim deed to this property.

In 1940, Constine & Katherine Spahn lived here. Mr. Spahn was a molder with the Magnus Company. Between 1945 and 1948, the resident owners were Kathleen & Edward C. Fischer. In 1963, Chris Jaramillo lived here. In 1999, Jimmy Lee Brown was the resident owner.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6106, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form

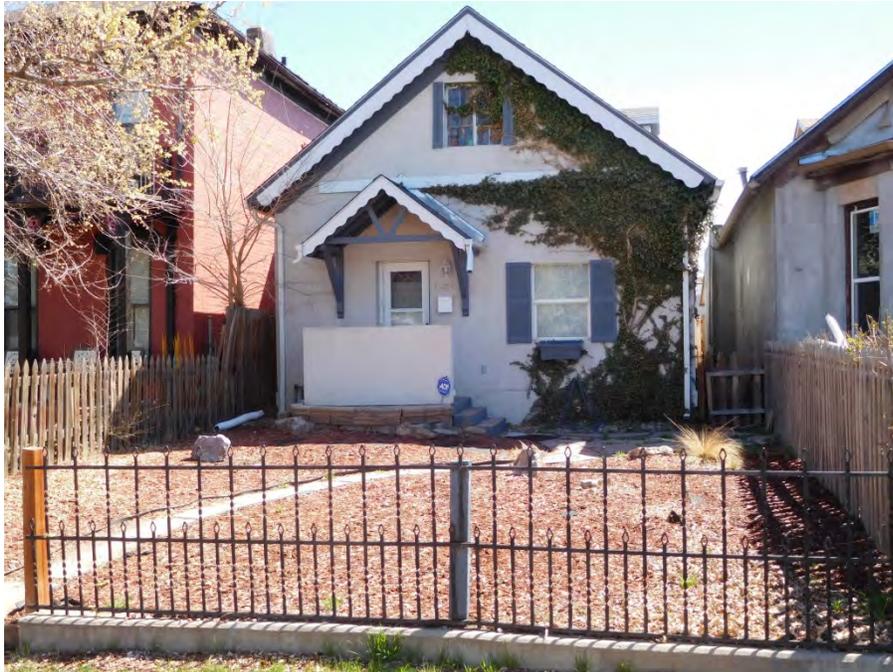


Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1260 Lipan
3. **Date of Construction:** 1887 **Source (If different from assessor):** 1887 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front gable
5. **Primary Exterior Wall Material(s):** Masonry, stucco
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description:** 1 story, 1197 sqft., front gable with overhanging eaves & scalloped verge boards. Gabled dormer on south. Gable face has paired 6-light casement window with thin shutters. Off-center entrance to north with paneled door sheltered by gable roof porch with open truss & scalloped verge boards & stuccoed balustrade. Rectangular 1/1 double-hung vinyl sash window on front façade with wide shutters.
8. **Construction History (Dates of major additions, alterations, demolitions):** Addition on rear, stuccoed walls, window & porch alterations, addition of scalloped verge boards. **Source (If known):** 5DV6107, 1999
9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Curved sandstone walkway flush with sidewalk; 3' wrought iron fence along sidewalk, 3' & 4' wood slate fences along property lines.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known): Source (If known):
14. Builder/Contractor (If known): Source (If known):
15. Original Owner: Source (If known):
16. Original/Historic Uses: Residence
17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Roberts

19. Owner name and address (If different from street address):

RICHWINE, DIRK A
RICHWINE, MARJORIE K
L 5 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Initially, this residence was addressed as "1262 s 10th" (now 1260 Lipan). A masonry dwelling appears on this lot on the 1887 Robinson Map and the 1887 City Directory lists William Jackson, conductor, as the occupant, although the Denver Assessor record indicates a construction date of 1890. The 1888 city directory lists George E. Roberts, a railway mail agent as the resident, now addressed as "1260 S. 10th" (Lipan).

In 1893, George E. Roberts was joined by Mrs. Carrie Schimpfky residing here. John and Mary Ann Donovan were the grantees on a transaction for this property on March 11, 1898. The 1900 city directory identifies Joseph A.Bessa, cigarmaker for the Joint Stock Cigar Co., as the occupant.

In 1920, James W. Springer acquires the property that is resold to Frank E. and Hazel D. McComb (McCoumb) on December 4, 1923. They resided here until 1931. LeRoy & Margaret Ellsworth acquired the property in February 1931 from M.A. Shoemaker who owned it for one month. The Ellsworth lived here until 1945; Mr. Ellsworth was a carman with the Union Pacific railroad. LeRoy Ellsworth, Jr., also lived here and worked at Boulevard Motor Company. From 1933 through at least 1945.

Frank F.and Sarah F. Millard acquired the property in April 1949. It was not owner occupied in 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6107, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by: Date:
Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1261 Lipan
3. **Date of Construction:** 1881 **Source:** 1881 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. **Primary Exterior Wall Material(s):** Wood Frame
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 736 sqft., intact front gable with overhanging eaves, narrow wood lap siding & louvered wood-framed vent on front gable. The original tall narrow, 2/2 double-hung wood sash windows with architrave wood surrounds flank the centered front door with transom. Full-width front porch with shed roof & original Italianate-style, slender wood square columns with chamfered edges atop wood bases & decorative brackets on wood porch deck & steps with no railing. Entrance door is newer wood paneled with square clear glazing on top half.

7a. **Distinctive Features:** Door transom and porch columns

8. **Construction History (Dates of major additions, alterations, demolitions):** No major additions
Source (If known): 5DV6108, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Shed

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Henry Cole

Source (If known): Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Sander / Miller

19. Owner name and address (If different from street address):

BJORNSON, AMY
12293 W GREENFIELD RD
LANSING, MI 48917-9708

L 36 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Henry Cole acquired the lot via Treasurer Deed on June 10, 1880 with lot 37. In 1881, J.A. Sander, cabinet maker, was listed as residing at 274 S. 10th, which became 1261 Lipan, although the City Assessor record indicates a construction date of 1890.

City Directories list a parade of residents: in 1882, Will Hawkins, a porter for J.S. Brown & Bro.; in 1883, Benjamin F. McFarland; in 1884, John H. Walton, machinist, lived here with boarder Alexander Rankin, laborer; in 1885: John J. Price; and in 1886, Elmer E. Shepherd and J.O. Stratton were the occupants. In 1893, it was the home of Frank Harper, a mill hand with the Mouat Lumber Company and in 1900, James D. Morgan, a janitor at the Tabor Grand Opera House was the occupant.

In 1902, The Peniel Trust Association acquired this property with lots 4, 27, 28, and 37. Henry Cole turned over his entire Denver property, worth between \$200,000 and \$400,000 to The Peniel Trust Association, an adjunct of Methodist Episcopal Church of Denver for its "evangelistic work."

In 1916, Thomas W. Howell acquired lots 36 and 37 and two weeks later conveyed them to Katherine Miller who continued to own the property as through 1949. John J. & Ella L. Freuden rented here between 1924 and 1929. In 1931, George & Elizabeth Oberst lived here while in 1940, Matt & Dollie Dreitz were the home's occupants. Mr. Deitz was a chipper with the Western Iron Foundry. In 1945, the widow of Charles O. Marquess, Mary E. Marquess rented here.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6108, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Henry Cole

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Jeffries

19. Owner name and address (If different from street address): since 1999 or earlier

PASCAL, JOHN WILLIAM

1244 MARIPOSA ST

L 4 BLK 14 HUNTS ADD

DENVER, CO 80204-3508

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1879, Henry Cole acquired this lot among lots 5, 6 and 23 to 27 from William Merriman. The 1887 City Directory lists Rev. Cyreneus D. Jeffries, as the resident although the Denver Assessor record indicates a construction date of 1890. In 1888, the Stephen Pultz family moved from 1248 Lipan to this house at 1264 s. 10th (Lipan). In 1893, this was the home of Kolman Gordon, a tailor, and Samuel Gordon, a cutter with Appel & Company.

In 1912, Anna Barth was the grantee on a transaction on lot 4. In 1924, Sarah A. & William R. Cribbs lived here with the house used as a rental throughout 1920s and 1930s until 1948. On August 4, 1931, an administrative deed was granted to Salvatore Como that was then conveyed to Lena Barth Como on October 6, 1937. It appears she remained the owner through 1948 when Ernest P. and Marie Colgan were the resident owners.

Since 1992, the owner has been John Pascal who continues to live at 1244 Mariposa.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6109, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1267 Lipan
3. **Date of Construction:** 1881 **Source:** 1881 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Frame
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 641 sqft., clapboard, front gable dwelling with overhanging eaves & small louvered vent in gable face; tall, narrow 1/1, double-hung wood window frames with wood surrounds flank the entrance; projecting, full-width front porch with shed roof, wood post supports, decorative brackets & wood railing on concrete deck with brick steps; center entrance with transom surrounded by jambs that extend outward at sill & lintel level similar to window surrounds. Two tall, narrow windows on north façade with architrave lintel. Metal storm/screen door at entrance.

7a. **Distinctive Features:** Door transom

8. **Construction History (Dates of major additions, alterations, demolitions):** Non-original porch supports & doors
Source: 5DV6110, 1999

9. **Landscape or Special Setting Features:** Laid brick & concrete walkway flush with sidewalk. 3' chainlink fence surrounds yard.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Shed

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Henry Cole

Source (If known): Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Halleron /Miller

19. Owner name and address (If different from street address):

SANCHEZ, TERESA

L 37 BLK 15 HUNTS ADD

ARCOS S, JUAN

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Henry Cole acquired the lot via Treasurer Deed on June 10, 1880 with lot 36. Beginning in 1881 the Thomas Halleron (Holleran) family began to live at 272 s 10th, which became 1267 Lipan, although the Denver Assessor record indicates a construction date of 1890. Thomas Halleron's worked for a time for both the Denver & Rio Grande Railroad and the Union Pacific Railway; one as a carpenter and the other a carbuilder. The 1887 City Directory the property listed the property as 1265 s. 10th (Lipan). By 1893, the Halleron family had moved to West 6th Avenue.

Thomas Schoeberlein moved here in 1893 when the address changed to 1267 s 10th (Lipan). Schoeberlein was a helper with the Denver & Rio Grande Railroad who had lived elsewhere in Hunt's Addition including at 1378 S. Ninth (Mariposa).

In 1902, The Peniel Trust Association acquired this property with lots 4, 27, 28, and 36 from Henry Cole who turned over his entire Denver property, worth between \$200,000 and \$400,000 to The Peniel Trust Association, an adjunct of Methodist Episcopal Church of Denver for its "evangelistic work." In 1916, Thomas W. Howell acquired lots 36 and 37 and two weeks later conveyed them to Katherine Miller who continued to own the property as through 1949.

The residence was a rental for much of its 140 years of existence. In 1924, this was the home of Josphe & Catherine Miller. Lela K. & Harry E. Davey lived here in 1931. Cecil & Margaret E. Locke lived here in 1941. Mr. Locke was a laborer. In 1945, Otto G. and Agatha Kirchenstoner rented here. In 1974, Matilde Lopez lived here.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6110, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Charles Eymann

Source (If known): Grantee Records 12/12/1887

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Eymann Family

19. Owner name and address (If different from street address):

REHR, WHITNEY A

L 3 BLK 14 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. The Denver Assessor record indicates a construction date of 1885, however, no listing for this address could be found before 1887.

Charles Eymann was a ladderman for Hook 1, City Hall (firefighter) in 1885 but no residence was listed. In 1886, the city directory lists Mr. Eymann as boarding at 333 Holladay (Market) and in 1887, he was listed as residing at 1449 8th. On December 12, 1887 Charles Eymann was the grantee on a transaction of lot 3, Block 14. The 1887 Robinson Map depicts a masonry structure on this lot.

The 1887 City Directory, however, lists Henry A Akin, a brakeman for the Denver & Rio Grande Railroad, as the resident of 1268 S. Tenth (Lipan), who had resided at 223 Curtis in 1886. In 1888, Isaac E. Webb, a grocer, lived at 1268 s 10th.

In 1890, the city directory shows that Charles Eymann had moved here. He was then a captain with Hook and Ladder Company No. 1. Edward Eymann also lived here, who was a hydrant man with the American Water Works Company. Maria Eymann was the grantee of a quit claim for this property on December 12, 1918. Family member, Mary Eymann, was listed still at this address in 1924.

In 1931, Charles T. and Belle M. Smith rented here. In 1940, Florence M. and Edward R. Sager lived here; Mr. Sager was a watchman with the Colorado Lumber Company. In 1943, they were the grantees of a warranty deed for this property. Mrs. Sager remained the resident owner through 1963.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6111, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: East elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1311 Lipan
3. **Date of Construction** 1887 **Source (if different from assessor):** Grantee Records

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Stuccoed masonry/permastone
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1.5 stories, 1335 sqft., front gable with door to new deck, wood front porch with flat roof supported by wood columns on concrete pad & steps; overhanging eaves
- 7a. **Distinctive Features:** Permastone, decorative window hood, two-story porch
8. **Construction History (Dates of major additions, alterations, demolitions):** Front façade altered: window in gable face converted to door; 1st story has new slider window configuration; new entrance door; permastone clad on 1st story; older rear brick addition
Source (if known):
9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk; wrought iron fence along sidewalk and wood fences along side property lines.
10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Mrs. America Anderson

Source (If known): Grantee Records 11/19/1886

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Anderson

19. Owner name and address (If different from street address):

HARRIS, CHAD R

L 23 BLK 10 HUNTS ADD

1311 LIPAN ST

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

Mrs. Anderson purchased in 1886 but 1887 directory lists only males in the household: Archer R., a porter; Charles H., clerk; and James W., no occupation given. Included in West Side National Register Historic District.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

Included in West Side National Register Historic District.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1323 Lipan
3. Date of Construction: 1881/1890 **Source (If different from assessor):** 1881 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt
- 7. General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1.5 stories, 1868 sqft., front gable with lap siding in top half of gable, brick front porch with shed roof, overhanging eaves
- 8. Construction History (Dates of major additions, alterations, demolitions):** Stucco added, windows replaced, gable end siding altered
Source (If known):
- 9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway up 2 steps from sidewalk low concrete block wall topped with 3' wrought iron fence separating yard from public space.
- 10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: William Fisher

Source (If known): 1881 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Fisher rebuilt in 1890?

19. Owner name and address (If different from street address):

MACKINNON, JAMES T

L 26 BLK 10 HUNTS ADD

MACKINNON, NADIA S

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

In 1881, 254 S. 10th (1323 Lipan) is the residence of William Fisher, carpenter (who may have lived at 279 California in 1882). Others residents in 1881 are Charles A. and Henry L. Matheny, laborers, as well as another laborer, John Purdy, and H.D. Rice, helper, reside here in 1881.

1882: Mrs. L. Church resides here (254 S. 10th) while Frank H. Hall, carpenter for DxRG boards here at 254 S. 10th (1323 Lipan) [no Frank H. Hall in 1881 directory.] Harry C. Arnold (no occupation) also boards here this year.

1884: William W. Hall, engineer, U.P. Ry, r 254 S. 10th (1323 Lipan) [1883: W.W. Hall, listed as engineer, DxRG, no residence.]

In 1885 William W. Hall moved to 292 S. 10th (1227 Lipan) and in 1887, William W. Hall, engineer, moved to 1103 S. 10th (Lipan)

In 1886, Edward J. Copeland is listed as the resident.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17: Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

Included in West Side National Register Historic District

The 1975 National Register Nomination describes this residence as *“Brick bay-front “townhouse” with window arches that have key stones and an elaborate cornice and frieze in brick.”*

21. Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1353 Lipan
3. Date of Construction: 1875 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 877 sqft., front gable, overhanging eaves. Partial modified roof line to hip form, 1/1 double-hung vinyl sash, segmental arch with molded brick & stone sills. Partial-width front porch with stuccoed piers & solid balustrade.

7a. Distinctive Features: Decorative header above window, string courses

8: Construction History (Dates of major additions, alterations, demolitions): Roof line altered to hip roof masking front gable; painted masonry; windows replaced.
Source (If known):

9: Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Sanstone walkway flush with sidewalk; 3' wrought iron fence along front & north property lines.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

CROSBY, JENNIFER L

L 34 BLK 10 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

No 1353 So. Tenth listed in the 1887 City Directory but in the 1888 directory

. A Gustave Groskreutz was listed at 1355 So. Tenth on the only lot that could be addressed as 1353. In 1888, James M. Collins, liquors, r 1353 s 10th

1889: Erastus De Wolf moved here from 1258 S. 9th (Mariposa) after residing with the Backensto family in 1888. He was a clerk in the advertising department for the D.T. & Ft. Worth RR, r 1353 S. 10th

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: East elevation



Photo: View North east of north elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1371 Lipan
3. **Date of Construction:** 1885

Source (If different from assessor):

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable (with alterations)
5. **Primary Exterior Wall Material(s):** Wood, vinyl cladding
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1 ½ story, 900 sqft., front gable, overhanging eaves; east elevation 1st story has vinyl double-casement, 8 by, 8 window with shutters & 2nd story has horizontal, 6/6 double-hung vinyl window. North elevation has two vinyl slider windows; Partial gable-roof projecting porch over off-center entrance supported by square wood piers on concrete pad & steps; rear shed roofed addition

8. **Construction History (Dates of major additions, alterations, demolitions):** Shed roof addition to rear, vinyl cladding, remodeled front elevation, new windows. Non-contributing because too many changes have occurred to the original structure, which does not add to the historic integrity of the neighborhood.

Source (If known):

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk, 3' wrought iron fence along sidewalk & 6' chainlink along north property line & 3' chainlink along south property line.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018

12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

DELGANEY SHOP LLC

1560 BLAKE ST 801

L 38 BLK 10 HUNTS ADD

DENVER, CO 80202-5996

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

A dwelling on this lot appears on the 1887 Robinson Map but no listing is given in the 1887 City Directory.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:



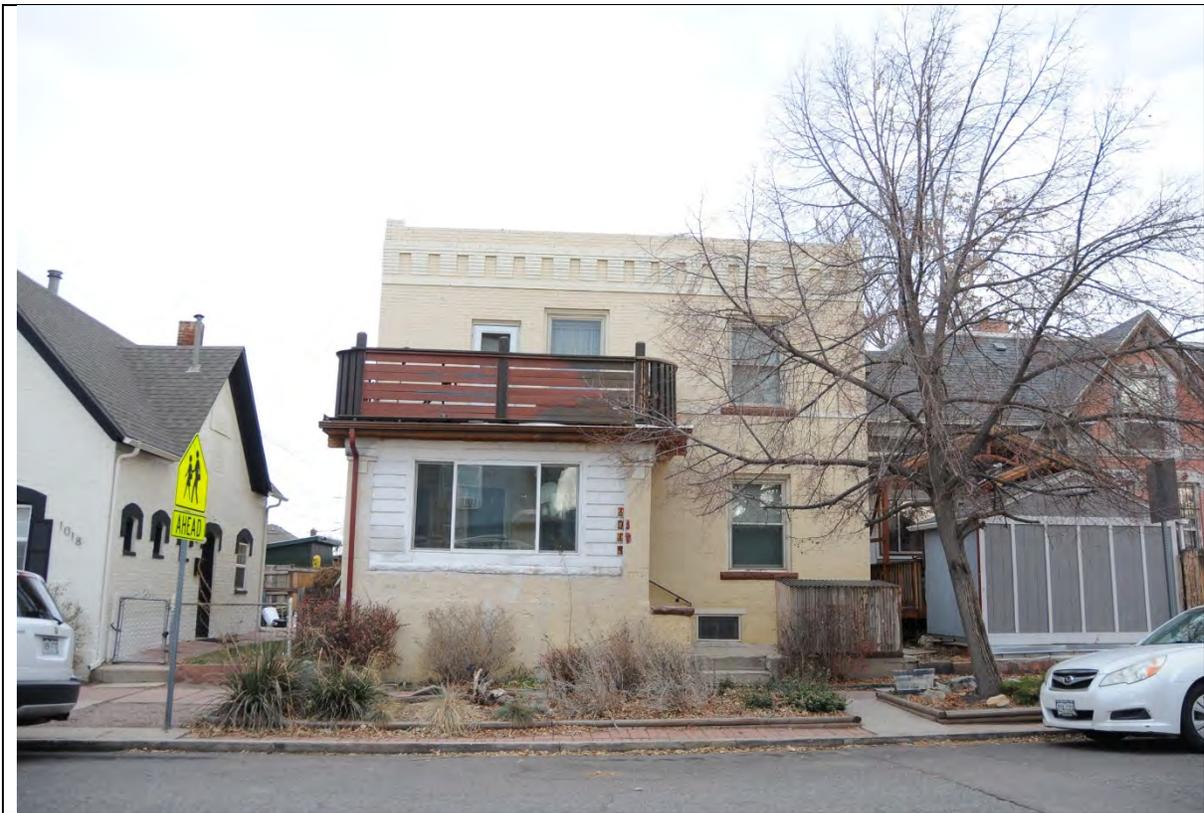
INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1009 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Terrace duplex
Construction Date: 1900	Accessory structures: no
Additional Information: Building Material: brick. Building use: APT W/3 UNITS	
Distinctive Features: Stepped brick cornice, porch with gingerbread detail, columns, arched window openings	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1014 N LIPAN ST -1016	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate
Construction Date: 1910	Accessory structures: no
<p>Additional Information: Building Material: brick. Building use: SINGLE FAMILY The original Italianate building has been altered within the period of significance with a projecting porch constructed shortly after 1910, with a later enclosure of the porch, and a 2nd story porch above.</p> <p>Distinctive Features: Stepped brick cornice</p>	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1017 -1021 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Terrace with Gambrel roof addition
Construction Date: 1906	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: ROWHOUSE Row house Terrace form with a later Gambrel roof addition, built within the period of significance.	
Distinctive Features: Cornice returns, porch with gingerbread detail, columns, decorative shingles, arched window openings	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1018 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Victorian Cottage
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Arched window openings, decorative windows hoods	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1024 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate
Construction Date: circa 1885	Accessory structures: yes (noncontributing)
Additional Information: Building Material: vinyl siding. Building use: APT W/2 UNITS The original Italianate building has been altered within the period of significance with a vinyl siding and a second story porch.	
Distinctive Features: Overhanging eaves, door transom, tall narrow window openings	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1025 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1890	Accessory structures: yes (noncontributing)
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY	
Distinctive Features: Cornice returns	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1028 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate
Construction Date: 1885	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Wood siding. Building use: APT W/2 UNITS Original structure was built in 1885, while the original Italianate detail including window openings and porch.	
Distinctive Features: Overhanging eaves, door transom, tall narrow window openings	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1031 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1890	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Cornice returns	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1034 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1890	Accessory structures: yes (noncontributing)
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY Most of the original structure exists, although the projecting porch may have been altered within of period of significance along with the projecting bay window next to the entry.	
Distinctive Features: Eave brackets, front façade bay window	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1035 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate
Construction Date: 1890	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Decorative window hoods, Craftsman porch	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1038 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1886	Accessory structures: no
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Eave brackets	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT

	
Address: 1042 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: circa 1894-95	Accessory structures: detached garage (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Sunburst, door transom, stone header and sill on gable face window, decorative fence with integrated planter	

Historical Background:

The home at 1042 Lipan is in the Hunt's Addition subdivision, block 22, Lot 10. The assessor date is listed as 1890, but Sanborn maps do not show it in 1890 so it is possible it was built a year or two later. No building permit could be located, so we do not know the architect and could not identify the original owner with this level of research. Homes in adjacent lots were built in the 1890s and ranged about \$2200-\$2400 at the time. At the time of construction Lipan St. was known as S. 10th Street, and therefore the original address was 1042 S. 10th Street. In the early years the property was sold with lot 9 next door. Ownership can be traced back to 1896 as follows:



1042 N LIPAN ST Continued:

Lots 9&10 Elizabeth and Henry Bowman purchased 5/14/1896

Based on census records and Henry's will from 1908, the Bowmans were not married but brother and sister in-law. They were both from England. Henry (aka Harry) was a miner, and it appears that both lots 9 & 10 were valued at \$1400 in his will to Elizabeth. Henry was born around 1842 and Elizabeth c. 1855. The 1900 census lists them both living at 1042 Lipan (then S. 10th St) and indicates that Elizabeth was widowed. Henry died in 1908 and Elizabeth married fellow Englishman Robert Brayton in 1911 in Denver.

Lots 9&10 Robert Brayton inherited 3/31/1916

Elizabeth Bowman Brayton's died 1915 at her home at 1042 Lipan. She left the property to her husband Robert. It is unknown what his occupation was, but he likely didn't reside in the residence after this, as census records and city directories show him living at 1533 Fillmore with his sister, also named Elizabeth Brayton. Robert died in 1925 and willed the house to Elizabeth Brayton (sister).

Lots 9&10 Elizabeth Brayton inherited 5/14/1925

Elizabeth continued living on Fillmore and rented the Lipan house out. During the 1920s the home was likely split into rented rooms, as several residents appear on city directories.

Residents included:

-Al Bailey, 1922

-Vern Carroll, Fireman, 1923

-Anne Genty, 1923

-Minnie Hunsburer, 1928

-Alf and Carrie Williams – late 1920s, and Grace Williams in 1929 who posted an advert for her lost dog

Elizabeth Brayton died in 1936 and the two lots were sold to William Maxham on 1/28/1937 but then split up and sold separately the same day.

Lot 10 Clarence and Bertha Sandidge 1/28/1937

Lot 10 Kenneth S. and Elaine M. Benson 12/28/1937

The Bensons owned the home for 12 years and appeared to have resided there. The 1940 census showed they lived there with their 8-year old daughter. Just a couple of years earlier in 1935 they were living just a couple doors down at 1052 Lipan, although it is possible this is a typo in the city directory and the family had, in fact, been renting the 1042 Lipan before purchasing it. In the 1940 census Kenneth was listed in the census as a "cookkeeping machine driver", and Elaine did not have an occupation listed.

Lot 10 James H. Pierce 3/28/1949 and William F. Vortmeier 4/21/1949

William Vortmeier resided in the home until 1953

Lot 10 Harold F. Jordan and Clara Jordan 4/17/1953 and again 3/3/1970

The Jordans owned the property twice, first in the 1950s and again for a couple of years in the 1970s. For at least the latter part of their ownership they resided elsewhere and likely rented the house out. Harold was listed in city directories as a mechanic for the Denver & Rio Grande Railroad

1042 N LIPAN ST Continued:

Lot 10 Ludwig and Marie (Marion) Huegel 5/28/1964

The Huegels resided in the home through most of the 1960s and Ludwig was listed in city directories as a laborer for Colorado Fur & Tanning. They sold to the Jordans in 1970

Lot 10 Leslie J. and Gladys L. Kalanquin

The Kalanquins were from Wisconsin and resided at 1423 Lipan. Leslie was listed in his early life as a salesman, and later was a self-employed remodel contractor and involved in real estate. 1042 was likely an investment property for them. They owned the home until 1992.

Recent Ownership:

Lot 10 Mary Jane Riesecker 1992-1995

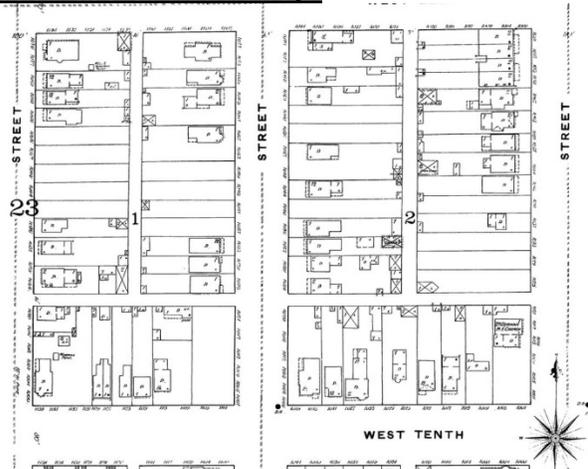
Lot 10 Charles McKinivan 1995-1998

Lot 10 Shane Carver 1998

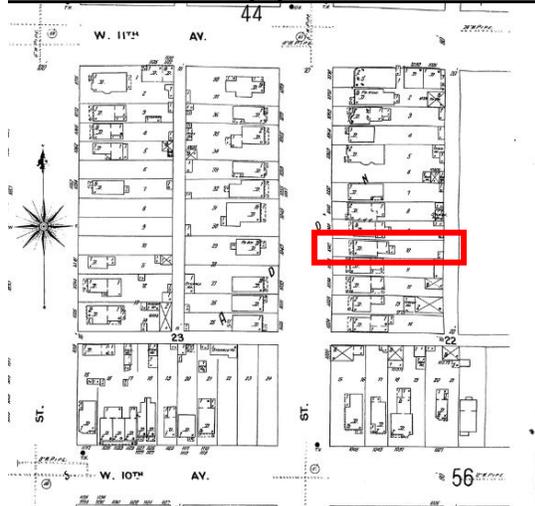
Lot 10 Melinda R. Talcott 1998-2016

Lot 10 2016-Current Stephanie Strum & Scott Tuttle

1890-1893 Sanborn Map:



1903 Sanborn Map (red outline is lot 10):





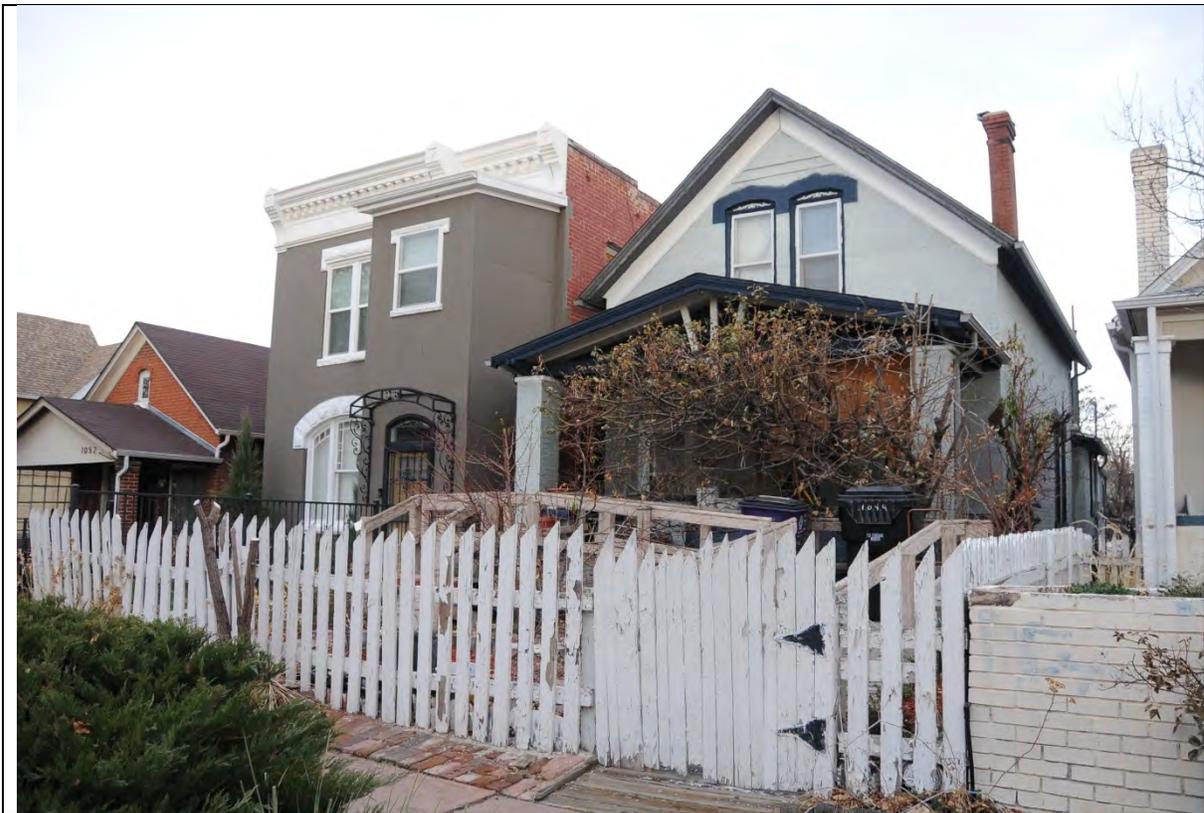
INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1043 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne with Craftsman details
Construction Date: 1887	Accessory structures: yes (noncontributing)
<p>Additional Information: Building Material: brick. Building use: SINGLE FAMILY Most of the original structure exists, although some alterations have occurred over the time including a side dormer addition and a small projecting side addition.</p> <p>Distinctive Features: Cornice returns, eave brackets, decorative gable face window, in wall chimney, Craftsman porch</p>	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1044 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage with Craftsman details
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Decorative window hoods, Craftsman porch	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1048 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate
Construction Date: 1891	Accessory structures: no
Additional Information: Building Material: brick & faux wood siding. Building use: SINGLE FAMILY Most of the original structure still exists with a projecting two-story entry.	
Distinctive Features: Cornice, character windows including arched openings and divided lights, stone window headers and sills	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1049 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1900	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Gingerbread porches, vergeboards with sunburst, stone header and sill on gable face window	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1052 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Front Gable
Construction Date: 1885	Accessory structures: no
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Segmental arch opening in gable face	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1055 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1898	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Sunburst, eave brackets, gingerbread porch columns, stone header and sill on windows	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1059 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1885	Accessory structures: no
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY	
Distinctive Features: Eave brackets, front façade bay window, arched window in gable face, porch columns, stone windowsills, door transom	
The original address was 1059 S. 10th Street.	
<u>Year</u>	<u>Owner</u>
bef. 1887	George W. Thatcher
1887	Thomas F. and Mary C. Carroll (owned lots 32, 33)
1931	Thomas F. Carroll (owned lots 32, 33)
1935	Walter P. and Alvina D. Rutger (owned lots 32, 33)
1955	Walter P. Rutger (owned lots 32, 33)
1968	United Housing Development Corp. (owned lots 32, 33)
1969	John Prieto Sr. & Helen R. Prieto (lot 33 only)
Thomas F. Carroll, owner of 1059 Lipan in 1887, was born in Amboy, Illinois, and came to Denver as a young man. He was a member of the pioneer hook and ladder company from 1876-1881. He continued volunteering at the fire department, and for sixty years he	



DENVER
THE MILE HIGH CITY

was the treasurer of the Veteran Volunteer Firemen's association. While living at 1059 Lipan Carroll took a paid position in the City's Public School system until 1924 when he retired. He died in his home in September 1934, and was buried in Riverside cemetery (Denver Post, Oct. 1, 1934).

John and Helen Prieto bought the property from the United Housing Development Corporation in 1969. Prior to their purchase, the property also included the lot to the south. John was a veteran of WWII and purchased the house with his VHA loan. John and Helen's daughter Cathy Prieto currently owns the house in 2021. Cathy and Helen were very active in the Chicano Movement through a variety of ways including protesting police brutality at the Denver Capitol. They also volunteered at the Auraria Community Center, helping with the day care and early education programs. Helen volunteered throughout the community translating for Hispanic community members that did not speak English in a variety of capacities. Cathy walked out during the West High Blowouts, and marched to Lincoln Park in March 1969. Cathy continued to support the Movement through her involvement in the Brown Berets, as well as marching in protests in Denver and L.A. with Caesar Chavez. Helen was a bi-lingual teacher at Baker elementary and worked as an LPN at the Little Sisters of the Poor. Cathy raised her family here as well, while working at Denver Health as a surgical technician.



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1060 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne (with additions)
Construction Date: 1890, with contemporary additions and changes	Accessory structures: yes (noncontributing)
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY The building was constructed in 1890, changes have occurred during the period of significance such as the second story porch.	
Distinctive Features: Double height porch	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1064 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Front Gable with Italianate details
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1065 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate
Construction Date: 1885	Accessory structures: no
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY	
Distinctive Features: Decorative window hoods, eave brackets, arched openings, distinct porch form, door transom	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1066 N LIPAN ST	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: New construction
Construction Date: 1983	Accessory structures: no
Additional Information: Building Material: vinyl siding. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1070 N LIPAN ST	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: parking lot
Construction Date: 0	Accessory structures: no
Additional Information: Owner: SCHOOL DISTRICT NO 1. Building use: VCNT LAND R-X ZONE	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1071 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italaniate Cottage
Construction Date: 1885	Accessory structures: no
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Eave brackets, front façade bay window, arched window in gable face, porch columns, stone windowsills, door transom	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1079 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1885	Accessory structures: no
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY	
Distinctive Features: Arched openings, door transom, stucco, decorative fence, decorative cross bracing in gable faces	



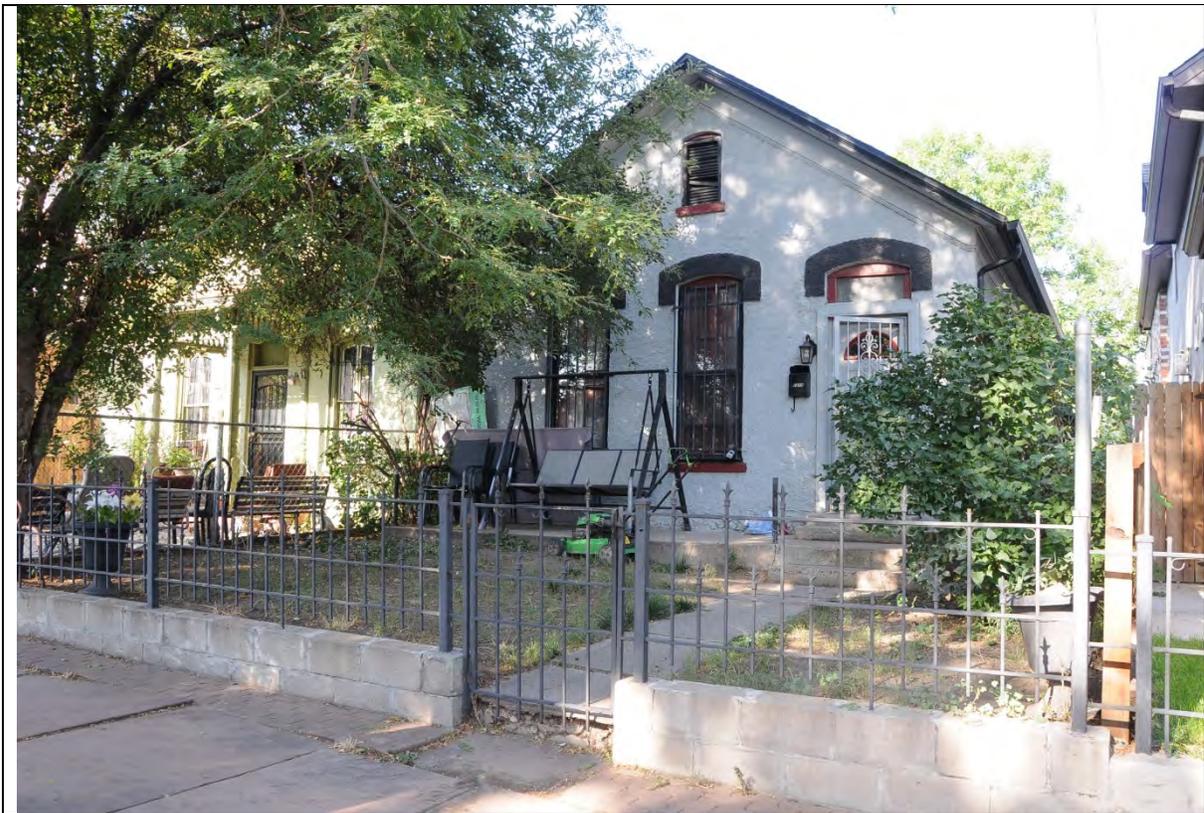
INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1314 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate
Construction Date: 1886	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Brick. Building use: SINGLE FAMILY	
<p>In 1894 Joe Donovan (an Irish Immigrant) moved to Denver with his wife (also an Irish Immigrant) and daughter to find opportunity out West. With the equivalent of an 8th grade education, he began working as a laborer at Union Pacific Railway Company, and immediately settled into a house at 1257 10th Ave (not in the district), down the block from the rowdy Buckhorn Exchange. Within a year at Union Pacific, John was made foreman. A residential building boom was filling the northern end of neighborhood with brick, single-family homes. The Donovans purchased a 5-bedroom, Italianate style house at 1314 N Lipan St.</p> <p>Distinctive Features: Cornice, Gingerbread porch, arched window on ground floor, leaded glass window on second floor, string courses</p>	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1319 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1886	Accessory structures: yes (noncontributing)
<p>Additional Information: Building Material: Brick. Building use: SINGLE FAMILY This was the home of Paul Martinez, who helped organize and became the first president of the Lincoln Chapter of the GI Forum. Paul and his wife Delfie lived at 1319 Lipan. GI Forum members met at the Martinez residence as well as the Auraria Community Center at 1178 Mariposa. Delfie (Paul's wife) sheltered 36 people after the 1965 flood of the S. Platte, in their home.</p> <p>Distinctive Features: Decorative window hoods, door transom, arched window in gable face</p>	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1322 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne
Construction Date: 1886	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Stucco. Building use: SINGLE FAMILY	
Distinctive Features: Double height porch with spindle columns and railings, door transom	
<p>Into the 1970s, the descendants of Alfonso Martinez continued to take leadership positions within the community. Paul Martinez' brother, Lawrence, also grew up at 1378 Mariposa and later lived at 1324 Lipan with his wife, Ramona, a West High graduate. For six years they lived in half the duplex that was 1324-1326 Lipan (today it is likely 1322 Lipan).</p> <p>Lawrence helped start and served as the President of the Colorado Chapter of the Labor Council for Latin American Advancement (LCLAA) in 1972. LCLAA was formed to gain union recognition in the workplace for Chicanos and to advocate in Congress on issues effecting families. This grassroots organization works to secure job rights and protections and gives voice to improving justice and change in Latino communities. After Lawrence and his wife, Ramona, moved out of the West Side, Ramona was elected to Denver's City Council. Eventually, she was appointed by President William Clinton to serve as an At-large member of the Democratic National Committee where she served for 16 years on the Hispanic Caucus, two years as its President.</p>	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1325 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne
Construction Date: 1896	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Brick. Building use: SINGLE FAMILY	
Distinctive Features: Intact porch, distinctive gable face detailing	



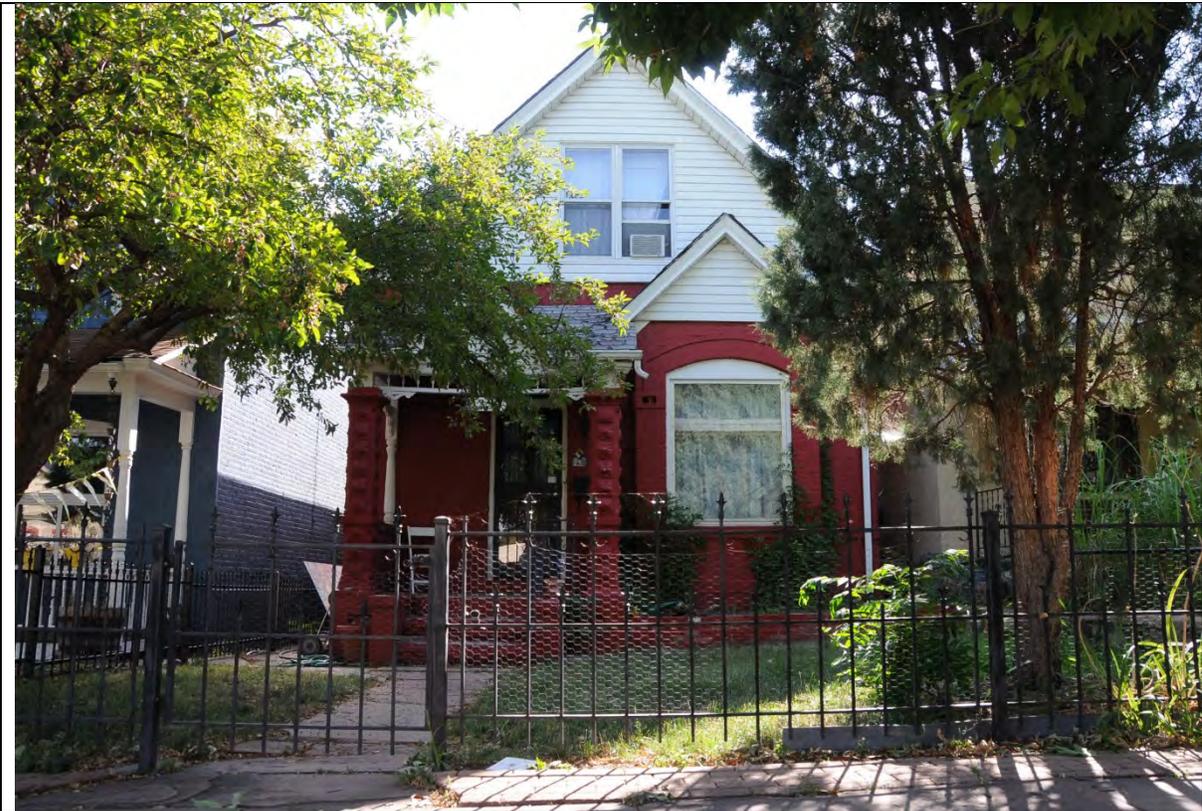
INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1326 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Terrace
Construction Date: 1885	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Stucco. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1330 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne
Construction Date: 1889	Accessory structures: no
Additional Information: Building Material: Brick. Building use: SINGLE FAMILY	
Distinctive Features: Ornamental concrete block porch supports, arched window opening, gingerbread porch detailing	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1332 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate
Construction Date: 1885	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Stucco. Building use: SINGLE FAMILY	
Distinctive Features: Cornice, arched openings, door transom	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1335 & 1339 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Terrace duplex
Construction Date: 1906	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Brick. Building use: APT W/2 UNITS	
Distinctive Features: Stepped parapet, Craftsman porch, arched vents with roof covering, leaded glass character windows	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1338 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1886	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Stucco. Building use: SINGLE FAMILY	
Distinctive Features: Arched openings, door transom	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1342 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1885	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Stucco. Building use: SINGLE FAMILY	
Distinctive Features: Arched openings, door transom	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1345 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate Cottage
Construction Date: 1886	Accessory structures: no
Additional Information: Building Material: Brick. Building use: SINGLE FAMILY Original structure had a side dormer addition	
Distinctive Features: Front façade bay window, arched window in gable face, stone windowsills, decorative window hoods	



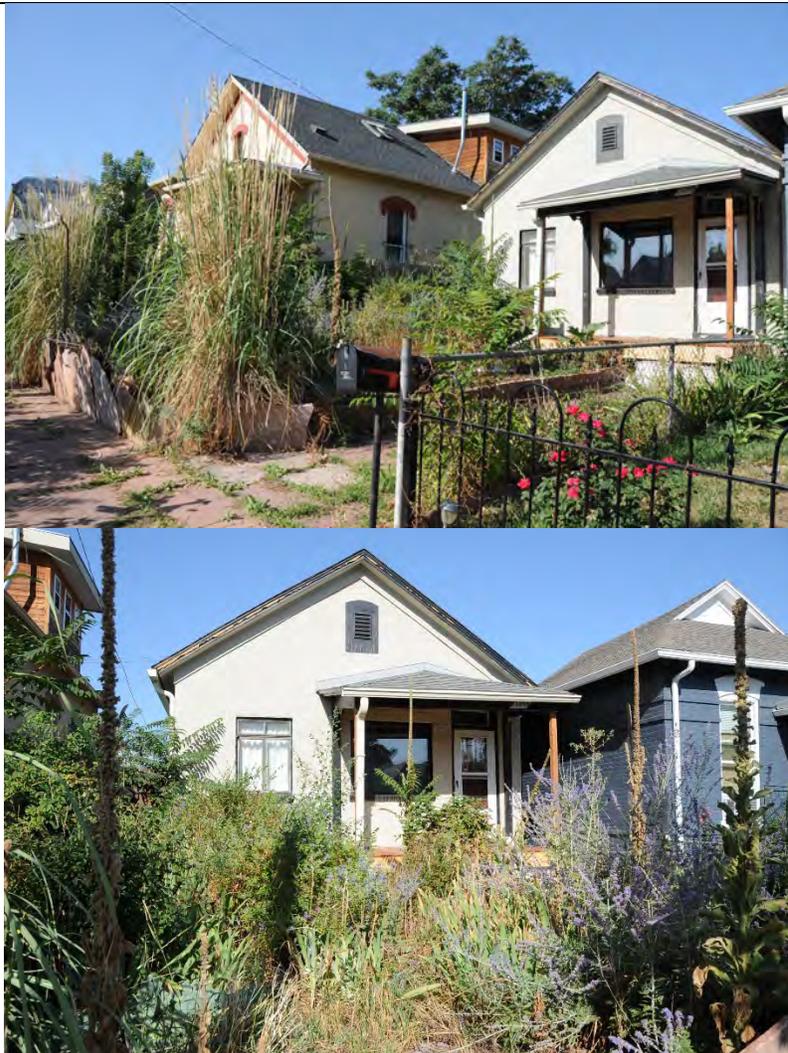
INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1346 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1885	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Stucco & Wood shingle. Building use: SINGLE FAMILY	
Distinctive Features: Arched openings, door transom	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1349 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Front Gable
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: Brick. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1350 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1885	Accessory structures: no
Additional Information: Building Material: Brick. Building use: SINGLE FAMILY	
Distinctive Features: Arched openings, dog tooth string course	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1354 N LIPAN ST	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: New construction
Construction Date: 2001	Accessory structures: yes (noncontributing)
Additional Information: Building Material: vinyl siding. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1359 - 1361 N LIPAN ST	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: New construction
Construction Date: 2013	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Stucco, stone veneer; vinyl siding. Building use: ROWHOUSE	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1356 & 1362 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Queen Anne Cottage
Construction Date: 1885	Accessory structures: yes (noncontributing)
Additional Information: Building Material: Brick. Building use: ROWHOUSE Based on sanborn map research this structure has historically been a duplex.	
Distinctive Features: Door transom, arched openings, partial width porches	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1367 N LIPAN ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Front Gable
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: Wood siding. Building use: SINGLE FAMILY Front Gable with an enclosed porch added likely within the period of significance.	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1373 N LIPAN ST	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: Park
Construction Date: 0	Accessory structures: na
Additional Information: Jerry Martinez Family memorial park. Owner: HOUSING AUTHORITY OF THE CITY & COUNTY OF DENVER. Building use: VCNT LAND R-X ZONE	

INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Northwest corner of the property

Address: 1364, 1374 & 1394 Lipan St; 1030, 1040, 1050 W 14 th Ave	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Romanesque
Construction Date: 1890	Accessory structures: no
Additional Information: Building Material: painted brick. Building use: MULTI -FAMILY	
<p>The 1890 permit for this terrace lists the owner as David M. Hyman, the carpenters and builders as Down & Ashton, and the architects as Miller & Janisch. The estimated cost to build was \$24,000.</p> <p>The owner, Hyman, was a financier and attorney from New York City, who made his way to Colorado in the late 19th century. He made his fortune in the early days of Colorado's mining industry, as a joint owner of the Smuggler and Durant mines near Aspen. Here's a profile we put together for Miller & Janisch for Discover Denver:</p> <p>Architects Wenzel J. Janisch and J. Edwin Miller worked together for just a few years, but designed some of Denver's most notable buildings in the late 19th and early 20th century. Their work includes local landmark South Broadway Christian Church (5DV.730, 1890), the National Register-listed Tallmadge and Boyer Block (5DV.663), and the Ochiltree Block (5DV.2101.116), located in the National Register-listed Highland Park Historic District. Janisch was a native of Austria where he completed his schooling at the Academy of Architecture in Vienna. He immigrated to the United States in 1885, and practiced architecture in Chicago and Omaha before moving to Denver in 1889 and partnering with Miller, who he bought out in 1892. Miller left Denver after 1892 and Janisch after 1893.</p>	



Distinctive Features: Arched openings, stone headers, string courses, articulated corner bays, decorative cornice/parapet, decorative stone headers, door transoms, decorative porch entablature with Romanesque detail surrounds



1364 -1394 Lipan St



North façade along 14th Ave



DENVER
THE MILE HIGH CITY



1030 – 1050 W 14th Ave

City and County of Denver - Historic District Nomination
Individual Property Inventory Form

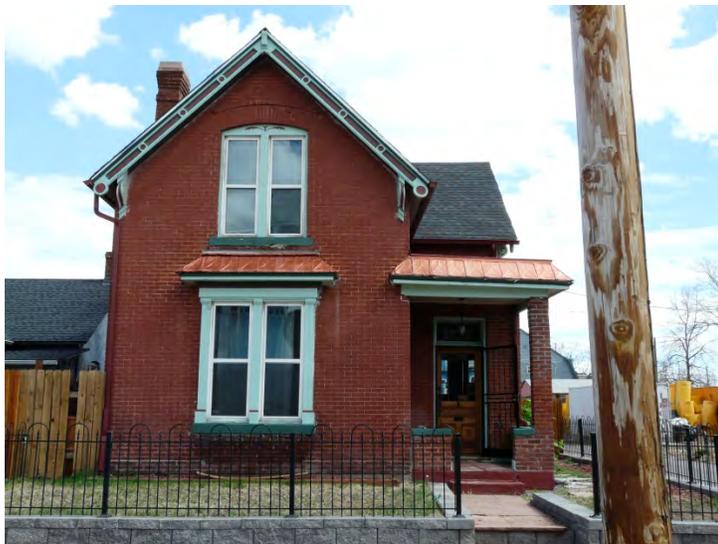


Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1026 Mariposa
3. **Date of Construction:** 1886 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 2 story, 1784 sqft., front gable, overhanging eaves, decorative vergeboard and brackets, door transom, decorative window arches, stone sills, decorative paired windows on first floor

7a. **Distinctive Features:** Decorative vergeboard and brackets, door transom, decorative window arches, stone sills, decorative paired windows on first floor, chimney

8. **Construction History (Dates of major additions, alterations, demolitions):** Front porch altered
Source (If known):

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

TASHKIN, JONATHAN S

5971 DUNRAVEN CT

GOLDEN, CO 80403-2041

L 14 & S1/2 OF L 13 BLK 23

HUNTS ADD

20. Historical background (Describe briefly history of property, important occupants, historic events, etc.):

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1034 Mariposa
3. **Date of Construction:** 1881 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Stucco
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1 story, 1223 sqft.,
- 7a. **Distinctive Features:** door transoms
8. **Construction History (Dates of major additions, alterations, demolitions):** Stucco added and multiple rear additions
Source (If known):
9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk
10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018
12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: John Connor

Source (If known): Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Connor

19. Owner name and address (If different from street address):

CHAVEZ, RONALD JAMES

L 12 & N1/2 OF L 13 BLK 23
HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

On November 11, 1881, John Connor purchased these lots. The 1887 City Directory lists John Connor, a policeman, living at this address. A masonry dwelling is depicted on the 1887 City Directory for these lots.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Commodore P. Harris

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Harris

19. Owner name and address (If different from street address):

LANDAHL,ROBERT

10262 MONTEREY CIR

NORTHGLENN, CO 80260-6048

L 5 BLK 23 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s.

Commodore P. Harris, an engineer is listed in the 1887 City Directory as living here. The 1887 Robinson map depicts an L-shaped wood frame structure on this lot. In 1893, the city directory lists Edward J. O'Connor, a brakeman for the Union Pacific Railroad, as the home's occupant. In 1924, this was the home of Clarence G. and Laura A. Wells. Mr. Wells was an upholsterer. George and Lena Knaub lived here in 1940.

In 1945, Francis Montez, the widow of Joseph, was the property's owner and resident through at least 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6116, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Ella M. Harris

Source (If known): Grantee Records 1882

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Harris

19. Owner name and address (If different from street address):

VIGIL, MANUEL J & PALMA

L 3 BLK 23 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. See 1076 Mariposa. Ella M. Harris purchased lots 1-3 of Block 23 October 1882. It appears that Ella and her husband Minarrh lived here from 1882 until the late 1880s. They then moved one house north to what is now addressed as 1076 Mariposa. The 1887 Directory lists Minarrh M. Harris, a machine hand, living at 1070 S. Ninth.

In 1945, Peter J. and Catherine J. Eberly were renters here. Manuel and Palma Vigil have been the owners since before 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV 4913, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation, view to SE (undated)



Photo: West elevation, 2017

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1076 Mariposa
3. **Date of Construction:** 1887

Source (If different from assessor):

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows): 1 story, 1400 sqft, flat-topped hip roof with projecting front gable with elaborate Eastlake bargeboard. Projecting hip roof partial width front porch with pediment over the entrance, spindled frieze and spindle supports with brackets on concrete base. Recessed window opening on west slope of hip roof with vinyl slider style window sash. On 1st story, side-by-side replacement, 1/1 double-hung vinyl sash windows with new brick sills and decorative hoods of incised Eastlake ornamentation. There are two brick projecting bays: on the west (main) façade is a squared bay with pedimented gable roof sited south of the entrance and on the south façade is a round brick bay under the roof eaves with segmental arched windows. Elaborate Eastlake ornamentation embellishes barge boards and under eaves on all facades.

7a. Distinctive Features: Front porch, elaborate bargeboard, door transom and side lites, arched openings, decorative window hoods, string courses

8: Construction History: In 1891, a one-story brick rear addition was constructed. Prior to 1999, a recessed second-story window was added in the hipped roof of the west (main) façade but determined to “not substantially impair the structure’s integrity” per undated State inventory form. At an unknown date, the original sandstone window sills were replaced with brick, the original chimney height has been lowered and the front door and sidelight were replaced per State inventory form. After 2001, the west façade’s two original tall, narrow, wood, 12/12 light, double-hung sash windows replaced. Top row of upper sashes had colored lights. Cast iron fencing along porch roof ridge line removed per undated State inventory form.

Source: 5DV 2107, 2001

9: Landscape or Special Setting Features: Concrete walkway flush with sidewalk; 3’ wood flat slate picket fence surrounding yard; between 1999 and 2001, a 3’ chain-link fence was replaced with an unpainted, wood-slate, 4’ fence along perimeter. Current fencing at perimeter is 4’, painted picket-fence. Flanking north and south facades are painted, wood, 6’ fencing sited a few feet east of west façade.

10: Associated existing buildings, features, or objects: Detached garage

RECORDING INFORMATION:

11. Date Form Completed: March 2018

12. Completed by: Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

CONTRIBUTING

NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Ella M. Harris

Source: Grantee Records October 25, 1882/November 4, 1882

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Harris

19. Owner name and address (If different from street address):

SHAPIRO,SARA ELIZABETH

L 1 & 2 EXC REAR 45FT BLK
23 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.): In October 1882, The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Ella M. Harris purchased lots 1-3 of Block 23. The 1887 Directory lists Richard B. Hind living at 1078 S. 9th, currently addressed as 1076 Mariposa. Mr. Hind worked as a fireman for the Denver & Rio Grande Railway. The 1887 Robinson map depicts a large masonry dwelling on these lots with a masonry structure at the rear of lot 1. [By 1888, Richard Hind had moved to 1018 S. 9th (Mariposa) now demolished.] In 1891, a one-story brick rear addition was constructed by the owner Minarrh Harris. He is listed in the 1893 City Directory working as a machine hand for the Union Pacific Railroad. Mrs. Jane Marion is also listed as living at this address in 1893. Minarrh's widow, Mrs. Ella M. Harris, was listed living here through October 1940, when the property was sold.

In 1945, resident owners were Clarence C. and Ruth S. Whalen.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources: 5DV 2107, 2001

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1110 Mariposa
3. **Date of Construction:** 1890 **Source (if different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. General Architectural Description: 1 story, 1014 sqft., two overlapping front gables, one with original paneled verge board with arched cutouts. Gable faces have fishscale shingles and sections of paneled painted wood. Original parlor window opening converted to entrance with unpainted brick surround and stuccoed facade. Lowest projecting gable is enclosed with a quartet of tall, narrow, 1/1 double-hung vinyl windows on west façade. Front gable has new small single light window surrounded with wood pilasters and entablature. Foundation is painted large blocks of coursed rock-faced stone with some covered by concrete.

7a. Distinctive Features: Decorative gable ends

8. Construction History: Masonry painted; front porch enclosed (Historic). Parlor window with stone sill removed & opening converted to entrance since 1999, façade stuccoed. Decorative elements removed include verge board from two of three gables, sunburst gable ornament on upper gable and spindle gable ornament on lower gable. **Source (if known):** 5DV2918, 1999

9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway flush with sidewalk, yard surrounded by new 3' wrought iron fence.

10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018
12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Sleath/Robtoay

19. Owner name and address (If different from street address):

BAER, PETER

L 18 & N 5 FT OF 19 BLK 18

BAER, SHARON

HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s . In 1890, the city directory lists N.T. Sleath, who operates a dancing school at 1415 Larimer, as the resident of 1110 s 9th (Mariposa). No listing for the house number could be located before 1890.

In 1891, Simeon Brown, an engineer, was listed as the resident here after living elsewhere in previous years. In 1893, the city directory indicates that Mr. Brown was working as a motorman for the Denver Tramway Company.

In 1924, this was the home of Peter A. and Christina Robtoay who lived here at least through 1945.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: Colorado State Inventory Form #5DV 2918, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1110 Mariposa
3. **Date of Construction:** 1890 **Source (if different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. General Architectural Description: 1 story, 1014 sqft., two overlapping front gables, one with original paneled verge board with arched cutouts. Gable faces have fishscale shingles and sections of paneled painted wood. Original parlor window opening converted to entrance with unpainted brick surround and stuccoed facade. Lowest projecting gable is enclosed with a quartet of tall, narrow, 1/1 double-hung vinyl windows on west façade. Front gable has new small single light window surrounded with wood pilasters and entablature. Foundation is painted large blocks of coursed rock-faced stone with some covered by concrete.

7a. Distinctive Features: Decorative gable ends

8. Construction History: Masonry painted; front porch enclosed (Historic). Parlor window with stone sill removed & opening converted to entrance since 1999, façade stuccoed. Decorative elements removed include verge board from two of three gables, sunburst gable ornament on upper gable and spindle gable ornament on lower gable. **Source (if known):** 5DV2918, 1999

9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Concrete walkway flush with sidewalk, yard surrounded by new 3' wrought iron fence.

10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018
12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Sleath/Robtoay

19. Owner name and address (If different from street address):

BAER, PETER

L 18 & N 5 FT OF 19 BLK 18

BAER, SHARON

HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1890, the city directory lists N.T. Sleath, who operates a dancing school at 1415 Larimer, as the resident of 1110 s 9th (Mariposa). No listing for the house number could be located before 1890.

In 1891, Simeon Brown, an engineer, was listed as the resident here after living elsewhere in previous years. In 1893, the city directory indicates that Mr. Brown was working as a motorman for the Denver Tramway Company.

In 1924, this was the home of Peter A. and Christina Robtoay who lived here at least through 1945.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: Colorado State Inventory Form #5DV 2918, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known): L.E. Forbes

Source (If known): 1889 Building Permit

15. Original Owner: Dominic Lino

Source (If known): Building Permit

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Lino

19. Owner name and address (If different from street address):

HODGES,GERALDINE

L 17 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Although the City Assessor record indicates a construction date of 1890, L.E. Forbes filed for a building permit in 1889 to build this one-story brick dwelling at a cost of \$2000. L.E. Forbes was a superintendent for the Rosenfeld Construction Company and lived at 2232 Parkinson.

In 1889, Dominick Lino lived two blocks north of this house at 1323 S. 9th (Mariposa). In 1890, this became Dominick Lino's home. He operated a barber shop at the Union Depot. He and his wife Theresa lived here at least until 1940. In 1945, Eustaquio Herrera and his wife Josephine R. owned and lived here.

Geraldine Hodges has been the resident owner here since 1990.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6118, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1118 Mariposa
3. **Date of Construction:** 1889 **Source (If different from assessor):** 1889 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Terrace with alterations
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description (Briefly describe property as it exists today, including no. of stories, size, window types and materials, condition, and special design features, such as towers or bay windows):** 1 story, 967 sqft., rectangular form with flat roof, projecting full-width front porch with flat roof supported by square brick pillars with brick caps. No historic fabric visible. Off-center entrance with paneled door. Side façade window openings are arched.
8. **Construction History (Dates of major additions, alterations, demolitions):** By 1999 no historic materials visible: original porch demolished, walls stuccoed; nonoriginal door and, window alterations. Since then, stucco has been removed
Source (If known): 5DV6119, 1999
9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk. Yard separated by 3' brick wall that rises to 4' at gate with wrought iron spikes that range in height, which are interspersed between 4' brick piers.
10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018
12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Henry P. Slater

Source (If known): 1889 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Slater

19. Owner name and address (If different from street address):

RIBOTA, SERGIO L 16 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1889, Harry P. Slater, a printer, for the Rocky Mountain News moved to this residence although the City Assessor record indicates a construction date of 1890. In 1893, it was the home of Charles R. and William H. Smith, who were bricklayers. From 1924-1945, city directories list that this was the home of Hugo and Jennie Kochs. Also living here during some of that time was Hughrene Kochs, a music teacher.

Bertha Ribota was the resident owner here in 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6119, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1122 Mariposa
3. **Date of Construction:** 1887 **Source (If different from assessor):** 1887 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 812 sqft., brick front gable with overhanging eaves, off-center entrance north of original parlor window, projecting Craftsman-inspired full-width gable-roofed porch with open trusses & exposed rafters, stuccoed pier supports and solid balustrade with painted stone caps. Side elevations have 1/1 double-hung sash windows with segmental arches. 1st story of façade stuccoed.

7a. **Distinctive Features:** arched window opening, Craftsman porch

8. **Construction History (Dates of major additions, alterations, demolitions):** 1st story of façade stuccoed, masonry painted, porch style altered to Craftsman style. **Source (If known):** 5DV1573, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk with 3' chainlink fence.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: George Sargent

Source (If known): 1887 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

QUINONEZ, JUAN and Maria D.

L 15 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. No address for this residence was listed in or prior to the 1886 City Directory. Although the City Assessor record indicates a construction date of 1890, in 1887 this became the home of George G. Sargent, who had lived elsewhere on the west side as early as 1883. Mr. Sargent was a showcase cabinet maker for the Edward Hewitt Company.

In 1891, it became the home of Jacob C. Shanks, a clerk. In 1924 the house was vacant but from 1928 through at least 1933, it was the home of Fritz H. & Gertrude Struss. Mr. Struss was a foreman with the Denver & Rio Grande Western railroad. Gertrude Struss worked as a cashier with the FDF Company. Mr. Struss was still the resident here in 1945.

In 1999, the owner residents were Domitila and Margarito Garcia.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV 1573, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1126 Mariposa
3. **Date of Construction:** 1881 **Source (If different from assessor):** 1881 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Stucco
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description:** 1 story, 848 sqft., front gable with overhanging eaves, tall narrow 1/1, double-hung vinyl sash windows set south of the entrance; projecting, Craftsman-inspired full-width gable roofed porch with exposed rafters, stuccoed gable end & square wood pier supports and no balustrade on a concrete pad.
8. **Construction History (Dates of major additions, alterations, demolitions):** Original masonry stuccoed masking front gable window & decorative trim, entrance transom & hood molds as well as windows' hood molds and stone sills. Porch altered.
Source (If known): 5DV6120, 1999
9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk and a 3' chainlink fence surrounds front yard.
10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** None

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: John Graham

Source (If known): 1881 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Graham

19. Owner name and address (If different from street address):

SCHIELEIT, GREGORY

L 14 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. On May 17, 1880, John Young was grantee on transaction for this lot. In 1881, John Graham, a blacksmith for Denver, South Park & Pacific Railroad, moved into this house. A masonry dwelling appears on the 1887 Robinson Map although the City Assessor record indicates a construction date of 1890. By 1893, John Graham was working with the Union Pacific railway. Also living here then was William Graham, a helper at John Murphy. The Graham family lived here at least through 1900.

From 1924 to at least 1933, it was the home of Paul L. and Julia Denhart. In 1945, Noah C. and Sue Carter were residing here.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6120, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1128 Mariposa
3. **Date of Construction:** 1889 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Terrace
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 841 sqft., rectangular brick home with flat roof. Decorative cornice with brick vertical bands & corbelling. Off-center entrance sheltered by projecting, partial-width porch with hip roof supported by classical columns atop solid brick balustrade with stone trim flanking concrete deck. Two 1/1 double-hung sash windows south of entrance have rock-faced stone sills and a brick sill course and projecting band of brick above each window.

7a. **Distinctive Features:** Decorative cornice and brickwork, string course, porch

8. **Construction History (Dates of major additions, alterations, demolitions):** Painted masonry
Source (If known): 5DV6121, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk. Yard separated by 3' stone piers interspersed with horizontal metal rails and gate.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known): W. F. DeCamp

Source (If known): 1889 Building Permit

15. Original Owner: Miers Fisher

Source (If known): 1889 Building Permit

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Fisher

19. Owner name and address (If different from street address):

BULATEWICZ, CHRISTOPHER LEE

L 13 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. There was a frame house on this lot in the mid-1880s but in 1889, Miers Fisher received a building permit to construct this one-story brick dwelling at a cost of \$500. The builder was W.F. DeCamp. The City Assessor record indicates a construction date of 1890. By 1893, the residents were John Malcolm, a stonecutter with Geddis & Seerie, and William J. Macdonald, a foreman, also with Geddis & Seerie.

In 1920, Josephine Wourms acquired the property. In 1939, Anthony A. and Christine M. Nelson acquired the property. In 1944, Frank J. & Mary D. Perry acquired the property and lived here.

In 1999, Arturo and Sixta Ribota were the resident owners here.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6121, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1132 Mariposa, A & B
3. **Date of Construction:** 1890 **Source (If different from assessor):** Building Permit

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 2 story, 2280 sqft., rectangular dwelling with flat roof stepped down toward rear with rock-faced stone foundation. Projecting, bracketed cornice elaborated with paneling and modillions. Painted brick walls have piers that project slightly above roof. Projecting two-story porch has slender column supports. 1st story columns sit atop brick balustrade with stone caps. Off-center entrance has newer paneled & glazed door and single glaze transom. Large 1/1-light double hung sash parlow window with stone sill sits to south of entrance. Balcony has hipped roof supported by full-height columns & stick balustrade. Balcony entrance is centered on façade with a multi-light door & single glaze transom flanked by tall 1/1-light double hung sash windows with stone sills. Side elevations have segmental arched windows & rock-faced stone sills.

7a. **Distinctive Features:** Bracketed cornice elaborated with paneling and modillions, door transoms, two-story porch, stone

8. **Construction History:** Masonry painted; transom uncovered. **Source (If known):** 5DV2917, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk separated from yard by 3' wood slate painted fence.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Howard Anderson

Source (If known): Building Permit

16. Original/Historic Uses: Residence: Boarding House

17. Current Use: Residence: two-unit condo

18. Historic Building/Structure Name (Typically first owner/occupant): Anderson

19. Owner name and address (If different from street address):

FLORES, MIGUEL

1132 MARIPOSA ST, A

HENDRICKS, PETER E & Liang, Carol

1132 MARIPOSA ST, B

LINCOLN PARK CONDOS U-A

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1890, Howard Anderson filed a building permit for this two-story brick dwelling estimated to cost \$3,200. The original use was as a boarding house. Mr. Anderson moved into the residence in 1891. In 1893, the city directory indicates that the following were residents besides Mr. Anderson who was a commercial merchant: Gideon W. Emigh, employed in the mining industry; Mrs. Mary E. Hogan; and William G. Nicholson.

In 1924, Mr. Anderson's widow Sophie lived here and remained at least through 1940. Mrs. Anderson shared the house with Elmer & Mabel Thompson. By 1945, it was owned by Hugh H. Duke who lived here as well as Mrs. May Kincaid.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes No

If yes, please list and describe attachments and sources: 5DV2917, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1136 Mariposa
3. **Date of Construction:** 1883 **Source (If different from assessor):** 1883 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description:** 1 ½ stories, 1124 sqft., front gable, with two tall narrow 1/1, double-hung wood windows south of off-centered entrance with covered transom; full-width front porch with hip roof & newer square wood porch supports, , low picket wood fencing serves as porch railing, transom over front door with metal screen door.
8. **Construction History (Dates of major additions, alterations, demolitions):** 1-story projection on rear; gable face window opening altered for sliding window with brick sill; gable face stuccoed. **Source (If known):** 5DV6122, 1999
9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk separated by 4' chainlink fence. Brick planter box with 2' picket fence atop separates porch from yard.
10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Shed

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Michael Gleeson

Source (If known): Grantee Records/City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Gleeson

19. Owner name and address (If different from street address):

ORTIZ, ANTONIO

LOT 11 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Although the Denver Assessor records provide a construction date of 1885, in 1883, the city directory lists Michael Gleeson as residing here. Mr. Gleeson was a clerk for the Denver & Rio Grande Railroad (DxRG). In 1884, George Diehl, a helper for the DxRG, resided here. In 1885, the resident was John Barry, a machinist for the DxRG.

On April 6, 1886 Michael Gleeson was conveyed this lot and Lot 10 that remained under family ownership for almost 50 years. Until 1887, the address for this property was 325 s 9th now addressed as 1136 Mariposa. The 1893 city directory indicates that several Gleeson family members lived here: Michael, Mrs. Ellen Gleeson and Miss Anna Gleeson.

In 1924, this was the home of John H. & Lucy F. Mitchell. In 1926, a group of five individuals inherited both lots 10 & 11, including William M. Gleeson. In March and August, 1929, William M. Gleeson purchased both lots (10 & 11) but he sold lot 11 to Ida M. Marugg.

In 1931, James W. & Luch C. Talley lived here. In 1940, Ellmer & Ellen Carson resided here. Mr. Carson was a laborer. The lot was sold to others in the 1940s. In 1945, Gabino & Eulalia A. Mayoral were the resident owners.

In 1999, Vanessa Copado-Phillips was the resident owner.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6122, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Michael Gleeson

Source (If known): 1886 Grantee Records

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Davison/Hall

19. Owner name and address (If different from street address):

MOSELEY, IDA

L 10 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1886, Michael Gleeson purchased both this lot and Lot 11, next door (1136 Mariposa), where the Gleeson family lived for many years. Michael Gleeson was a clerk for the Denver & Rio Grande Railroad (DxRG).

Although the Assessor Office record provides a construction date of 1895 for this dwelling, the 1891 city directory lists George P. Davison, a salesman for Weinberger & Alexander having moved to this address. In 1892, Mr. Davison is listed as a bartender for this same firm. In 1893, the directory lists Michael Devlin, a machinist and Frank W. Forbes, occupation unknown, living here.

In 1920, Michael Gleeson was living here (from next door) with Miss Anna C. Gleeson, a teacher at Garfield School. Mr. Gleeson was still a clerk with the DxRG. In 1926, a group of five individuals inherited both lots 10 & 11, including William M. Gleeson. In 1928, this house and 1136 Mariposa were vacant. In March 1929, William M. Gleeson was granted a warranty deed to this lot. In 1931, it was the home of Emil & Della Deleo. Mr. Deleo was a laborer and by 1940, he and Della had moved to Lowell Boulevard. In 1945, the house was rented to Julian Atencio.

In June 1946, the property was sold to Ruth E. Archer and Julia Hall who were the resident owners here in 1948 with Julia Hall living here at least through 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6123, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1146- 1148 Mariposa
3. **Date of Construction:** 1890 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Duplex
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 2 story, 2796 sqft., rectangular duplex with flat roof and projected, corbelled and dentilled cornice with molded brick. Foundation is rock-faced stone. Two entrances with transoms are centered under a projecting partial-width hipped roof porch with dental frieze supported by two slender square columns and two ensconced spindles atop concrete base. A pair of tall, narrow windows sit north and south of entrances. All door/window openings have lintel courses of molded & segmental brick arches, a decorative lintel course brickwork & rock-faced stone sills. The 2nd story has six windows each sited above the 1st story doors/window openings with the same decorative brickwork at lintel courses & stone sills. Original windows have been replaced with vinyl 1/1-light double hung sash windows.

7a. **Distinctive Features:** Decorative cornice, segmental brick arches over windows, door transoms, and string courses

8. **Construction History (Dates of major additions, alterations, demolitions):** Painted masonry, two porch columns replaced; windows replaced. **Source (If known):** 5DV2916, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk with 3' wrought iron fence enclosing yard.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence - duplex

17. Current Use: Residence - duplex

18. Historic Building/Structure Name (Typically first owner/occupant): Gruber

19. Owner name and address (If different from street address):

WILSON, JAMES & KIRSTEN

1532 S SHERMAN ST

DENVER, CO 80210-2622

L9 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In the 1890 city directory, Thomas I. Slater, miner is listed as living here, then addressed as 1146 S. 9th (Mariposa). No resident could be identified living either at 1146 or 1148 in 1892.

In 1893, the city directory lists multiple residents in 1146: two members of the Scott family, James F. (a granite cutter) and Levi (no occupation); and William F. Shea (also a granite cutter). Both Shea and James F. Scott worked for the John D. McGilvray & Company, a firm with more than 30 employees, mostly stonemasons. Residing in 1148 that year were George Charmann, a foreman for the Hart Carpet Co. and Jacob Flock (Fluck), a compounder.

From 1906 to 1940, this property was owned by the Gruber family although others lived in the residence. In 1924, Frances G. Owens lived in 1146 while Mary T. Owens lived here between 1928 and 1931. In 1933, Alvira D. Kenney (widow of James G.) resided here. Unit 1148 was vacant in 1928 but in 1933, John E. and Marie K. Gorley resided here.

In 1940, John E. Gustafson purchased the property from Nelle M. Gruber. In 1945, 1146 Mariposa was vacant but Isaac Richards lived at 1148.

In 1999, it was owned by Charles John Gallegos who lived in the 1148 unit.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV2916, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1150 Mariposa
3. **Date of Construction:** 1889 **Source (If different from assessor):** Building Permit

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 2 story, 1484 sqft., rectangular dwelling with flat roof & one story rear projection. Ornamental cornice with corbelling and a band of molded brick. Foundation is rock-faced stone. Off-center entrance with transom that has house address lettered on its clear glazing sits north of large arched parlor window opening with vinyl 1/3rd – 2/3rd single hung sash. Door & window openings on both 1st and 2nd stories have lintel courses of molded & segmental brick arches, a decorative lintel course of dogtooth brickwork & rock-faced stone sills with two rows of brick sill courses. The two 2nd story window openings are off set from the 1st story door/window openings with vinyl 1/1-light double-hung vinyl sash windows. A partial-width porch with concrete base shelters the entrance with shed roof supported by square wood piers atop solid painted concrete block balustrade. Windows on south façade have segmental arches.

7a. **Distinctive Features:** Decorative cornice, arched window, segmental brick arches over windows, dog tooth string courses, door transom, and stone sills

8. **Construction History (Dates of major additions, alterations, demolitions):** Rear addition, masonry painted, porch altered & new windows. **Source (If known):** 5DV4653, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk & 3' chain link fence separating yard.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Shed

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known): J.W. Foster

Source (If known): 1889 Building Permit

15. Original Owner: W.H. Kisthard (Kisthardt)

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Kisthard

19. Owner name and address (If different from street address):

ROUTMAN, DANIEL B

L 7 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1888 and 1889, the city directory lists William H. Kisthard (Kisthardt), a machinist for Hendey & Meyer living on 9th avenue west. He filed a building permit in 1889 for a two-story brick dwelling costing \$1,650. By 1890, he was now living at 1150 S. 9th (Mariposa). In 1893, also living here with Mr. Kisthard was John R. Smith, a steamfitter and Samuel Smith, a patternmaker for the same employer, Hendey & Meyer.

This remained the home for William H. and Alvena J. Kisthard through 1940. In 1945, the resident owner was Dora Soper, the widow of James.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV4653, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1152 Mariposa
3. Date of Construction: 1890 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 835 sqft., pyramidal hipped roof with projecting front gable with overhanging eaves & gable clad with painted fishscale shingles with small framed window (covered). Projecting off-center shed roof, partial-width front porch with tapered support on concrete base. Large vinyl arched parlor window in multi-light over one with fixed arched transom.

8. Construction History: Front façade altered changing parlor window opening converted to arch form from rectangular opening; entrance on west façade converted to window and new entrance created on north façade under porch. Façade stuccoed. Windows replaced. **Source (If known):** 5DV6214, 1999

9. Landscape or Special Setting Features: Concrete walkway flush with sidewalk; yard separated by 3' chain link fence

10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known): Source (If known):
14. Builder/Contractor (If known): Source (If known):
15. Original Owner: Source (If known):
16. Original/Historic Uses: Residence
17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Youngberg

19. Owner name and address (If different from street address):

CAUGHRON, COLIN L
GOLLICK, MALLORY M

L 6 BLK 18 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1889, George Borstadt was listed in the city directory as a dealer in and repairer of watches, clocks and jewelry located at 1956 Larimer Street while residing at 2034 Lawrence Street. In 1890, he moved here to 1152 S. 9th (Mariposa) along with Frank H. Kinney, a watchmaker. In 1891, Mr. Borstadt moved elsewhere but Mr. Kinney remained a resident here. In 1892, John H. Smythe moved into this home from 711 Santa Fe. He was a boilermaker for the Denver & Rio Grande Railway.

In March 1909, Mary (Ljounberg) Youngberg acquired the property and lived here through 1924. In 1928, the resident owners were family members, Theodore(painter) and Cena Youngberg. In 1929, the residence was rented to Robert E. and Ruby Foster. In 1933, the renters were Aug and Maggie L. Larson.

In 1940, family member, Ruth Youngberg lived here. In 1945, Albina & David Dreith were renters here.

Charles P. and Mary R. Herrera were the resident owners in 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6214, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by: Date:
Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1156-1160 Mariposa
3. Date of Construction: 1896 **Source (If different from assessor):** City Directories

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Terrace Duplex
5. Primary Exterior Wall Material(s): Stuccoed Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story duplex with inset in center rear creating U-shape. Both units are 744 sqft. each. The front façade has arched parapets divided by projecting piers. Each of the two entrances have transoms and are flanked by 1/1-light double hung vinyl sash windows with stone sills. The glazing in the transom of 1156 remains while 1160's transom is covered. Windows on side elevations are segmental arched.

7a. Distinctive Features: Door transom and stucco

8: Construction History (Dates of major additions, alterations, demolitions): Textured stucco added to facades; porches removed; nonhistoric entrance doors, one transom covered; original windows replaced. **Source (If known):** 5DV2915, 1999

9: Landscape or Special Setting Features: Concrete walkway flush with sidewalk; yards separated by 3' painted slate picket fence.

10: Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known: Detached garage

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known): Source (If known):
14. Builder/Contractor (If known): Source (If known):
15. Original Owner: Source (If known):
16. Original/Historic Uses: Residence
17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address): Roy and Hamilton

HILDRETH, OWEN J

JERME, ERIKA S

7115 S ELM ST.

TEMPE, AZ 85283-4867

Or 810 W. 18th St., Tempe AZ 85281-6523

HUNTS ADD B18 L5 EXC N 3FT
THEREOF

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. The Assessor Office records specify a construction date of 1890, however, no listing for this address could be found before 1896. The building does appear on the 1905 Baist map of Denver.

The 1896 City Directory listed Joseph C. Roy, stone contractor living at 1156 S. 9th (Mariposa). Residing in 1160 S. 9th (Mariposa) that year was Archibald Hamilton, proprietor of Hamilton & Gillespie. Both men lived elsewhere on the west side before moving here by 1896.

In 1924, the property was acquired by Frank A. & Jennie E. Sferra who resided there until 1928. In 1928, the renters of 1160 were Henry H. and Sadie Franks. In 1929, Mary O. Cinocco (widow of Michael) rented 1156, neighbor to the Franks at 1160. In 1933, Samuel B. and Mae Miller rented 1156 while 1160 was vacant. In 1940, Steven & Julia Sferra resided here. Mr. Sferra was a bookkeeper for the Denver Tomato Company. In 1945, Robert Woodbury was the resident owner of 1156 while James A. & Dorothy E. Tate were the resident owners of 1160.

In 1999, the non-resident owner was Hilda B. Morrison.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV2915, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation, 2017



West Elevation, 1998

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1168 Mariposa
3. **Date of Construction:** 1890 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage with additions
5. **Primary Exterior Wall Material(s):** Stuccoed Brick
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 1029 sqft., pyramidal hipped roof with projecting front gable, overhanging eaves. Projecting partial-width shed roof canopy supported by metal side braces and metal piers with solid brick balustrade with brick caps extends from enclosed porch. Front gable has small rectangular opening, now covered. Stone sill & double row of brickwork visible on front façade. Projection on south with segmental arched, tall, 1/1-light double hung sash windows.

8. **Construction History (Dates of major additions, alterations, demolitions):** Original open, partial-width porch enclosed with brick has metal slider window & new entrance on west elevation of projecting gable. Overhanging eaves with return & molded fascia board removed. Large round arched parlor window with lintel of molded brick & dogtooth brickwork at lintel course & stone sill with decorative brickwork have been masked with stucco along with brick walls. **Source (If known):** 5DV6125, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk; yard separated by 4' chain link fence.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

- CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: William A. Beggs

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Beggs

19. Owner name and address (If different from street address):

ESPARZA, MARTIN

HUNTS ADD B18 L3 & N 5FT OF L4

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Lots 1-4, Block 18 were given to Isa Hunt Stearns, Alexander Cameron Hunt's daughter in November 1875, when she was 16 years old. A.C. Hunt was Colorado's 4th Territorial Governor who bought much of the land south of West Colfax Avenue to West 6th Avenue reaching from Santa Fe Drive west to Quivas Street, beginning in 1859. Hunt was the U.S. Marshall for the Colorado Territory beginning in 1862, appointed by Abraham Lincoln. He was one of the incorporators of the Denver & Rio Grande Railroad in 1870. Hunt was a political and railroad rival to Territorial Governor John Evans and William N. Byer, founder of the Rocky Mountain News, among others. He had a very distinguished career in Colorado over the 25 years he lived here until bankruptcy forced him to sell his property and move away in 1885. The land that was once his homestead became Lincoln Park in 1885.

In 1890, Williams A. Beggs moved to 1168 S. 9th (Mariposa) from 757 S. 9th (Mariposa). Mr. Beggs was the co-owner of Beggs & Tracy, a steam and hot water heating company with more than one dozen employees. By 1900, he had returned to his home at 757 S. 9th (Mariposa).

Guy Santorno acquired this property along with lots 1 & 2 in 1924 from Albert Cole and then conveyed to Caroline Santorno, his widow, in 1928. In 1924, the residence was lived in by Edward & Katherine McNellis. From at least 1928 onward, this residence was a rental with Richard H. & Mary C. O'Massey living here in 1931. In 1932, the property was acquired by M.J. Kelly. In 1940, it was the home of Ruth Williams. In 1945, Ode C. & Anna J. Honeystuffle lived here.

Joseph G. Romero was the resident owner in 1948. In 1999, Luz Maria Mendoza was the resident owner here.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6125, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
2. Building/Structure Street Address: 1178 Mariposa See also: 1120 - 1122 West 12th Avenue (attached 1-story terrace along 12th Ave)
3. Date of Construction: 1929 **Source (If different from assessor):** 1929 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Craftsman Bungalow
5. Primary Exterior Wall Material(s): Brick
6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 2326 sqft., side gable, brick front porch with front gable that contains a small vent and has exposed projecting beams. Porch and gable ends are stuccoed and have half-timbering with overhanging eaves. Walls are wire-drawn brick in a tan color with a brown brick used for porch piers and foundation. Water table has decorative brickwork. Original 4/1 light wood windows on north façade, others are now vinyl 1/1 double hung sash windows.

7a. Bungalow Distinctive Features: Half timbering, over hanging eaves, perlins, in wall chimney,

8: Construction History : Originally constructed as a single family home, in 1954 its use was converted to a community center. New entrances have been constructed at the north (before 1998) and south ends of the building; an extension at the rear was constructed after 1954 to connect 1178 Mariposa with the duplex at 1120-1122 W. 12th Avenue. The interior has been renovated so the building could serve as a social/meeting place and medical clinic. **Source (If known):** 5DV6126, 1999

9: Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Structure has raised foundation and its front yard now concrete hardscape.

10: Associated existing buildings, features, or objects: Connected to duplex on West 12th Avenue

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018 **12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Caroline Santorno

Source (If known): 1929 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Industrial/Social Recreation

18. Historic Building/Structure Name (Typically first owner/occupant): Santorno/Dursej

19. Owner name and address (If different from street address):

1178 MARIPOSA ST LLC

PO BOX 11214, Denver CO 80211-0214

HUNTS ADD B18 L1 & 2

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Lots 1-4, Block 18 were given by Alexander Cameron Hunt to his daughter, Isa Hunt Stearns, in November 1875, when she was 16 years old. A.C. Hunt was Colorado's 4th Territorial Governor who bought much of the land south of West Colfax Avenue to West 6th Avenue reaching from Santa Fe Drive west to Quivas Street, beginning in 1859. Hunt was the U.S. Marshall for the Colorado Territory beginning in 1862, appointed by Abraham Lincoln. He was one of the incorporators of the Denver & Rio Grande Railroad in 1870. Hunt was a political and railroad rival to Territorial Governor John Evans and William N. Byer, founder of the Rocky Mountain News, among others. He had a very distinguished career in Colorado over the 25 years he lived here until bankruptcy forced him to sell his property and move away in 1885. His homestead became Lincoln Park in 1885.

This was the first building constructed on this lot when it was built in 1929 as the residence for Caroline Santorno, although the Assessor Office records give a construction date of 1946. Caroline Santorno was the widow of Guy M. Santorno who, at one time, was the owner of 1168 Mariposa. By 1933, Antonio and Clara Dursey were living here. Rocco & Amelia R. Dursey were renting here in 1945. Bryan J. and Eva E. Hendrix were the resident owners in 1948.

See more on page 3.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6126, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

In 1954, it was purchased by Denver Housing Authority (DHA) for use as the Auraria Community Center near the time the South Lincoln Park Homes were constructed. Programs for parents and children living in the North and South Lincoln Park Homes were offered from this location in addition to the programs at the Lincoln Park Community Center formerly on the 1400 block of Navajo Street. Auraria Community Center offered a variety of educational and recreational programs for residents. There were sewing classes, youth recreational activities, Saturday morning drop-in activities for youth, Mothers' Morning Out program among others. In 1963, the *Community Organizing Project*, was created as part of a 5-year grant from the National Institute of Mental Health. One mission was to develop citizen participation, from this the Community Organizing Project established the *West Side Improvement Association* that served as the local neighborhood organization for a decade.

In 1965, the War on Poverty was initiated and local programs for neighborhood residents began here. This building was also used for meetings by American GI Forum, La Sociedad Proteccion Mutua de Trabajadores Unidos (SPMDTU), and the Mariposa Maternal & Infant Care Center, the forerunner to the Mariposa Health Clinic.

The SPMDTU was founded in Antonito, Colorado in 1900 to protect Hispanic landowners and combat discrimination among Hispanics in Northern New Mexico and Colorado. The organization is a mutual aid society that is the oldest fraternal Hispanic organization in Colorado. Although it is a fraternal organization, with women meeting separately, women's participation has been crucial to the kind and amount of aid provided to needy families.

In 1966 the Auraria Community Center built a new building for its services located immediately north, across W. 12th Avenue, at 1212 Mariposa. That site is now occupied by Denver City Inner Parish and the Broadway Assistance Center. In 1967, 1178 Mariposa's facility began to be used as the Mariposa Health Center, a medical clinic serving thousands annually. The clinic outgrew this space and moved in 1973 to a new facility in the 1000 block of W. 11th Avenue. In 1999, the property was owned by Salvador & Consuela Delatorre, who were residents of Littleton Colorado at the time.

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: 1212 Mariposa, West elevation



Photo: 1212 Mariposa, West and south elevations



Photo: 1212 Mariposa, South Elevation, including a Chicano Mural, *Untitled*, by by Bob Luna

IDENTIFICATION:

- 1. **District Name:** La Alma Lincoln Park Historic Cultural District
- 2. **Building/Structure Street Address:** 1212 Mariposa
- 3. **Date of Construction:** 1966 **Source (If different from assessor):**

ARCHITECTURAL - PRIMARY:

- 4. **Architectural Style/Building type (Ex. Victorian/Residence):** Neo-mansard
- 5. **Primary Exterior Wall Material(s):** Brick
- 6. **Primary Exterior Roof Material(s):** Metal

7. **General Architectural Description:** 1 story, 10,452 sqft., rectangular structure with metal-clad mansard roof, a series of 5 tall, narrow, full-height, fixed glazed windows sit north of the off-center recessed entry on the west façade. Entry has double, metal-framed, glass doors flanked by fixed, full-height glazed panels. South of the entry is a projecting wing with a centered, projecting squared bay with tri-partite fixed, metal-framed, glazed windows with fixed transoms and hopper-style windows at the base. Square metal piers support cantilevered eave along west façade. South façade has full-width Atzlan-themed mural that sits flush with mansard roof edge.

7a. **Distinctive Features:** Chicano Mural, *Untitled*, by by Bob Luna and metal-clad mansard roof, series of 5 tall, narrow, full-height, fixed glazed windows, decorative soldier course

8. **Construction History (Dates of major additions, alterations, demolitions):** No major additions
Source (If known):

9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk; concrete stoop divided by steps and concrete ramp with metal railings that proceeds west and then south from entry. Surface parking lot extends along the north façade from sidewalk to alley.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** None

RECORDING INFORMATION:

11. Date Form Completed: March 2018

12. Completed by: Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

CONTRIBUTING

NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known): Eugene D. Sternberg

Source (If known): Project Specifications

14. Builder/Contractor (If known): George Brown

Source (If known): Project Specifications

15. Original Owner: Denver Housing Authority

Source (If known): Project Specifications

16. Original/Historic Uses: Industrial/ Misc Recreation

17. Current Use: Industrial/ Misc Recreation

18. Historic Building/Structure Name (Typically first owner/occupant):

Auraria Community Center

19. Owner name and address (If different from street address):

Denver HOUSING AUTHORITY

PO BOX 40305

DENVER, CO 80204-0305

LOTS 13 TO 20 INC BLK 15 HUNTS

ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

This lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1965, the Denver Housing Authority acquired Lots 13 -20 on which had stood a half dozen residences since the 1880s. Denver Housing Authority created the Auraria Community Center in 1954 to provide services to residents at the North and South Lincoln Park Homes, located north and south of Lincoln Park. This facility was dedicated in December 1966 by Mayor Tom Currigan. It has housed a number of community organizations including the West Side Coalition, the West Side Action Center, the Greater Auraria Neighborhood Association (GANAS), Richard T. Castro Family Center (1999), the Broadway Assistance Center and Denver Inner City Parish.

Please see Smith’s Chapel (910 Galapago St, Denver) individual landmark designation application for detailed information about the Denver Inner City Parish organization and history.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?

No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: George H. Scott

Source (If known): 1883 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Scott/Vantorno

19. Owner name and address (If different from street address):

LEAL,CHRISTINA A

L 12 BLK 15 HUNTS ADD

CHAVEZ,CONNIE FRANCES

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. From 1883 to 1889, George H. Scott, an engineer for Denver & Rio Grande Railroad lived at "287 S. 9th", which became 1232 Mariposa, although the Denver Assessor record indicates a construction date of 1890. A frame dwelling appears on the 1887 Robinson map. In 1893, the City Directory lists Sidney L. Willson, a clerk with the Colorado Ice and Storage Company living here. From 1924 to after 1945, Ralph & Mary Yantorno lived here. Mr. Vantorno was a laborer for the City.

This house has been owned by the Leal Family since at least 1999; Eva C. Leal was the resident owner in 1999.

History of Yantorno family who lived in 1232 Mariposa st from the greatgrand daughter, Patti Antonio:

"My great grandparents, Ralph and Mary Yantorno lived in the Lincoln Park house at 1232 Mariposa st. from approximately 1918 to post WWII. By the mid 1950's they had moved to the Valverde neighborhood. They raised five sons in the little corner house. They also had one daughter who died very young. Five of their six children were born while they lived on Mariposa Street. According the census some of their relatives also lived on the same block.

Ralph & Mary Yantorno were Italian immigrants from southern Italy. Their given names were Rafaele Iantorno and Maria Rosario Calomino. Their names became anglicized in America. He arrived first in America. Like all immigrants he was looking for a better life. He made his way west to work on the railroad. He found work in Denver and lived in the "Bottoms", an area near the Platte River close to the rail yards. He later returned to Italy married and fathered his oldest son, my grandfather. My grandfather was about 4 years old when he and his mother travelled alone to America to join him. An incredible journey for a young women and her small son- neither spoke English. My grandfather became known as Frank Antonio. His given name was Emilio Francesco Iantorno, his parents called him Millie. In 1921, my grandfather was living in the Mariposa house with his parents, wife and baby son, my father.

My great grandfather, Ralph, worked for the city of Denver as a street sweeper. My grandfather, Frank, became a Denver Firefighter. My father, Frank Antonio Jr., was a Denver Policeman."

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6127, 1999



Ralph and Mary Yantorno with sons, (circa 1945-1948) Source: Family photo from Patti Antonio



Ralph and Mary Yantorno with Frank Antonio Jr., Patti's father, (circa 1945-1948) Source: Family photo from Patti Antonio

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Annie Elizabeth Giltner

Source (If known): City Directories

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Giltner

19. Owner name and address (If different from street address):

SWENSON, CAROLYN J

L 11 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In 1883, a Miss Annie E. Giltner was living at "287 S. 9th", which became 1238 Mariposa where she remained at least through 1893. Although the Denver Assessor record indicates a construction date of 1888, the frame dwelling is depicted on the 1887 Robinson map as well as the 1905 Baist map. In the 1887 city directory she is listed as a dressmaker. In 1890, Miss Giltner shared the house with Mrs. Miranda G. Warren. In 1893, Fred Warren also lived here as well; he was affiliated with Simmons & Warren, real estate.

In 1911, Annie B. Williams acquired the property who continued to own the parcel until the 1940s. From 1940 1945, Cecil E. and Frances Ball were the resident owners. Mr. Ball was a shopman with the Denver & Rio Grande Railroad.

In 1999, Kate Tenorio was the resident owner.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6128,1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Frederick W. Greggs

Source (If known): 1883 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Greggs

19. Owner name and address (If different from street address):

PASCAL, JOHN

1244 MARIPOSA ST

DENVER, CO 80204-3508

LOT 10 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. Frederick W. Greggs, a bricklayer, moved to 283 S. 9th in 1883 that became 1242 Mariposa. Mr. Greggs lived here at least through 1887. This brick dwelling is also depicted on the 1887 Robinson Map although the Denver Assessor records indicate a construction date of 1890. By 1893, this was the home of John J. Krotter, whose occupation was "collector". From 1924 to 1928, John & Josephine Krauss rented here. In 1931, Joseph H. & Daisy L. Kersteins lived here. In 1940, Frank & Helen M. Wright were the residents. Mr. Wright was an employee of the Colorado Sanitary Wiping Cloth Company. In 1945, John F. & Anna Bellendier rented here.

John Pascal has been the property's owner since 1995 and has lived next door at 1244-46 Mariposa for more than 20 years.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6129, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Ferdinand Federlin

Source (If known): 1882 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant):

Federlin / Pascal

19. Owner name and address (If different from street address):

PASCAL, JOHN

LOT 9 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. For more than 50 years, this property operated as a local grocery. The 1882 City Directory lists Ferdinand Federlin living at 281 S. 9th, which became 1246 Mariposa, now addressed as 1244-46 Mariposa, although the Denver Assessor record indicates a construction date of 1900. The 1884 directory lists him as a carpenter working for the Denver & Rio Grande Railroad. Later his occupation was listed as cabinetmaker. In 1892, Mary Federlin's husband Fred constructed a commercial front to this property that Mary operated as a grocery. In 1893, Mrs. Augusta Himmelheber is listed living at this address. The only other "Himmelheber" listed in Denver directories in the early 1890s was Daniel Himmelheber, who filed the building permit for 1226-1228 Lipan.

In 1924, C.M. and Amelia Daugherty operated a grocery in the building. By 1928, W. J. and Lillian M. Monypeny were the owner/operator of a grocery here. In 1940, Millie S. Burge was listed as a grocer at this location. In 1945, the city directory lists the property as 1244-46 Mariposa with Cipriano Gallegos and his wife, Felicita as grocers who rented the property.

In 1995, John Pascal purchased and moved into the property.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV4441, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

2017



Undated, ca. 1965

IDENTIFICATION:

- 1. District Name:** La Alma Lincoln Park Historic Cultural District
- 2. Building/Structure Street Address:** 1254 Mariposa
- 3. Date of Construction:** 1883 **Source (if different from assessor):** 1883 City Directory

ARCHITECTURAL - PRIMARY:

- 4. Architectural Style/Building type (Ex. Victorian/Residence):** Queen Anne Cottage
- 5. Primary Exterior Wall Material(s):** Wood frame with aluminum or possibly fiberglass cladding
- 6. Primary Exterior Roof Material(s):** Asphalt
- 7. General Architectural Description:** 1 story, 852 sqft., front gable with overhanging eaves, full-width front porch with hip roof & original wood turned porch supports that are fluted & chamfered square columns atop square bases, dentil molding; brackets; cut & sawn frieze with star & floral ornaments & pendants with no railing on concrete base. Gable face has small, 1/1, double-hung vinyl window trimmed in wood with small louvered vent above. Off-center entrance with paneled door sits north of two differently-sized square slider style 8-light vinyl windows trimmed in wood.
- 7a. Distinctive Features:** Front porch
- 8. Construction History (Dates of major additions, alterations, demolitions):** Front façade window openings altered and tall narrow wood windows replaced by square metal slider style; gable face wood window replaced. Low pedimented lintel over entrance removed. Original wood clapboard siding replaced or cladded with vinyl. **Source (if known):** 5DV2913, 1999
- 9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Sandstone walkway flush with sidewalk; hardscaped yard with round brick planter separated by 4' chainlink fence.
- 10. Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Shed

RECORDING INFORMATION:

- 11. Date Form Completed:** March 2018
- 12. Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Livingston S. Lawyer

Source (If known): 1882 City Directory

16. Original/Historic Uses: Residence

17: Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Lawyer

19. Owner name and address (If different from street address):

PASTRANA, JESUS JAVIER L 7 BLK 15 HUNTS ADD
3505 GRAY ST
WHEAT RIDGE , CO 80212-7142

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. The 1883 City Directory shows that Livingston S. Lawyer, a machinist & foreman for J.W. Jackson, had moved from 321 8th Street to 277 S. 9th, which became 1254 Mariposa, although the City Assessor record indicates a 1890 construction date. Mr. Lawyer lived at this address through at least 1893. At this time, he worked as an engineer for the American Water Works Company. The 1887 Robinson map depicts a frame dwelling on this lot.

In 1924, this was the home of Ruth McOsker. William & Elizabeth Green rented here from 1928 to 1931. In 1940, Alf and Mary C. Antonio occupied the house. Mr. Antonio was a musician. In 1945, Oscar M. and Henrietta Schreffler rented here.

Some time before 1999, Elvira Pastrana became the owner/resident and the house remains under Pastrana family ownership, with her son Jesus J. Pastrana currently owning the property. Elvira still lives in this home.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV2913, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1258 Mariposa
3. **Date of Construction:** 1882 **Source (If different from assessor):** 1882 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Italianate Cottage
5. **Primary Exterior Wall Material(s):** Wood frame/vinyl cladding
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 1 story, 1049 sqft., front gable with overhanging eaves, tall narrow 1/1, double-hung vinyl windows flanking centered entrance with transom with new metal clad door with upper portion in lattice-light configuration. Full-width front porch with hip roof & center pediment above entrance supported by 6 posts (some square & some turned) and no railing, transom over front door

7a. **Distinctive Features:** Door transom

8. **Construction History (Dates of major additions, alterations, demolitions):** Possible later rear additions to the home occurred (unknown date); Non-original lap siding; non-original door & windows; porch supports altered. **Source (If known):** 5DV6131, 1999

9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk; hardscape yard separated by 3' chainlink fence.

10. **Associated existing buildings, features, or objects:** Shed

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Kinzer E. Backensto

Source (If known): 1882 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Backensto/Neujahr

19. Owner name and address (If different from street address):

ZIJI, JOHANNA VAN

17838 E EASTER PL

LOT 6 BLK 15 HUNTS ADD

FOXFIELD, CO 80016-1691

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In the 1880s, there were two families named Backensto who lived in West Denver. The 1882 City Directory indicated Kinzer E. & Warren E. Backensto, both clerks for Denver & Rio Grande railroad (DxRG) moved here when it was addressed as 275 S. 9th (1258 Mariposa); neither were listed in the 1881 directory. Also residing here in 1882 was Horace G. Kram, a foreman with the DxRG yards.

In 1883, the two moved next door to 273 S. 9th (1262 Mariposa) along with Clara Backensto (no occupation given). No listing for 275 S. 9th (1258 Mariposa) could be found in the 1883 City Directory. In 1884, the City Directory lists Clara, K.E., & Warren E. Backensto returning to live here (1258 Mariposa). The 1885 directory lists Clara, and K.E., still working as a clerk for DxRG continuing to reside here along with William L. Backensto, a paper hanger. They remained here through 1888 when Erastus De Wolf, then a bookkeeper, also resided here. No Backensto's could be found residing in Denver in 1889 or later.

The 1887 Robinson map depicts a frame dwelling on this lot although the Denver Assessor record indicates an 1890 construction date. In 1893, the city directory lists both Daniel J. McHugh, a stone cutter for John D. McGilvrary & Company, and George F. Sahn, a printer for the Rocky Mountain News, as the house's occupants.

On July 2, 1906, Leo J. Neujahr acquired this property. In 1924, Leo H. & Emilie A. Neujahr were listed as the resident owners, residing here through at least 1937 when Rosa E. Jones acquired the property. In 1939, Samuel C. & Nellie M. Ommerman became the resident owners; Mr. Ommerman was a lineman for the telephone company. They resided here at least through 1948. No listing was found for this address for either 1963 or 1974. In 1999, Christine J. Roybal was the owner/resident here.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6131, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

1. District Name: La Alma Lincoln Park Historic Cultural District

2. Building/Structure Street Address: 1262 Mariposa

3. Date of Construction: 1883/1889

Source (If different from assessor): 1883 City Directory

ARCHITECTURAL - PRIMARY:

4. Architectural Style/Building type (Ex. Victorian/Residence): Terrace

5. Primary Exterior Wall Material(s): Masonry/Stucco

6. Primary Exterior Roof Material(s): Asphalt

7. General Architectural Description: 1 story, 812 sqft., rectangular dwelling with a flat roof and a flat parapet clad in stucco. Permastone clads the west façade below the window sill and surrounding the off-center entrance. Over the entrance is a projecting shed roof partial-width porch with pediment with an arched cut-out supported by 6 spindle columns with delicate brackets and spindle frieze on a concrete base. South of entrance is large plate glass window. Stone “garage” along alley.

7a. Distinctive Features: Front porch

8. Construction History (Dates of major additions, alterations, demolitions): Façade altered by addition of thick stucco, partial permastone cladding, and window opening configuration was converted to large rectangular shape.

Source (If known): 5DV2914, 1999

9. Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.): Sandstone walkway flush with sidewalk; landscaped yard separated by modern 4’ wrought iron fence

10. Associated existing buildings, features, or objects: Detached stone “garage” sits along alley at the rear of the property.

RECORDING INFORMATION:

11. Date Form Completed: March 2018

12. Completed by: Fairhill & Co.

CONTRIBUTING STATUS (Check one only):

CONTRIBUTING

NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: Warren E. Backensto

Source (If known): 1883 City Directory

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Backensto/Showman

19. Owner name and address (If different from street address):

VIGIL, LINDA M.

L 5 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In the 1880s, there were two families named Backensto who lived in West Denver. The 1882 City Directory listed Kinzer E. & Warren E. Backensto, both clerks for Denver & Rio Grande (DxRG) railroad as having moved to 275 S. 9th (1258 Mariposa) after not being listed in the 1881 directory. In 1883, both moved next door, to this residence at 273 S. 9th (1262 Mariposa), along with Clara Backensto (no occupation given). In 1884, the City Directory indicates that Clara, K.E., & Warren E. Backensto moved back to 275 S. 9th (1258 Mariposa), and no listing for 1262 Mariposa was found in the 1884 city directory.

In 1885, Warren E. Backensto was listed as living at 434 S. 11th, which is in the 900 block of Kalamath and, at this time he worked as a collector for Denver & Rio Grande railway. In 1886, Warren Backensto returned here, to 273 S. 9th (1262 Mariposa) where he remained through 1888, next door to Clara, Kinzer, and William Backensto at 1258 Mariposa. In 1888, Warren was working as a clerk for The Fair. No Backensto's were found residing in Denver in 1889.

The 1887 Robinson map depicts a masonry structure on this lot aligned with the frame structure on the lot to its south. This matches the building type of those residences that remain on these lots, #5 and #6 in this block. Yet, building permit records show that H.D. Showman filed a permit in 1889 for a one-story brick dwelling on this lot to cost \$400. Harry D. Showman was listed in the 1888 city directory as living at 2233 Champa; in 1889, he had moved here, to 1262 S. 9th (Mariposa). Mr. Showman worked as a post office clerk.

In 1924, Samuel & Reline Slee lived here. In 1928, Henry A. & Anna M. Pepin were the home's occupants at least through 1933. In 1940, this was the home of John J. Cryan, Jr. and his wife Emma; Mr. Cryan was a watchman at the Hungarian Flour Mill. In 1945, Adam J. and Emilia Frantz were the resident owners.

In 1999, the residence was owned by Carlos N. & Loyola L. Salazar who lived elsewhere.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV2914, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

**City and County of Denver - Historic District Nomination
Individual Property Inventory Form**



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1266 Mariposa
3. **Date of Construction:** 1883 **Source (If different from assessor):** 1883 City Directory

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Stuccoed Wood Frame
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description:** 1 story, 627 sqft., front gable with overhanging eaves. A full-width projecting front porch with shed roof is enclosed with stuccoed walls and 2 large, multi-light windows. The new off-center entrance on the enclosed porch has paneled door topped by a narrow, 4-light, fixed transom and a decorative security door. Gable face has small fixed multi-light window with original architrave trim.

8. **Construction History (Dates of major additions, alterations, demolitions):** Front porch enclosed.
Source (If known): 5DV6132, 1999

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with sidewalk; yard separated by 3' chainlink fence.

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): **CONTRIBUTING** **NON-CONTRIBUTING**

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Smith/ Lee (current resident)

19. Owner name and address (If different from street address):

LEE, SHERRY LEAL

LOT 4 BLK 15 HUNTS ADD

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In the early 1880s, this residence was addressed as 271 S. 9th, which became 1264 S. 9th in 1887 and in the following year, the address converted to 1266 s 9th (Mariposa), confirmed by the property’s lot number.

The earliest resident found at this address was in 1883, although the Denver Assessor record indicates a construction date of 1890. The 1887 Robinson map depicts a wood dwelling on this lot, # 4. David H. Leonard, a machinist, resided at 271 s 9th for only 1883. The previous year, 1882, he had lived next door at 269 s. 9th (1268 Mariposa), in the house owned by John C. Ward.

In 1884, William J. O’Hara moved here and stayed until 1887 when he moved to 1332 S. 11th (Kalamath-extant). For one year Edgar F. Ballou, a car repairer, became this house’s occupant but moved up the street in 1888 to “1272 S. 9th”(demolished) and moved again the following year to 1278 Mariposa (a recently-constructed duplex). In 1888, William Hind resided at 1266 s 9th. He was a cabinet maker for Halleck Lumber Co. In April that year, Mr. Hind purchased the lots and eventually built 1135-1139 Lipan (extant), where he moved in 1889.

The 1893 city directory lists William J. Goetzen, a clerk, as 1266’s occupant but by 1894, he too, had moved away.

Ownership of the property was conveyed in May 1902 to The Peniel Trust Association, which was listed as a religious organization by the Colorado Secretary of State. Then, in April 1917, the property was conveyed to Theresa Smith and remained under her ownership throughout the 1940s. In the 1924, this was the rented home of James W. Ownsworth. Fred P. and Josephine L. Condrey rented here between 1928 and 1931. Walter F. Gahan, an employee of Western Elaterite Roofing, rented here with his wife Josephine between 1940 and 1945. No listing was found for 1963 but Elsie Ward resided here in 1974.

Since 1993, Sherry Leal Lee has been the resident owner.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property’s history)?

Yes

If yes, please list and describe attachments and sources: 5DV6132, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:	
Checked by:	Date:
Summary of Information Updated on Form:	

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1268 Mariposa
3. **Date of Construction:** 1880 **Source (If different from assessor):** 1880 Census

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** Front Gable
5. **Primary Exterior Wall Material(s):** Metal lap siding over masonry
6. **Primary Exterior Roof Material(s):** Asphalt
7. **General Architectural Description:** 2 story, 1268 sqft., front gable with overhanging eaves, 2- tall, narrow, 1/1, double-hung vinyl sash windows sit north of off-center entrance with new metal, half-paneled door with 12-light glazing that is sheltered by partial-width front porch with enclosed gable roof porch supported by 4 thin spindle wood columns & 2 square columns on concrete base. Gable face clad in fishscale shingles with one large, 1/1 double-hung vinyl sash window without trim and walls clad in wide lap metal siding.
8. **Construction History (Dates of major additions, alterations, demolitions):** Opening on gable face enlarged to accommodate double-hung sash window adding half-story to original floor plan. Shed roof dormer added to south slope of roof; gabled projection on rear with door on north wall. Porch altered; new door & windows on 1st story. **Source (If known):** 5DV6133, 1999
9. **Landscape or Special Setting Features:** Concrete walkway flush with sidewalk; yard surrounded by 3' composite slat fence.
10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Detached brick garage

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner: John C. Ward

Source (If known): 1880 Census

16. Original/Historic Uses: Residence

17. Current Use: Residence

18. Historic Building/Structure Name (Typically first owner/occupant): Ward

19. Owner name and address (If different from street address):

VAN ZIJL, LUCAS W

L 3 BLK 15 HUNTS ADD

VAN ZUL, JOHANNA A E

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. This is one of the oldest residences in the neighborhood although the Denver Assessor record indicates a construction date of 1890. The 1880 Census lists J.C. Ward living on S. Ninth with his wife Alice, and his son Frank. In 1881, John C. Ward's address is listed as 269 S. Ninth (now 1268 Mariposa), while he was working as a machinist for the Colorado Iron Works.

In 1882, the city directory indicates that Ward was residing at "226 34th" while David H. Leonard was the resident here, at "269 S. 9th" (now 1268 Mariposa). The following year Mr. Leonard moved next door to 1266 Mariposa and John Ward returned to this residence where he and his family continued to live at least through 1893. A masonry house is depicted on the 1887 Robinson map on this lot.

The city directories for 1924 through 1940 list William & Mary Somerville as the resident owners. In 1945, Edward J. and Sally C. Valdez rented this home.

Alphonso J. Roybal was the owner/resident in 1999.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

Yes

If yes, please list and describe attachments and sources: 5DV6133, 1999

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:

City and County of Denver - Historic District Nomination
Individual Property Inventory Form



Photo: West elevation

IDENTIFICATION:

1. **District Name:** La Alma Lincoln Park Historic Cultural District
2. **Building/Structure Street Address:** 1278-1288 Mariposa
3. **Date of Construction:** 2002 **Source (If different from assessor):**
9-

ARCHITECTURAL - PRIMARY:

4. **Architectural Style/Building type (Ex. Victorian/Residence):** New construction (no style)
5. **Primary Exterior Wall Material(s):** Wood frame/vinyl siding
6. **Primary Exterior Roof Material(s):** Asphalt

7. **General Architectural Description:** 2 stories, 1460 sqft., each side of duplex with centered hip roof flanked by two 2-story projecting gables with painted fishscale shingles on gable face; partial-width balconies centered on each side of duplex with 40" high picket railings over a flat roofed front porch supported by turned columns; overhanging eaves. Each duplex half has off-centered entrance and two tall, rectangular, double-hung vinyl sash windows with wood trim. Each balcony accessed by painted half-paneled door with 9-light glazing in upper portion with 2" wood trim and a single small, rectangular, double-hung vinyl sash window with 2" wood trim. Off-set from each balcony is a fixed, octagonal window with wood trim.

8. **Construction History (Dates of major additions, alterations, demolitions):** No major additions
Source (If known):

9. **Landscape or Special Setting Features (Include historic and non-historic features, such as location facing onto parkway, fences, changes to front yard slope, etc.):** Concrete walkway flush with concrete sidewalk; yard separated by 3' wood picket fencing

10. **Associated existing buildings, features, or objects (Such as accessory structures, garages, etc.), including approximate dates of construction if known:** Two detached garages

RECORDING INFORMATION:

11. **Date Form Completed:** March 2018 12. **Completed by:** Fairhill & Co.

CONTRIBUTING STATUS (Check one only): CONTRIBUTING NON-CONTRIBUTING

HISTORICAL:

13. Architect (If known):

Source (If known):

14. Builder/Contractor (If known):

Source (If known):

15. Original Owner:

Source (If known):

16. Original/Historic Uses: Two single-family residences

17. Current Use: Duplex

18. Historic Building/Structure Name (Typically first owner/occupant):

19. Owner name and address (If different from street address):

1278 Mariposa (Hunt's Add B15 L2 exc N 0.20ft)
Kelsey, Thomas
128 W 4th Ave
Denver CO 80223-1113

1288 Mariposa (Hunt's Add B15 L1& N 0.20 ft of L2)
Clifton, Beverly
1901 E. 13th Ave, 6E
Denver CO 80206-2041

20: Historical background (Describe briefly history of property, important occupants, historic events, etc.):

The lot was initially owned by Alexander Cameron Hunt (4th Territorial Governor) beginning in the 1860s. In the 1880s, the site of the current unit, 1278 Mariposa, was addressed as 267 S. 9th and became 1272 S. 9th in 1886, later Mariposa. In 1894, lots 1 & 2 were conveyed to Isabel B. Muller. As late as 1945, the residence was still addressed as "1272 Mariposa" and was rented to Edgar & Rebecca Leyba.

In the 1880s, the site of the current unit, 1288 Mariposa, was addressed as 265 S. 9th and became 1278 S. 9th in 1886, later Mariposa. As late as 1945, the residence was still addressed as "1278 Mariposa" and the home was rented to Max & Elizabeth Negretti.

21. Attachments (Historic photos, newspaper articles, other information that is important to this property's history)?

No

If yes, please list and describe attachments and sources:

REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF – PLEASE DO NOT REMOVE THIS BOX:

Checked by:

Date:

Summary of Information Updated on Form:



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1006 & 1016 N MARIPOSA ST	Contributing: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name (if known):	Style/Type: parking lot
Construction Date: 0	Accessory structures: na
Additional Information: Owner: HOUSING AUTHORITY OF THE CITY & COUNTY OF DENVER. Building use: VCNT LAND R-X ZONE This parking lot consists of the following addresses: 1006 & 1016 N Mariposa St, and 1125 & 1129 W 10 th Ave.	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1038 N MARIPOSA ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Front Gable
Construction Date: 1890	Accessory structures: yes (noncontributing)
Additional Information: Building Material: stucco. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1044 N MARIPOSA ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Foursquare with craftsman detail
Construction Date: 1906	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Craftsman porch, exposed roof rafters, wood paneling under roof overhang	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1048 N MARIPOSA ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Foursquare
Construction Date: 1904	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Dentils, kicked eaves, stone headers and sills, classical detailed porch	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1054 N MARIPOSA ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Classic Cottage
Construction Date: 1901	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	
Distinctive Features: Kicked eaves, stone headers and sills, arched door opening, classical detailed porch, decorative eave brackets	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1056 N MARIPOSA ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Foursquare
Construction Date: 1908	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	



INVENTORY TABLE - LA ALMA LINCOLN PARK HISTORIC DISTRICT



Address: 1066 N MARIPOSA ST	Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name (if known):	Style/Type: Italianate with Craftsman details
Construction Date: 1899	Accessory structures: yes (noncontributing)
Additional Information: Building Material: brick. Building use: SINGLE FAMILY	