

DENVER LANDMARK PRESERVATION COMMISSION INDIVIDUAL STRUCTURE LANDMARK DESIGNATION APPLICATION

02.09.2021

This form is for use in nominating individual structures and districts in the City and County of Denver. If any item does not apply to the property being documented, enter "N/A" for "not applicable." Questions about the application or designation process can be directed to Denver Landmark Preservation staff at landmark@denvergov.org or (303) 865-2709.

Property Address: 2241-2243 N York Street Denver, CO 80205

The following are required for the application to be considered complete:

- Property Information
- Applicant Information and Signatures
- Criteria for Significance
- Statement of Significance
- Period of Significance
- Property Description
- Statement of Integrity
- Historic Context
- Bibliography
- Photographs
- Boundary Map
- Application Fee

1. Property Information

Name of Property

Historic Name: **Irving P Andrews Home and Office**

Other or Current Name: _____

Location

Address: 2241-2243 N York Street Denver, CO 80205

Legal Description: L 25 & 26 EXC REAR 8FT TO CITY BLK 24 MCCULLOUGH'S ADD

Number of resources:

Contributing

Non-Contributing

_____ 1 _____

Primary Structures

_____ 1 _____

Accessory Structures

Features

Contributing and Noncontributing Features or Resources

Describe below how contributing and non-contributing features were determined.

General Property Data

Date of construction: 1914

Architect (if known): Not known or no architect

Builder (if known): J. A. Leslie

Original Use: Multi-Family Dwelling-built as a duplex with dwelling on first floor and flat above

Current Use: Multiple Family Dwelling

Source(s) of information for above:

- Denver Online Assessor Records
- Denver Public Library Digital Collections: Denver Assessor Records from the late 1800's to the 1950's; handwritten ledgers
- Denver Public Library Digital Collections: Master Property Records
- Denver Public Library: Building Permit 1914 1-3#7
- Denver Public Library Digital Collections: Sanborn Maps 1929 and 1929-51

Previous documentation

List previous historic survey and/or if property is listed or eligible for listing in the State or National Register of Historic Places.

Surveyed by Discover Denver in 2019

https://www.discoverdenver.co/sites/discoverdenver.co/files/document/pdf/City_Park_West_Survey_Report-FINAL.pdf

See page 91 for data

Property Record 5DV.32951

Property deemed as Contributing but More Data Needed to determine landmark eligibility

2. Owner/Applicant Information

An application for designation may be submitted by:

- Owner(s) of the property or properties, or
- Member(s) of city council, or
- Manager of Community Planning and Development, or
- Three residents of Denver, if they are not owners of the property or properties

Owner Information

Name: _____

Address: _____

Phone: _____

Email: _____

Primary Applicant (if not owner)

Name: _____

Address: _____

Phone: _____

Email: _____

Prepared by

Name: _____

Address: _____

Phone: _____

Email: _____

Owner Applicant:

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

I understand that this designation transfers with the title of the property should the property be sold, or if legal or beneficial title is otherwise transferred.

Owner(s): _____ Date: _____
(please print)

Owner(s) Signature: _____

3. Significance

Criteria for Significance

To qualify as a Landmark, a property must meet at least three significance criteria. Check the applicable criteria from the following list.

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

Statement of Significance

Provide a summary paragraph for each applicable criterion.

Criterion B: Recognized Person with Influence on Society

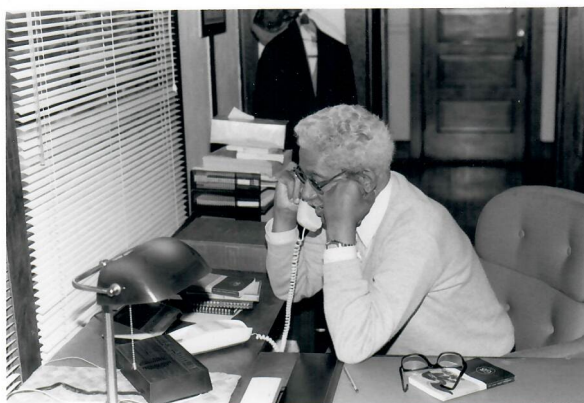
2241-43 York Street is significant under Criterion B as the residence and final law office of Irving Piper Andrews. A prominent Denver civil rights and criminal lawyer renowned for his prowess in court: "The late Irving P. Andrews was one of the most talented trial attorneys in Colorado. He was highly regarded for his masterful oratorical skills, keen intellect, commitment to excellence, strong dedication to under-served populations and an undying love of the law." [Sturm Award Website]

Andrews' legal career spanned almost five decades, from the 1950s into the 1990s. He contributed to prominent Federal legal milestones, which included working alongside Thurgood Marshall, Constance Baker Motley, and other giants of the Civil Rights movement, to dismantle the 'separate but equal' doctrine that was struck down in the *Brown v Board of Education* Supreme

Court case. Andrews also formed the first integrated law partnership in Denver with John Kane, to represent those most in need.

While working as a janitor at the Glenarm YMCA, Andrews enrolled at the University of Denver College of Law, graduating at the top of his class in 1950 and passing the Bar exam with one of the highest scores in 1951. Through his influential and prolific trial law career, Andrews became a role model, teacher and mentor for other prominent Colorado attorneys including his stepson, Judge Alfred Harrell and his law partner, Robert Rhone. Law students would often skip class to witness him in court demonstrating his impressive skills, such as quoting scripture, classical philosophers and legal precedents – all from memory – during his oral arguments. Colleague Michael Canges noted “there likely was no metropolitan district attorney in practice during Irving’s active years of practicing law who was not a ‘student’ of Irving Andrews.” Attorney Jim Lyons, who served as Andrews’ co-counsel in a murder case, summarized his influence: “Trial Lawyers in this town of all color and ethnicity looked to Irving as the ‘Best of the Best’.” He was a tireless advocate and example for equality through integration which at times in his life put him at odds with other civil rights efforts with differing philosophies, such as the Black Power movement in the 1960s and 70s.

Despite his academic excellence and legal accomplishments, he faced discrimination and could not get a job with any Denver law firm and was denied office space except in the then-segregated part of northeast Denver (Canges). Andrews moved to 2241-43 York Street overlooking City Park in 1972, when barriers to geographic mobility had eased and “blight” designations permeated Denver’s urban, minority neighborhoods (including City Park West). The York Street house, with its upstairs and downstairs duplex configuration, became both his family home and legal offices, an unusual work arrangement at that time. His wife, Sara Shears, was his legal secretary and his daughters often assisted in supporting tasks, becoming de-facto legal clerks at a young age.



Irving P. Andrews at work in his upstairs office at 2241-43 York St. and with daughter Liz Andrews c. 1988 (photo: courtesy of wife Sara Shears)

Andrews was an active member of Denver’s Civil Rights movement and reached national prominence in the movement. Andrews was a founding member of the Greater East Denver Action Committee (GEDAC) and was very active with the Denver and regional branches of the NAACP. In 1961, he was elected President of the Colorado-Wyoming branch of the NAACP. He also served the NAACP on the Board of Directors of the Colorado-Wyoming as well as serving the national organization as Regional Chairman and Director of the National Board. In 1962, he joined the Denver branch of the Congress of Racial Equality (CORE) in picketing local general store, Denver Dry Goods, for their discriminatory hiring practices (Denver Blade Jul 20, 1962).

His close friend and colleague, Judge John Kane, described Andrews as dedicated to helping underserved communities, defending numerous criminal cases, including murder cases. He also represented people of all races who were involved in civil rights protests pro bono. An example of his work included cases that arose when Denver charged members of the Congress of Racial Equality (CORE) with criminal trespassing for picketing shopping centers and other venues not serving African Americans equally, especially the Dahlia Shopping Center [during the race tensions of the 1950s and 60s]. Claiming the constant acquittals were detrimental to their cause, CORE fired Andrews and Kane because the organization wanted its demonstrators to be jailed for trespassing as a show of resistance. In response to the dismissal, Andrews replied, "well, it's good you are getting rid of us. We don't have a cause, we have clients." Kane added "actually, we did have a cause, but it was justice, not political gain."

His numerous awards and recognitions included many during his time on York Street as a culmination of his career contributions:

- Sam Cary Bar Association (association of Black attorneys) established the Irving P Andrews Outstanding Black Graduate Award in 1973.
- Inducted into the National Bar Association's "Hall of Fame" in 1991.
- The Anti-Defamation League's Lifetime Achievement in Civil Rights Award in 1992.
- The Colorado Criminal Defense Lawyer's highest honor - the Jonathan Olom Award in 1994
- Mayor Wellington Webb established February 7, 1997 as *Irving Andrews Day*
- Colorado Gospel Music Academy Torch Bearer Award as one of Colorado's Black Living Legends in 1997
- Councilman Hiawatha Davis counted himself as one of Andrews' clients and friends.



Colorado NAACP leaders meet with Senator Peter H. Dominick (R-Colo) during the NAACP Legislative Strategy Conference in Washington, D. C. in 1963 to promote support for civil rights legislation, 1963 August 6-8. From left to right are Sen. Dominick, Barbara Coopersmith, Irving P. Andrews, and Reverend L. Sylvester Odom. Retrieved from Special Collections @ DU, <https://specialcollections.du.edu/object/f2ad50a5-9604-4abb-98c6-178f27d56495>. (Accessed February 16, 2023.)

A review of available case abstracts demonstrates that Andrews took on a wide breadth of casework while he resided and worked on York Street, even up to two years before his death. Examples of cases from 1971-1996 show he represented defendants in the US District and US Court of Appeals, the Colorado Court of Appeals, Colorado Supreme Court, and even the Supreme Court of Arkansas. As a committed defense attorney, Andrews represented clients who often were underserved to ensure their due process and right to be fully and fairly defended in the courts. The cases were not always high profile or glamorous but he gave every defendant full consideration, often making arguments on highly technical details of case law or evidence. Throughout his life, Andrews equated his work to “social self-defense” stating: “I do not like being a second class citizen and will not be one. And if I fight for the rights of others, then my own rights are assured.” (Canges).

Andrews died in Denver in 1998 and is buried amongst other veterans in Fort Logan Cemetery. His wife, Sara Shears and other family members still reside in the York Street home and help preserve the memories and legacy of Irving P. Andrews as an historic litigator and passionate advocate for justice and equality.

Criterion C: It embodies the distinctive visible characteristics of an architectural style or type;

The two-story gable-front house embodies the distinctive characteristics of a transitional Queen Anne style home (sometimes called “Free Classic Queen Anne”). This style utilized the gable-front form popular with Queen Anne homes, but reigned in the ostentatious detailing of earlier Queen Anne structures. The use of decorative shingles in the gable end is a hallmark of the Queen Anne style, while the window hood surrounds and decorative knee braces are more subdued than what is found in earlier Queen Anne styles.

The home’s construction in 1914 came at a moment when the United States was deep in a recession, and the world was on the brink of the first world war. Demand for the ornate, highly detailed houses in the Queen Anne style had dwindled, and an era of restraint had begun. Soon Classical American Foursquares and Craftsman bungalows would dominate the Denver landscape. However, during the earliest years of the twentieth century, architectural styles were shifting, pulling from a wide variety of styles, both old and new. The details at 2441-43 York Street highlight a combination of stylistic influences from preceding styles that are restrained or modest in application. In her book *A Field Guide to American Houses*, author Virginia McAlester calls this period of “experimental combinations of styles” the beginning of the Eclectic era. [McAlester]

In Denver it was common for architects and builders to utilize a number of different architectural styles in their designs. Historic preservationists and architectural historians consider these designs to be ‘vernacular’ – or commonly used and specific to their location. As one scholar notes, “vernacular buildings and settings are regionally distinct, regionally representative and regionally understood.” In many ways, vernacular architecture reflects regional culture, taste and economic trends. The house’s Queen Anne features include a continuous gable roof expressed at the street, patterned shingles in the gable ends, main floor bay window with toothed brick corners, and slight curvature in cornice return. Other Queen Anne features include the moderately broad, boxed overhanging eaves and corner brackets, along with single and paired double-hung windows (all vinyl replacement with internal muntins to emulate divided lites) in the upper sash only. The use of red brick, decorative brick hooded window surrounds, stone window sills, paired corner brackets supported on brick corbels, boxed eaves, and diamond-patterned shingles in the gable end are reflective of earlier Italianate and Queen Anne influences as well. The unique amalgam of type and style conveys a suggestion of wealth without earlier Spindle style ostentation. The unmodified side by side front door openings on the east façade continue to express the history of the home — designed to look like a single detached dwelling — but configured as a duplex with a ground floor dwelling and flat above. While the home was constructed, and likely designed, by Denver builder J.A. Leslie - perhaps with pattern-book influences - the attention to detail suggests the home was intended to be unique among its neighbors and modestly grand in its location overlooking City Park’s forested western edge.

The home at 2241-43 York Street also embodies the distinctive physical characteristics of the duplex typology. Unlike many of Denver’s stately homes in City Park West, Capitol Hill and beyond, which were originally single family homes which were later subdivided, the house at 2241-2243 York Street was expressly constructed as a duplex. The front façade features a pair of front doors, with a brushed stone sill extending the length of the doors (indicating that one door was not added later). Sanborn maps indicate that the home had a ‘flat’ above the primary dwelling unit while Census records and directories indicate extended family members often lived in both

units. The second-story roof deck (date unknown) provides outdoor space for the smaller upstairs unit. This duplex configuration not only allowed extended families to live together, but it later allowed Irving Andrews to have both his family home and his law practice under the same roof.

The ordinary buildings of ordinary people have the power to reveal the truly extraordinary history of our city. In the instance of 2241 York Street, the design and layout of the building reflect the Denver's early ambitions, tempered by economic realities. The design of the building calls upon a more restrained version of the ostentatious Queen Anne architectural style and appears to be single family home from outward appearance (as opposed to being an obvious multi-family home such as a tandem house or apartment complex). However, the unique duplex designed allowed families to share the home with extended family and later allowed Irving Andrews to house both his family and his law practice in the same building. City Park West was never Millionaires Row – where opulent mansions would only house one family and staff. Instead, this multi-family home exemplifies the reality many Denverites experienced at the turn of the century and continue to experience today: a home occupied by multiple families or multiple uses. Whether they be lodgers, extended family members, roommates or a co-op, Denverites have often shared housing and shelter. Thus, the house at 2441-43 York Street, in its location, design and form, illustrate a transitional period for Denver, when people could afford to live away from the bustle of downtown, surrounded by urban green space, while also reigning in architectural details and creating multi-family living with the appearance of a single family home in recognition of the economic realities of the time. This tension in the design and location of the structure were mirrored throughout the home's history.

Criterion J: It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

The 2241-43 York home is positioned at a unique nexus in Denver's long arc of development. Its location represents the initial optimism of the city's growth and speculative expansion outside the central business district, to patterns of change including segregation struggles, shifting racial housing barriers, population decline, blight designation, and modern gentrification.

The home at 2241 York Street and the surrounding neighborhoods bear witness to the city's history of both segregation and integration. Race restrictions in real estate transactions were common in the 1920s through the 70s as a way of maintaining neighborhoods' white exclusivity. A web of formal bureaucratic policies, informal (yet still enforced) social mores and economic systems worked in tandem to keep Denver, and most US cities, segregated well into the 1970s and beyond. The federally sponsored practice of "redlining" in the late 1930s further fueled racial disparities in housing access. Based on standards created by the Home Owners Loan Corporation (HOLC) and the Federal Housing Authority (FHA), mortgage lenders codified neighborhoods by race and ethnicity City Park West (CPW), including Andrews' future home there, was graded "C" and deemed "declining" and at risk due to its proximity to other predominantly African American neighborhoods.

African Americans and other minorities in Denver faced a series of geographic barriers or "color lines," subject to violent enforcement, which prohibited them from purchasing or renting property outside of designated areas. Downing Street was considered one of Denver's earliest 'color lines' past which African Americans could not move. In 1952, Irving Andrews established his first law

office on Downing Street, at 2130 Downing (demolished). In 1962, he and fellow lawyer John Kane established Colorado's first integrated law practice, *Andrews and Kane*, at the same location.

As race-based restrictions slowly eased, these boundaries of segregation moved east to High Street, and then York Street. York Street became the western boundary of the "Struggle Hill" neighborhood - the moniker African Americans gave to the current Skyland neighborhood where Black professionals settled in the mid twentieth century. However, it wasn't until 1965 when Colorado strengthened its fair housing laws in response to the Civil Rights movement that middle-class African Americans met with less resistance as they moved across Colorado Boulevard and to other parts of the city. During his career, Andrews lent his voice and expertise to landmark Civil Rights legislation to ban housing bias and end school segregation, including the United States Supreme Court's decisions on *Brown v Board of Education* in 1954 and *Keyes v School District No. 1* in Denver in 1973. He also regularly gave speeches and presentations against discriminatory housing practices.

When Andrews moved into the York Street home in 1972, the area was found by a federal study to be "blighted." However, this designation did not take into account the thriving community in the area. Although he was not the first African-American to move onto York Street (or even into this house), Andrews' purchase of the property at 2241 York for his home and law office represents the culmination of two decades of advocacy for equal rights. A beautiful home on 'Struggle Hill', directly across the street from City Park, was an achievement that took many years of hard work on the part of Andrews and other Civil Rights advocates to bring to fruition.

At this time, Denver was in the midst of various urban renewal projects aimed at rehabilitating declining areas. Strategies for revitalization included policies for preservation and reinvestment. CPW stabilized and continued a steady improvement trend. Irving Andrews married Sara Shears in 1982 and they raised their three daughters in the home, preserving its character and leveraging its duplex design with living quarters on the first level and Andrews' office on the second, an unconventional arrangement for that era. Andrews' residence on York Street from the early 1970s until 1998 mirrors Andrews' struggle with a segregated city and the forces of racism that shaped his life and career and bears the imprint of his contributions to the city in the pursuit of political and social freedom and an equitable place in society for all citizens.

Period of Significance

Period of Significance: 1914-1998

The period of significance is the construction date of the house to the date of Irving P. Andrews' death. The Irving P. Andrews house is an excellent example of the transitional Queen Anne style and duplex typology popular in Denver in the teens, twenties, and into the thirties.

The house was in the ownership of the Andrews family starting in 1972 when Irving P. Andrews moved into the main level dwelling and established his law practice in the flat above. In a modern live-work arrangement, and at a time when homes were often converted to office use, he continued to practice there until his death in 1998 at age 72. His widow, Sara Shears, continues

to live on the home's main level and her and Irving's daughter and family occupy the upstairs flat. The house has been in continuous use as a duplex since it was built in 1914.

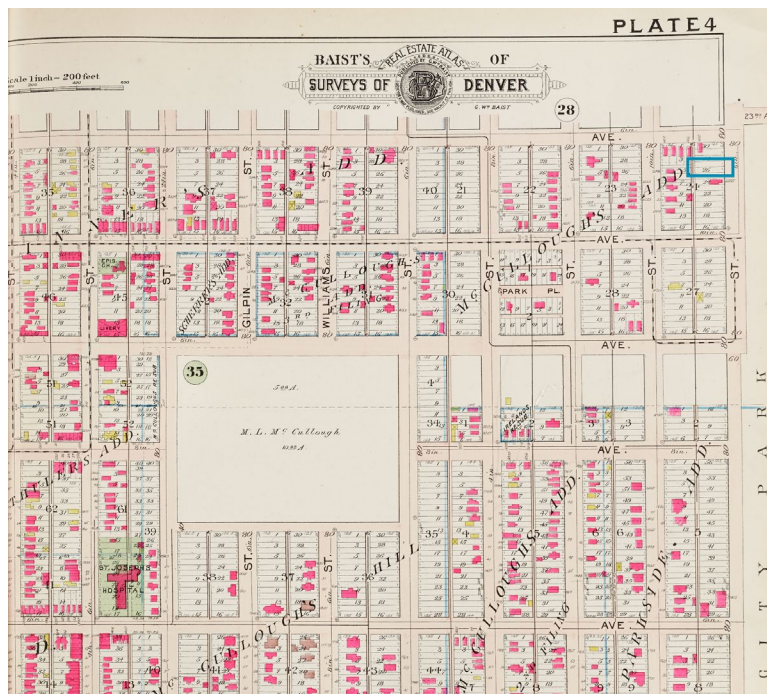
4. Property Description

Describe the current physical appearance of the property, providing a statement for each of the following:

a. Summary Paragraph - Briefly describe the general characteristics of the property, such as its location, type, style, materials, setting, size, and significant features.

Irving P. Andrews' house was one of the many built in response to Denver's population boom in the first decades of the twentieth century. It is located in McCullough's Addition which was platted in 1872, four years before Colorado statehood. At the time of its construction in 1914 the east-facing block overlooking City Park was filling in with new homes on either side of the property at 2241/43 York St. The house to the north was built in 1911 and the house to the south was built in 1909. A streetcar traveling along 22nd Avenue aligning with City Park's western section (completed in 1886) and another line by 1908 traveling between 21st and 28th along York Street increased accessibility to the area and make the neighborhood popular with commuters and City Park visitors.

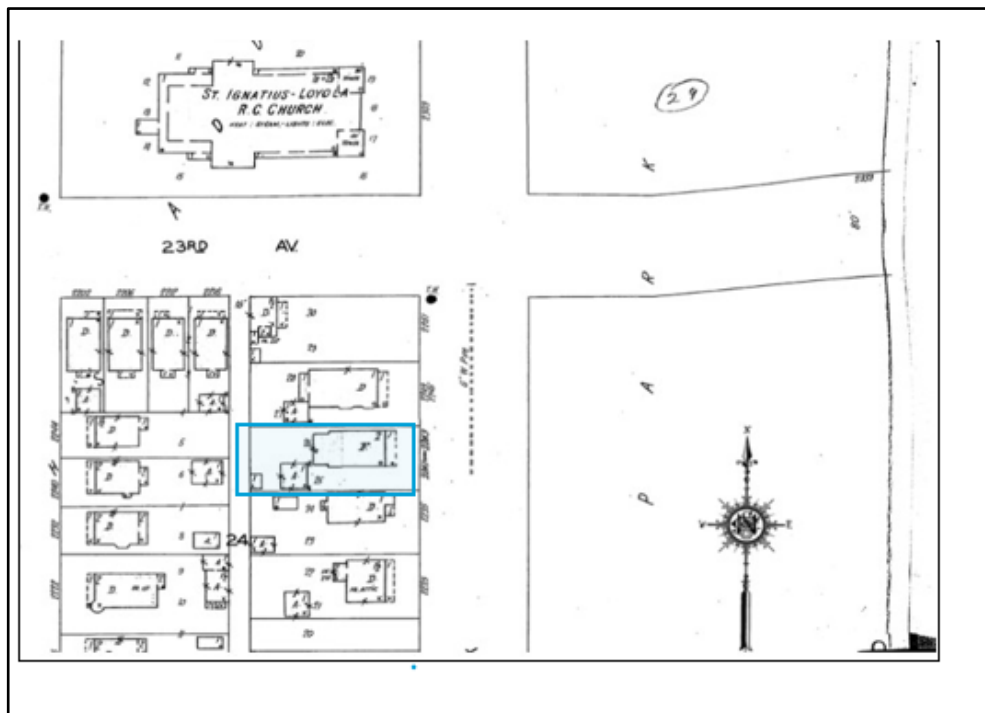
The house is located on Block 24 lots 25 and 26, on the west side of York Street. The alley is to the rear of the house as originally platted. Except for a new house on the corner of 23rd and York, the adjacent houses on the block and park setting across the street have all remained in a similar configuration since the house was constructed in 1914.



Map Detail McCullough Addition. Future site of 2241-43 N York outlined in Blue
Source: Baist's Real Estate Atlas 1905 Plate 4

One can still observe the house's original "suburban streetcar" setting, including its detached garage at the rear of the lot, a driveway connecting to York Street, sidewalk and planted tree-lawn (parking strip) and walkway connecting the home's front porch to the public right-of-way. Minimal changes have been made to these elements, except concrete has replaced the historic red flagstone sidewalk. The house sits on Denver's typical 6260 lot size with a 50-foot frontage on York Street and roughly 125-foot-deep yard. A gently sloping Denver Hill is featured on the front lawn and a fence encloses the back yard, separating it from the alley and neighboring homes. An open, covered patio attached to the rear façade is a later addition, but does not obscure any details on the rear façade.

The two-story red-brick house has a rectangular plan with a front-facing gabled roof with a full-width covered porch and open second story porch. The rear façade has an attached shed roof running the length of the rear gable end, defining the area where stairways access the second floor flat and the basement. The house was originally designed to appear as a single detached home although configured as a duplex with a main-floor dwelling and flat above with paired entrances on the front façade. Denver Sanborn Maps, up until 1951, illustrate a single story porch, so the addition of an open second story porch (accessed from a second story door) may have been a later modification. The total square footage of the home, including the flat above, is 2,792 sq ft.



Sanborn Map Detail. 2241-43 N York outlined in Blue
Source: Sanborn Map 1929-51 Vol. 3 Plate 314

The house's gable-front form, rectangular footprint, projecting full width front porch and brick, stone, concrete, and wooden detailing are consistent with a version of the transitional Queen Anne style popular in Denver at that time. The home's details highlight a combination of stylistic influences from preceding styles that are restrained or modest in application including Queen Anne patterned shingles in the upper story and main floor bay window with toothed brick corners. The modest, but visible details at the primary gable end, including diamond-patterned shingles,

paired corner brackets supported on brick corbels, brick window hoods, and simple, yet decorative bargeboard detail, suggest an attention to workmanship and craft. It is evident that the overall feeling of the house as a reflection of a type and style was meant to provide a suggestion of wealth without Queen Anne ostentation.

b. Architectural Description – Describe the architectural features of the structure(s) (i.e. building) in a logical sequence, from the ground up or façade by façade. Identify the key visual aspects or character-defining features of the structure.

The house is a detached two-story structure with a rectangular floor plan and medium-pitch gable roof with a rear, inset “service” or “circulation” extension (enclosing secondary stairways), capped with a shed roof. The East/ Front façade features an elevated projecting full-width front porch that extends to a second-story balcony on top of the porch roof. The property’s rear facade features an attached shed roof-covered open porch addition with a detached one-story flat-roof garage to the home’s south at the terminus of a narrow driveway providing access to York Street. The house’s primary rectangular form is oriented with its narrow dimensions facing York Street, overlooking City Park at the front and to the backyard and alley at the rear. The basement level is partially raised above grade level with windows providing light into the subterranean spaces.

Materials: The exterior walls are comprised of four distinct elements: brick, stone, wood, and concrete. Red brick masonry walls begin as a soldier course at grade level and continue in a horizontal-oriented stretcher (running) bond across each facade, interrupted by window openings, and terminating at the painted wood frieze below the eaves. The front porch surface, wall caps, stairs, landing, and front door threshold are all concrete construction. Most windows are vinyl replacements with internal muntins and feature white painted, split-faced stone (or concrete) lug sills and a square-shaped corbelled brick surround that drops just below each window head. Painted wood frieze trim wraps around the exterior wall under the boxed eaves. The front porch fascia trim is painted wood and beadboard-type panels are used at the porch ceiling and eave soffits. The front and rear gable end walls are infilled with painted, asbestos diamond-patterned shingles. Painted or prefinished metal gutters and matching downspouts are present. The roof appears to be a blended mix of gray-green asphalt shingles.

East/Front façade:

Features a projecting concrete stoop and full-width brick porch with an open second story balcony porch extending the entire width of the front façade, creating both a sheltered front entry for both dwelling units and covered porch facing the street and overlooking City Park. Five straight concrete stairs lead up to the front porch and then another continuous single step threshold (bush-hammered concrete) is visible at the side-by-side front doors. The front doors, located on the street-facing facade are off-center in the wall and aligned with the front walkway and stair. Both front doors are wood, single leaf doors. The left door (entrance to 2241) is a newer oak, raised panel door, topped with a semicircular lite. The right door (entrance to 2243) is a painted, flat panel door with three rectangular lites. Both openings have individual security doors. No original exterior hardware is present.

A glazed, 12-lite window “screen” (found on bungalows throughout Denver) infills the north porch wall, providing weather protection at the entrance doors. Located to the left of the front doors is a bay window with brick-toothed corners, comprised of a center fixed window flanked by two single

hung windows with multi-pane upper sash hung over a single large pane (replacement, vinyl with internal muntins).

The second-story exterior wall facing the roof-top balcony has a single door (aligned vertically with the left-most front door below) adjacent to a paired vinyl replacement window with internal muntins. Each opening has a corbelled brick surround that drops just below each window/ door head. Within the gable end and centered on the roof ridge, is a single vinyl replacement window, configured as a double hung window with internal muntins in the upper sash.

Painted wood trim is used primarily at the front facade to accent transitions and highlight architectural features. A wood frieze band at the front porch wraps the porch perimeter, emphasizing the porch as a dominant feature and providing a transition to the second-story, roof-top balcony while enclosing the porch's ceiling and concealing the roof structure. The home's overhanging boxed eaves are emphasized at the corners with a decorative wood scroll detail applied to the cornice returns and with paired wood brackets resting on corbelled brick supports. A wood frieze board provides a transition from the brick to the tile surface. The beadboard soffit within the gable end eave curves to follow the slight roll of the cornice returns.

Diamond or fishtail-oriented asbestos tiles fill in the front gable end wall. Wood window trim frames the gable end window and door openings. The wood trim is currently painted in a nature-inspired palette of red-brown and green and muted yellow which complements the red brick and relates to the natural feel of City Park. To highlight the home's architectural features, the bargeboard (gable end eave fascia) corner brackets, and trim elements are painted in complementary colors to tie the components together and honor the home's historic character.

South/Side façade:

A partially raised basement level, delineated by a corbelled brick belt course, has four, horizontally oriented deeply inset cellar openings. Vinyl sash windows at each opening replace the original wood windows. The homeowner notes that one cellar opening once had a door suggesting the historical coal chute location.

Paired and single vinyl replacement windows of uniform height and width, each with a double-hung configuration (12 over 1) are aligned at the first and second floors and are within the original window openings. Immediately above each window opening (except for the top left window head that terminates under the eave soffit) is a corbelled brick surround projecting from the wall face. Below each window is a painted split-face stone lug sill. The windows are inset from the brick exterior wall creating a slight reveal and shadow line between the exterior wall and window.

At the rear of the south façade where the inset "circulation" extension begins, windows (now vinyl with internal muntins) are smaller, square openings aligned vertically, one on each floor. Each window has a narrow, split face lug sill below. The first-floor window has a corbelled brick surround while the second-floor window head terminates at the trim band below the service wing's shed roof. Many of the utility connections occur in this ell between the primary house footprint and the "utility" wing. At the gable rake edge of this facade, the eave is boxed and finished with beadboard.

West/Rear façade:

The west façade features the inset “circulation” extension and a projecting full-width shed roof-covered patio supported on four narrow columns (a later addition with bubble skylights) providing shade for the west-facing backyard. An elevated wood deck extends beyond the roof edge and into the backyard. The exterior back door is a single leaf, non-historic, raised panel door, located off-center in the wall.

Located to the left of the back door, approximately six-feet above the first floor level is a horizontally oriented window opening with a two-sash vinyl slider with internal muntins. To the door's right, also high on the wall, is a square-shaped opening with a vinyl slider with internal muntins. Like the other service wing openings, the window sash is inset from the brick exterior wall creating a slight reveal and shadow line between the exterior wall and window. Immediately above each first-floor window opening is a corbelled brick surround projecting from the face of the wall. Below each window is a narrow split-face stone lug sill. The second-floor windows are the same size and configuration as the first floor and aligned vertically between floors. The second-floor windows terminate at the trim just below the shed roof eave. Below each window is a narrow, split-face stone lug sill. Within the gable end, centered on the roof ridge, is a single opening with a double-hung window configuration with internal muntins in the upper lite.

Within the rear gable end wall (a simplified version of the front gable end wall) a wood frieze board provides a transition from the brick wall surface to the underside of the beadboard soffit at the overhanging boxed eaves. Diamond or fishtail-oriented asbestos tiles fill in the gable end wall. Wood window trim frames the single gable end vinyl replacement window. The wood trim is currently painted in a nature-inspired palette of red-brown and green and muted yellow which complements the red brick and relates to the natural feel of City Park.

North/Side façade:

A partially raised basement level, delineated by a corbelled belt course, has four, horizontally oriented deeply inset cellar openings. Vinyl sash windows at each opening replace the original wood windows in the cellar openings. One boarded-up opening beneath the interior stairway to the second-story flat may be crawl space access.

Varied-size, flat head windows, in both double-hung, and fixed-configuration are stacked and arrayed across the wall relative to the function they serve inside, including providing light into the stairway to the second floor flat. The windows are set back from the brick exterior wall creating a slight reveal and shadow line between the exterior wall and window.

Immediately above each window opening (except for the top center window head that terminates just under the eave soffit) is a corbelled brick surround (or label) projecting from the face of the wall. Below each window is a painted split-face stone lug sill.

Along the north façade, at the rear, inset “circulation” extension, the windows (now vinyl sliders with internal muntins) are smaller in size, horizontally oriented, with two openings, aligned at each floor and divided by a narrow brick pilaster. A continuous narrow, split face lug sill connects the windows horizontally at each story. A similar corbelled surround bridges the first-floor window heads while the second-story window heads terminate at the underside where the boxed gable roof eaves and shed roof intersect. The boxed eave is finished with painted beadboard.

Roof and Related Features: The house has a gabled roof with wide overhanging, boxed eaves with a cornice return. On the front, east façade, corner eaves are supported on paired corbelled brackets at 90 degrees to one another. A simple circular scroll detail embellishes the rake eave fascia trim at the cornice return. The front porch roof is supported on stone-capped, square-shaped brick piers extending to the balcony corners above. Between piers at the porch is brick infill with a painted stone cap. At the balcony, a non-original low pipe railing extends between brick piers and has a non-original wood lattice infill.

Roofing materials appear to be uniformly blended asphalt shingles and the “flat” front porch roof is capped with a roof-top balcony. Non-historical gutters and downspouts are located along the porch roof perimeter and at the main roof’s gable eaves. At the rear exterior wall, a projecting shed roof defines the home’s service wing, enclosing areas such as a secondary stair to upper floor unit and stair to the basement, including backyard access. Also at the rear, a non-historical shed roof with exposed structure, and bubble skylights covers a wood-framed deck that is slightly elevated from grade level

The roof’s overhanging eaves and paired corbelled corner brackets on the front (primary) facade are character-defining features. The entry porch and second-story balcony project from the structure, sheltering the entrances, addressing the street and overlooking City Park. There are no chimneys on the roof. The brick porch columns extend through the balcony porch at its corners terminating in short piers, each with a painted stone cap.

Character Defining Features: Attention was given to the public-facing side of the home along York St. with the wide projecting porch, second story roof-top balcony (visible on early Sanborn Maps) and decorative paired corbelled brackets at each corner. Each bracket sits on a corresponding corbelled brick support. The gable end facing York Street has shingles and a scroll detail at the boxed-end eave to emphasize the corners and the home’s understated elegance. A slight curve in the cornice return as it transitions into the gable eave soffit provides a touch of Queen Anne-era whimsy to the composition. Attention to masonry detail is evident in the articulation of the brick unit across each façade including the soldier course that wraps each façade at grade level, followed by a corbelled belt course delineating the basement level, and the corbelled brick surrounds that dip below each window and door head.

c. Major Alterations - Describe changes or alterations to the exterior of the structure and dates of major alterations, if known.

The house’s gable roof consists of replacement green/gray blended asphalt shingles. Homeowner Sara Shears noted that the home had hail damage and the earlier asbestos tile roof was abated and removed at the time of repair and replacement.

There is no evidence of an exterior chimney although there is an interior fireplace in the first and second level living rooms. Shears noted the chimney flue is on the interior, although there is no exterior evidence of a brick chimney enclosure or exhaust vent on the roof (perhaps removed when the roofing was replaced). The Sanborn Map symbols key indicates the presence of an “iron chimney” on the interior of the house, aligning with the interior fireplace locations.

The windows have all been replaced by vinyl with internal muntins, but the shape and historic character of multi-unit division over a single unit has mostly been retained on each window. Stone (and concrete) wall and column caps and sills have all been painted white. Repointing of the masonry over the years has resulted in a visible lack of uniform coloration in the mortar joints, ranging from a gray to beige color across the façade.

Also, a later modification, a painted pipe rail with lattice infill extends between the brick porch piers at the second-floor balcony. The presence of an outdoor, open balcony on the second floor, above the porch roof which is accessed from a second floor door, is still in question as to whether it's a later modification to the home. The fact that the home was designed as an up/down duplex may suggest that access to a second floor porch was intended to provide second floor residents with access to the outdoors and views to the park.

5. Integrity

Describe the structure's integrity, using the seven qualities that define integrity: location, setting, design, materials, workmanship, feeling and association.

Location and Setting: The house retains a high level of physical integrity related to its significance as the home and law office of Irving P. Andrews. It is observable in its original form and within its former "suburban" streetcar streetscape location, overlooking City Park and adjacent to houses built between 1908 and 1936 that have not been scraped or significantly altered over time. Uniformly setback from the sidewalk with its neighbors, the house retains its setting with a modest front lawn with a characteristic "Denver roll" that rises from the sidewalk to meet the lawn. Concrete stairs and walkway connect the house to the public sidewalk and planted tree lawn. These distinctive park-like features established along York St. complement the west portion of City Park, built in 1886 and intended to be "dominated by an informal forest through which open meadows were designed to meander parallel to York Street." [City Park NRHP]

Design, Materials & Workmanship: The house's gable-front form, expressed at the street, rectangular footprint, projecting full width front porch and brick, stone, concrete, and wood details convey its design and material integrity. The home's preserved details, including layered trim elements, a main floor bay window with toothed brick corners, and moderately broad boxed overhanging eaves and corner brackets all contribute to the house's design integrity.

Although the windows have been replaced with vinyl, the size of each opening has been retained, maintaining the house's overall "solid to void" proportions. The original single and paired, double-hung, window configurations with divided lights in the upper sash, have been replicated utilizing internal muntins to emulate the historical divisions and window patterns. The center window at the front porch bay once had upper lite divisions, but was replaced with a single lite with no divisions. The modest, but visible details at the primary gable end, including diamond-patterned shingles, paired corner brackets supported on brick corbels, and simple, yet decorative bargeboard details, suggest an attention to workmanship and craft. The use of red brick cladding, decorative brick hooded window surrounds, and stone sills further support the qualities of workmanship and craft imbued throughout the house.

Feeling and Association: The overall feeling of the home as a reflection of a type and style, meant to provide a suggestion of wealth without Queen Anne ostentation, remains intact. The unmodified

side by side front door openings (with replacement doors) on the east façade continue to express the history of the home—designed to look like a single detached dwelling— but housing a ground floor dwelling with a flat above.

6. Historic Context

Describe the history of the structure, including events, activities and associations that relate the structure to its historic, architectural, geographic, or cultural significance. Examine how patterns, themes, or trends in history affected the property and how it relates to the surrounding community, neighborhood, city, and/or nation.

Overview

The Irving Piper Andrews home at 2241-43 York overlooks Denver’s City Park, in the City Park West (CPW) neighborhood on a busy stretch of York Street. CPW is an approximately 75-block district defined by Downing to the west, 23rd Avenue to the north, Colfax to the south and York/City Park to the east. Thus, the Andrews home is positioned at the very far northeast boundary of the neighborhood, immediately adjacent to Whittier to the north and San Rafael¹ to the northwest. The home therefore is just beyond two historically African-American neighborhoods which were enforced by “color lines” drawn along 23rd Avenue and between High and Race Street. These residents were subject to KKK violence and represent the broader struggles of Denver’s historic housing patterns. The chain of ownership of the Andrews house reflects the demographic progression of the surrounding area.

Settlement of City Park West and Early Denver Era

City Park West became part of the City of Denver as a result of the Territorial Sessions Laws of 1864, 1874 and 1883. The area was settled as primarily residential with single family homes. The city irrigation ditch – nicknamed the “Big Ditch” – emptied into a reservoir in the southeast corner of City Park and provided water for the trees that lined the landscaped streets.

The early Baist’s map and assessor records indicate the Andrews house was built on land platted early in 1872 by George McCullough and his son (two of Denver’s earliest citizens) from Philadelphia who named High, Race, Vine after Philadelphia streets and Green (later renamed as Gaylord) and York after the Pennsylvania counties. [Raughton p.8]

Journalist W.B Vickers was quoted as saying that the McCullough Addition was “one of the most desirable and attractive portions of the city for residences lying high, dry and commanding an extensive and enchanting view of the Rocky Mountains.” [Roughton p.8] Construction of Denver’s City Park began in 1886 and established the neighborhood’s eastern edge. As a result, the population and development of CPW expanded significantly after the 1880s as the streetcar lines extended along Colfax to York and residents sought less density outside the city center.

¹ While not considered a contemporary statistical neighborhood, the historic neighborhood of San Rafael was roughly bounded by Washington St and Downing Street, from 26th Avenue to 20th Avenue. It is now part of the Five Points statistical neighborhood.

The majority of the houses in CPW were constructed in the late-nineteenth and early-twentieth century, exhibiting a range of styles including many examples of Queen Anne, Victorian Cottage, Craftsman, Dutch Colonial and Edwardian. Most were made of brick or masonry, adhering to the Brick Ordinance of 1863 that was instituted after devastating fires and floods wiped out much of Denver's early wood construction. 2241 York St follows these building patterns.

The early settlers in CPW were mostly affluent White, Anglo-Saxon Protestants with the arrival of many Irish Catholics in the 1920s and 30s. City Directories from the mid-1920s indicate a mix of German, Irish and some Italian families [Loyola NRHP]. In the late 1920s an Orthodox Synagogue, Beth Medrosh Hagodol, relocated to 16th and Gaylord, further diversifying the neighborhood. The Central Business District was a quick commute via streetcar making the area very desirable for families and commuters.

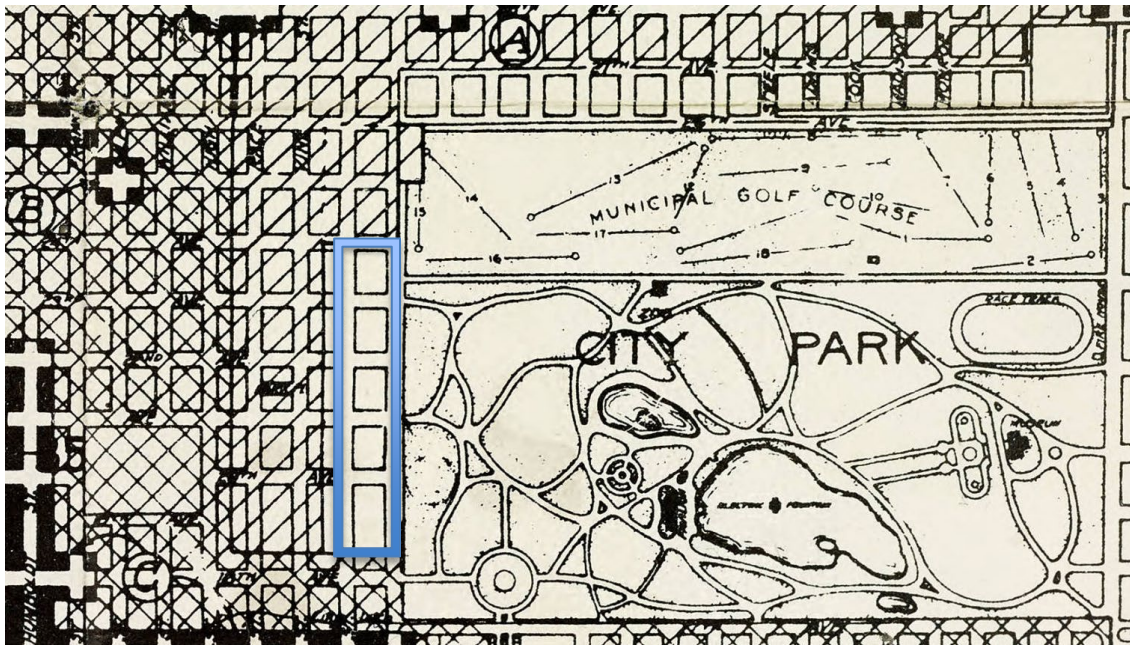
Discrimination: Restrictive Covenants and Redlining

Early restrictive racial covenants in Denver prohibited Black Americans and other minorities from purchasing homes or moving to the CPW neighborhood, confining minority populations to the nearby neighborhoods of Five Points, Whittier and San Rafael. "Color lines" were drawn through the area, imposing race restrictions to precise streets and alleys. [Raughton-Whittier neighborhood guide, p. 11]

Neighborhoods surrounding Whittier and San Rafael such as the Clayton neighborhood formed "Neighborhood Improvement Associations" – thinly veiled segregationist groups that created restrictive covenants banning the sale of homes to non-whites. A long-standing color line was drawn on 23rd Avenue that limited Black families to residences north of the boundary while Downing initially restricted movement east. The alley between High Street and Race Street later became a persistent north-south color line. [Raughton p.12]

While the 1917 Supreme Court decision, *Buchanan v Warley* made it illegal for municipalities to enforce race-based zoning ordinances and restrictive covenants were declared illegal in 1948, that did not stop the segregation and violence against Black families and other minorities in Denver from continuing well past the 1950s. This violence was often at the hands of the Ku Klux Klan. In the 1920s, the KKK activity and political influence was at an all-time high with Klan-affiliated Denver Mayor Ben Stapleton (1923-31 and 1935-37) carrying out the organization's white supremacist agenda. During this time period, the Klan not only targeted Denver's Five Points neighborhood residents, but initiated violence with intimidating mobs, cross burnings, and bombs on the front lawns of those crossing the perceived color lines including within the CPW and surrounding neighborhoods.

Denver's first zoning code ordinance, adopted in 1925, intended to promote "health, safety, morals, or general welfare" served to "protect" the composition of homes along York St. with a "Residence A" use designation. The predominantly white areas of town, including York's western edge along City Park, were zoned single family while areas occupied by minorities were more likely to be zoned for multifamily housing or labeled a lower grade of housing quality. [Denver Infill article]



Building and Zone Map/ City and County of Denver February 1925. The area in the blue box, which includes 2241 York Street, was designated a class A residential zone.

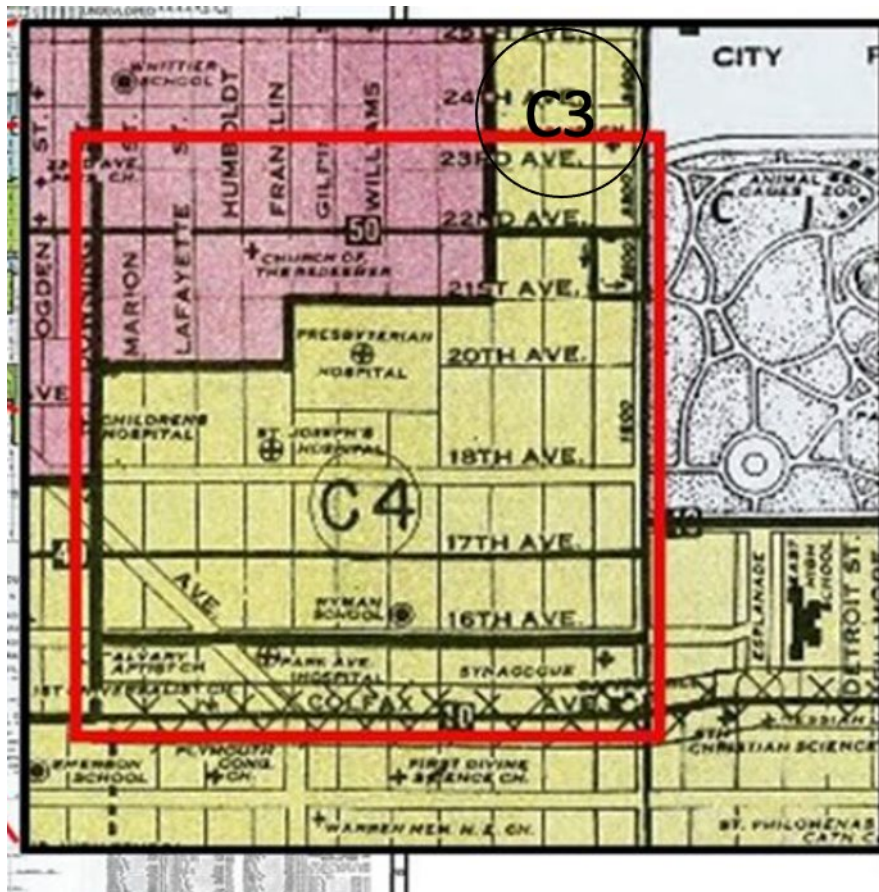
To further restrict movement among Black and non-white homeowners, the practice of redlining was introduced in the 1930s, whereby mortgage lenders would color code neighborhoods by race and ethnicity and refuse home loans in areas they deemed less desirable and therefore less stable.

The term “redlining” comes from government homeownership programs that were created as part of the 1930s-era New Deal. The programs offered government-insured mortgages for homeowners — a form of federal aid designed to stave off a massive wave of foreclosures resulting from bank failures during the Depression. In 1933, the government-sponsored Home Owners’ Loan Corporation Act (HOLC) was established to refinance home mortgages in default due to the Great Depression. The HOLC also sought to expand home buying opportunities, raise housing standards, and generally stimulate the post-Depression economy. As these programs evolved, the government added parameters for appraising and vetting properties and homeowners who would qualify for loans. They used color-coded maps ranking the loan worthiness of neighborhoods in more than 200 cities and towns across the United States including Denver. HOLC’s discriminatory maps, assessments made by the Federal Housing Authority (FHA) and discriminatory lending practices on the part of private mortgage lenders all resulted in inequitable housing and financial policies that were both punishing and manipulative in “redlined” neighborhoods for decades to come.

Known as “residential security maps,” neighborhoods were scored based on characteristics such as “occupation, income, and ethnicity of the inhabitants and the age, type of construction, price range, sales demand, and general state of repair of the housing stock.” Four color-coded categories were created, and neighborhoods were ranked from least risky to most risky — or graded from “A” through “D.” Green (“A”) signified areas with new buildings and homogenous populations. Blue (“B”) represented areas still considered “desirable” and assumed to stay that

way for many more years. Yellow (“C”) labeled “definitely declining” neighborhoods. The federal government deemed red areas (“D”) as “hazardous” or places where property values were most likely to go down and therefore unworthy of inclusion in homeownership and lending programs. Not coincidentally, most “D” areas were neighborhoods where Black residents lived. “Integrated” areas, where Black residents lived alongside other racial groups were also rated as a “D” on these maps. “The government’s racist theory — based on popular pseudoscience of the era — was that the presence of any population of Black residents was a sign of impending property value decline.” (source: Historic Residential Subdivisions of Metropolitan Denver, 1940-1965)

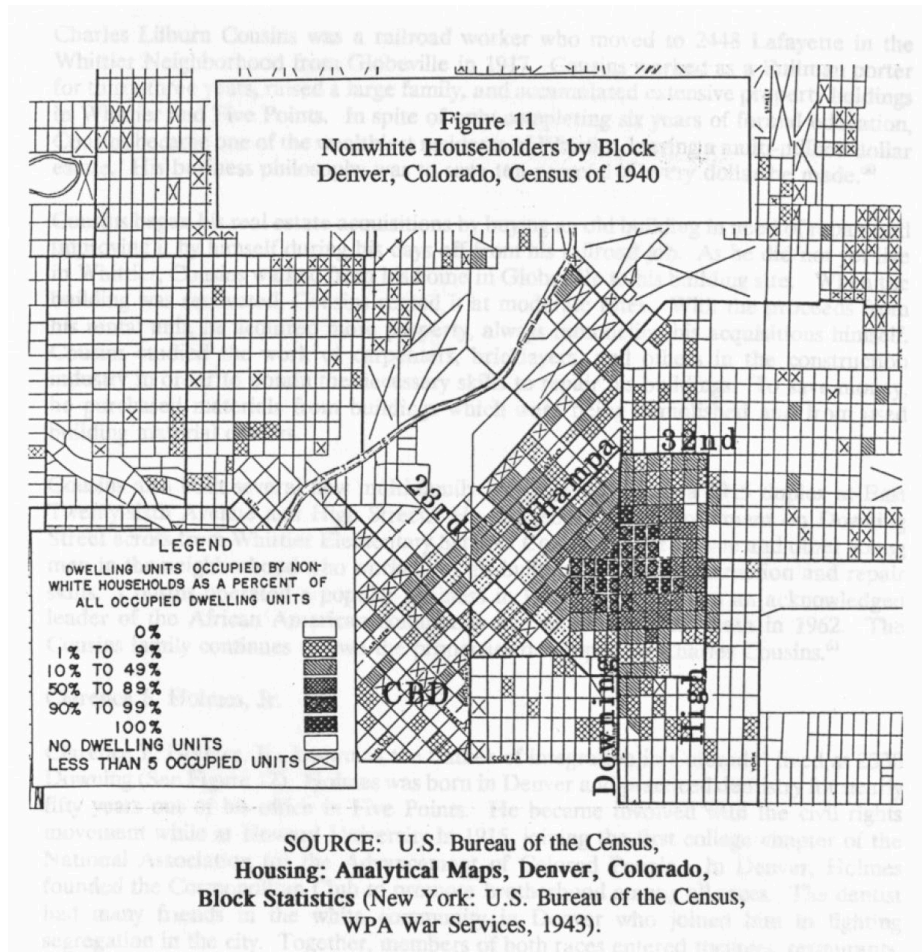
According to the 1938 Home Owner Loan Corporation (HOLC) map of Denver and accompanying descriptions, the area where Irving Andrews’ house is located was color-coded “yellow” and listed as a “C” grade neighborhood (See Figure below). The accompanying written assessment noted the neighborhood’s “detrimental influences” for area “C3” as: “Adjoins Negro area D13.” The “favorable influences” are noted as: “all utilities -adequate transportation, schools, nearby City Park.” The section under Inhabitants lists the neighborhood’s demographics and risk factors. “Occupation: *Wage earners*. Estimated Annual Family Income: \$1500 to \$2500. Foreign-born families: *scattered few* Negro: *0*. Infiltration of: *Wage earners*. Relief families: *About 60*. Population is: *static*.” The Clarifying Remarks section provides an overview of the area’s risk: “Negroes are crowding the area from the west, although deed restrictions bar them from the area (C3). Industrial workers from the plants to the north occupy the area. It is a “fair” or “average” third grade section. [HOLC Security Map description -Mapping Inequality]



Redlining Map. CPW boundaries are the red outline. Red shading indicates “Grade D” neighborhood.

The Andrews home is positioned just inside a “Grade C,” yellow shaded, “lower grade population” zone.

Both restrictive covenants and redlining barriers made High Street, and later York Street, a geographical wall beyond which African Americans were forbidden to reside. The area just north of City Park and east of York was even given the moniker “Struggle Hill” due to the resistance African Americans faced in trying to move eastward. The following figure depicts how concentrated the Black population was in 1940 and how few lived east of High Street at that time. [Simmons]



This figure highlights how concentrated the Black population was in 1940, limited primarily to the blocks between Broadway and High Street and between 32nd and 21st Streets. The community was centered especially around Downing and 26th Avenue.

The discriminatory practices of redlining and “color lines” persisted after WWII well into the 1950s and 60s. Areas deemed “hazardous” often had their tax bases weakened as property values plummeted. Municipal services were cut back and physical decay began. After WWII, the white population living in these neighborhoods were given federal incentive to flee to the suburbs in the form of the GI Bill. While Black soldiers were technically eligible, the presence of restrictive covenants in virtually all new suburbs meant that realtors would sell to “members of the white race only” (as written into the deed itself) (source: [Segregation by Design](#) website). Thus, post-WWII, while black families were able to move into neighborhoods previously closed to them, these neighborhoods were suffering decline and deliberate neglect.

White flight along with an increase in wartime jobs in Denver eased urban geographic barriers for African Americans. City Park and its golf course presented a large, physical barrier between white and Black residents as whites moved to more suburban locations in the 1940s and early 50s. [Simmons] Whites coming to work at the Air Force Accounting and Finance Center, relocated in 1951 from Missouri to 3800 York Street, were encouraged to purchase homes east of York, and African Americans working at the Center to locate west of York. [Simmons]

Integration Efforts and Civil Rights Era

The continued expansion of the job market slowly eased the color lines in City Park West. In 1952, Black business owner and prominent Five Points music promoter Leroy Smith moved into a foursquare at 2001 York Street. Smith may have been the first African-American to purchase a home on York Street, and was certainly one of the earliest to do so. In 1968, the house became the home and architectural office of Bertram Bruton, Denver's second licensed Black architect. Bruton literally hung out his shingle by cloaking the classic Denver Square with a Post-Modern facade. The building continued to serve as Bruton's office until his death in 2018.

In 1957, only five years after the color line was broken on York Street, 2241 York St was purchased by Woodley and Marie Wilson. A black family from Lawrence, Kansas, not much is currently known about the Wilson family. However, Woodley was listed as a 'special aide' working at Mercy Hospital while living at York Street. The Woodleys lived at the property until it was sold to the Andrews family in 1972.

Further color line shifts saw Black professionals, including Irving Andrews, moving into the Skyland neighborhood, north of City Park, and beyond the color lines at York Street and 23rd Avenue. In 1957, Andrews moved into a newly built split-level ranch home at 3451 E. 26th Avenue Parkway, overlooking City Park Golf Course. Others followed, including John Henderson, Denver's first licensed African-American architect, who designed and built his own International Style home at 2600 N. Milwaukee St in 1963 on one of the last vacant plots of land in the neighborhood. "Like its neighbors along 26th Avenue, [the Henderson House] is primarily oriented to 26th Avenue to capture the expansive views of the golf course and City Park beyond, and to create a sense of grandeur for what was considered a fashionable address at the time of its construction." Although 26th Avenue had become a de facto segregation line, residing north of it "sent a message of achievement." [John Henderson House Landmark Application p. 12]

With the added catalyst of increased employment and housing options, Black Denverites began to move east into nearby neighborhoods including City Park West, Park Hill and Montbello. Homes were marketed specifically to African Americans, fueling both white flight and groups committed to racial integration. At the time, Irving Andrews was encouraged to purchase a home in Park Hill, but resisted what he perceived as siloed Black neighborhoods working counter to integration efforts.



When African Americans started moving into Park Hill in 1960, white residents put their homes up for sale in fear of a "black invasion." source: Front Porch article "*Park Hill's Historic Struggle for Integration*" Feb. 1, 2016

The neighborhood population around the home peaked with the highest number of residents recorded in the 1950s. However, neighborhood disinvestment, demolition of homes for parking lots, and conversion of homes to offices led the City of Denver's Community Renewal Program to label the neighborhood "blighted" in 1972, the year the Andrews family moved into the York Street home. While it had become an ethnically diverse neighborhood, it also had a high welfare population. [1979 Neighborhood Plan p.2]

By the 1970s, the City Park West was found by a federal study to be "blighted." However, this designation did not take into account the thriving community in the area. While the residents of CPW increasingly showed diversity in their social, economic, and ethnic characteristics in the 1960s and 70s, diminished household size, demolition of homes (including many historic structures) for parking lots, and conversion of dwellings to offices contributed to the area's population decline and deterioration of the remaining housing stock – leading to the 'blight' designation. (1979 Neighborhood Plan p.3).

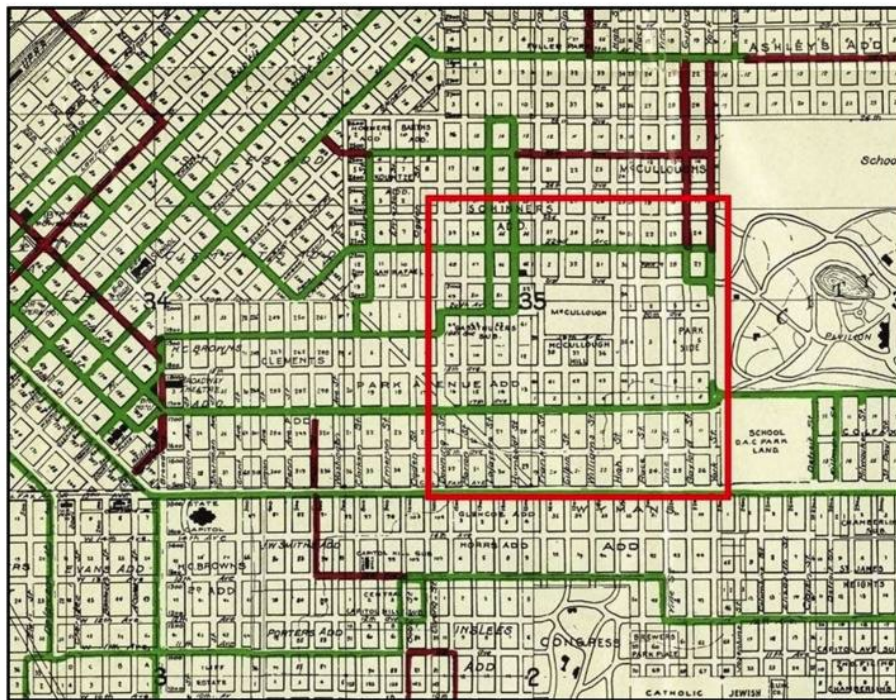
Despite increased housing mobility, school segregation persisted and those issues became the main battleground for civil rights activists in Denver, including Andrews who served as Vice Chair on a Denver School Board's Special Committee. The Committee was led by Rachel Noel, the first African American elected to the Denver Board of Education, and the first African American woman to hold public office anywhere in the State of Colorado. The Committee's work and Noel's persistent leadership eventually led to the 1973 landmark Supreme Court case, *Keyes v School District 1, Denver, Denver Public Schools*, which finally instituted integration.

CPW's socio-economic decline continued in the decade after the Andrews family moved there in 1972. By the later 1970s, median income and the number of owner-occupied properties in CPW

was far below the city average with relatively high population density and transient population. In the language of urban renewal, the area was deemed “blighted.” CPW and North Capitol Hill were the subject of a study by the City and County of Denver resulting in a plan for rejuvenation. The residents fought the ‘blighted’ designation, pointing to recent signs that the decline was reversing and citing the neighborhood’s historic character, appeal to younger people moving in, and its diversity. The rejuvenation plan was updated in 1986 and the area has continued its recovery and is now a highly desirable residential area of Denver with several Landmarked homes and four historic districts.

2241-43 York Street

As noted above, the land upon which 2241-43 York Street stands was platted early in Denver’s history, in 1872, by one of Denver’s earliest citizens, George McCullough. City Park West was one of Denver’s early ‘streetcar suburbs’, which represents Denver’s expansion in the 1880-90s. One such line, built in 1890, passed near the property before the home was built, traveling along 22nd Avenue, bringing visitors to City Park’s western entrance. By 1908 another line traversed York Street. The home has benefited from its enduring location across from City Park along with the City’s investment in the City Beautiful Movement.



Detail of a 1904 map of Denver showing the streetcar lines (in green and brown) reaching from downtown to City Park. 2241-43 York is positioned immediately north of the turnaround of the 22nd Street line coming from the CBD. The current City Park West boundary is shown in red. Source: Discover Denver Survey Report.

When the home was built in 1914, this land was prime real estate, touted as Denver’s answer to Central Park with the west side of York Street, between Colfax and 16th already filling in with magnificent mansions of prominent politicians and business elite. (1979 plan p.2) The home at 2241/43 York St is unusual for its interior duplex configuration with an exterior designed to appear as a single detached dwelling. The affluence is reflected in the quality of design and materials

and the high sum (\$5000) spent for its construction. The fact that the home was built with a garage and driveway fronting York Street suggests the builder anticipated a car-owning buyer.

The attention to detail also suggests the home was intended to be unique among its neighbors, reflective of the times stylistically, and modestly grand in its location overlooking City Park's western edge.

Irving Andrews: Life, Contributions and York Street Residence

Irving P Andrews was born in Denver in 1925, grew up in Pueblo, and lived at 2241-43 York Street from 1972 until his death in 1998, making his family home on the first level, and conducting his legal practice in the upper level apartment of the duplex.

Due to his ability to read, write and type (not particularly common among enlisted men at the time) Andrews was made a Yeoman in the Navy on an island in the South Pacific during WWII, preparing orders for ships at sea. As a result of his intellect, he became one of the first black, and non-degree holding sailors to earn a commission as an Ensign. Yet because of this combination of race and rank, he was forbidden to live with either the Black enlisted men or in the white officers' quarters. He was relegated to a Quonset hut on the island. The isolation and prejudice he experienced both in the Navy and during his youth in a mostly white Pueblo neighborhood became a catalyst for his legal studies after the war, and his drive to secure lasting equal rights and integration through the rule of law.

"I have done most things in my work out of social self-defense. I do not like being a second class citizen and will not be one. And if I fight for the rights of others, then my own rights are assured."
[Canges]

Andrews believed education was the key to freedom and reducing racial barriers [Liz A interview] attending Colorado College as one of a few Black students and graduating in three years. Although he was a student, he was excluded from the typical social activities and traditions at the college but excelled at debate and was part of an award-winning debate team. His daughter, Liz Andrews elaborated in the preface to her dissertation, *Dreams from my Papa*:

"In college and in the navy, he experienced the problematic "separate but equal" doctrine first-hand. My father was outraged by the lived consequences of the 1896 Plessy v. Ferguson Supreme Court decision, which made racial segregation the law of the land. Motivated to fight for desegregation and political enfranchisement, he applied to law school and was awarded a scholarship to attend Yale University. He had to turn down the opportunity because he was the primary caretaker for his grandmother in Denver. He attended law school at the University of Denver (DU), graduating in 1950, and received the highest marks in the state on the Colorado Bar examination in 1951." [Andrews]

Despite his high performance on the bar exam, Andrews' race blocked him from securing a legal position so he worked as a janitor in the YMCA's Glenarm Branch at 2800 Glenarm (formerly called the Colored Men's Department) as he built his own practice, striving to provide justice for the under-represented, people of color and the poor. (In 1965 he became a YMCA board member, reflecting his vision of an integrated society.)



Feb. 1965-YMCA governing board members inducted for three-year terms.

Irving Andrews second from left (Photo By Dave Mathias/The Denver Post via Getty Images)

He turned to reading books during the many isolated eras of his youth and WWII career, and continuing his passion for reading throughout his whole life. Andrews became so well read that he “could - and, indeed, frequently would - freely quote with equal aplomb Shakespeare, Plutarch, Thucydides, and the Bible.” [Canges]

Considered the most eloquent lawyer in Denver, law students would skip class to see Andrews’ performance in court. He “never played the race card,” believing change would come through the courts, not through demonstration. He did not approve of the Black Power movement as he saw it as promoting the white/Black barriers he had fought so hard to eliminate. Later in his career he was shunned by members of the Black community for this viewpoint and suffered a period of depression as a result. [Kane interview]

One of Andrews’ most notable achievements was as a contributing member of the legal team for the 1954 landmark *Brown v Board of Education* case, led by future Supreme Court Justice Thurgood Marshall, that struck down school segregation and secured the right for Black children to attend formerly all-white schools.



NAACP Legal Defense Team-Brown v Board of Education
Irving Andrews second from left in second row from the top.

Thurgood Marshall front row, center.

In 1962, Andrews continued to be a part of breaking barriers by joining up with (future US District Judge) John Kane and establishing the first integrated law practice in the State of Colorado. [Kane Oral History] Prior to 1969, there was no Public Defender office. Andrews and Kane took on cases on behalf of the neediest people, often without payment, including several death penalty cases, prevailing in all but one (which was later reversed on appeal). A 2001 article in *The Pueblo Chieftain* captured Judge John Kane's recollections of Andrews:

Kane and Andrews were new partners back then, when Blacks in Denver were being arrested in grocery store parking lots for demanding that their neighborhood stores stop selling stale bread and bad meat that had been discarded from stores in white neighborhoods. Members of the Congress of Racial Equality were repeatedly arrested for trespassing, Kane said, and he and Andrews acted as the group's volunteer lawyers at no cost. 'He was a walking legal aid society, and he represented some of the high and mighty, too. But they all got the same treatment, and they all learned something from that man. He was a man people willingly followed with faith and trust because he led by example.' [The Pueblo Chieftain]

Andrews attended the March on Washington in 1963 with his son Alfred and Judge Kane and was connected to many influential civil rights advocates of the time including Martin Luther King.



Source: Andrews Family Album. Irving Andrews third from left, next to Martin Luther King Jr.

Andrews was also a local leader in the fight for social justice. In 1962, he joined the Denver branch of the Congress of Racial Equality (CORE) in picketing local general store, Denver Dry Goods, for their discriminatory hiring practices (Denver Blade Jul 20, 1962).

He is depicted below in a photograph taken during a civil rights march (originating in Whittier's Fuller Park), which urged Colorado politicians to pass national Civil Rights legislation. Andrews coordinated the collection of hundreds of letters, which the march delivered to the Post Office for mailing. Also accompanying Andrews was Jesse Johnson (light suit), the NAACP regional

President who succeeded Andrews in that role. The image is part of a 1963 Rocky Mountain News article and the article text reads:

“World Heavyweight Boxing Champion Sonny Liston, third from the left, helps form the civil rights march Sunday that sent more than 500 Negroes through downtown Denver to mail letters urging the Colorado Congressional delegation to pass the Kennedy Administration’s civil rights package. More than 1500 persons were in Fuller Park to start the march, and about 500 marched to the U.S. Post Office. Other delegation leaders include Irving Andrews, second from the right, and the Rev. Sylvester L. Odom, second from the right.” [Andrews]



Photo at the National Museum for African American History and Culture (NMAAHC).
Source: Family photograph by Alfred Harrell, October 20, 2018 included in *Dreams from my Papa*: Writing Sample - Preface to Dissertation by Myrtle Elizabeth Andrews.

Irving Andrews was not only involved in integration and social justice issues as an attorney but also as a concerned parent, continuing to challenge that separate was not equal. He was an outspoken opponent (during a PTA meeting) of a 1962 school closure proposal for Gove Junior High, which would have led to a more segregated pattern of schools and districting. He was quoted in the Denver Post as challenging the school board: “if you weren’t concerned with race in drawing these boundaries, you should have been. We’re interested in the best education available for our children. The educational and cultural experiences in a segregated school are limited. We don’t want another ‘ghetto school.’” Andrews suggested a solution involving either open enrollment or a structuring of the school boundaries to ensure a mix of racial and ethnic populations. This incident occurred a full 10 years before the US Supreme Court case *Keyes v Denver School District No. 1* in which DPS was found guilty of intentional segregation, locating schools in ethnically homogenous areas and adhering to unofficial geographic race barriers.

FOUR GROUPS VOICE OPINIONS

Mixed Reactions Greet Plan to Drop Gove

By MARY SCOPEL
 Denver Post Special
 The biggest surprise handed the Park Hill area of East Denver in recent weeks has been the proposed elimination by the Denver Board of Education of Gove Junior High School 1325 Colorado Blvd. in favor of a new junior high school at E. 32nd and Colorado Blvd.

Meetings held in the area have resulted in sharp protests from two groups, sharp

questions from another and approval from still another. The Gove P.T.A. called a special meeting with less than one week's notice and had a turnout of about 200 parents and residents who quickly agreed on two resolutions and filed them off to the school board.

They asked that the new optional area B, which is now optional to both Gove and Morey Junior High Schools remain so. Under the new pro-

posal about 25 students in the area would all go to Morey.

The second proposal cited population figures which the P.T.A. said indicated the need for keeping a junior high school on the present Gove site.

At another meeting, a group of about 75 parents from Barrett Elementary School, 2900 Jackson St., whose children also would be affected by the proposed new school, listened to Dr. Charles E. Armstrong, executive director of the office of business services, present the board's case for re-districting but had nothing good to say for the proposal.

Board members Jackson Fuller and Edgar Benton, who appeared at the meeting seeking public opinion, heard from an audience composed mostly of Negro parents.

Asked the percentage of Negro students in the new school Benton replied, "We don't keep track by race. We put schools where the children are."

Attorney Irving Andrews, a Barrett parent, said, "If you weren't concerned with race in drawing those boundaries, you should have been interested in the best education available for our children. The educational and cultural experiences in a segregated



IRVING ANDREWS

No more "ghetto" schools. school are limited. We don't want another 'ghetto' school."

"If we have 'ghetto' schools," answered Benton, "it is because we have ghettos. The basic answer to this problem is the dispersion of the Negro population. . . the school board is not responsible for neighborhood housing patterns you are."

Andrews suggested either open enrollment or "social engineering" of school boundary lines. "School boundaries," he said, "should be deliberately drawn to include a maximum



JACKSON FULLER

Against optional areas.

number of ethnic and racial backgrounds. Our children will not get a maximum of democratic education at this site.

"You already have the Gove site," Andrews said, "and it has been a school property for many years. Use it for another more adequate school and draw the lines to include us. The boundary lines wouldn't be any weirder than they are now."

Another parent said, "My children will be tenth graders before the impact of living in a mixed world is presented to them. By then, how will they



EDGAR BENTON

Dispersion is the answer.

school follow those of District 9.)

Jackson replied that neither council districts nor the presence of minority groups was considered in delineating the boundaries.

Boundary lines, he stressed, were the result of compromise, and an attempt was made to prevent more optional areas. He said the ultimate aim of the board of education was to do away with optional school areas altogether.

Jackson Fuller at the Barrett School said, "If a were up to me, we would have no

Denver Post, March 21, 1962

Andrews was also involved early in formal efforts to end school segregation, serving as Vice Chairman of the Special Committee, led by Board first Black Board member Rachel Noel, which identified the systemic segregation of the school system and set in motion the eventual integration of the school district following the Keyes case ruling in 1973.

York Street Era

Although he was not the first African-American to move onto York Street (or even into the house at 2241 York St), Andrews' purchase of the property at 2241 York for his home and law office represents the culmination of two decades of advocacy for equal rights. A beautiful home on 'Struggle Hill', directly across the street from City Park, was an achievement that took many years of hard work on the part of Andrews and other Civil Rights advocates to bring to fruition.

Andrews never really retired, and his work while living in the York Street home was both a continuation and a culmination of a lifetime of experience and advocacy. He kept up with a notable case load even up to his death and became a teacher and mentor to many young attorneys, persevering through chronic pulmonary illness and bouts of depression.

As an example, Andrews' prior law partner, Judge Kane, highlighted a first degree murder case Irving tried while living on York St: *People of the State of Colorado v Janos Toevs*. Held in Denver District Court, Irving was court-appointed along with James M. Lyons, a prominent attorney at a large Denver firm that represented banks, corporations and other organizations and people in civil cases. Irving was the lead counsel and Lyons was co-counsel. The prosecutor was William Buckley. The case was tried twice; first, before Judge Warren Martin. The first trial ended in a hung jury unable to reach a unanimous verdict but with a vote of 10 to 2 for guilty. The second trial happened because the defendant refused to accept a plea bargain which would involve pleading guilty to a lesser charge than first degree murder. The second trial was held before Judge Robert Hyatt and resulted in a conviction for first degree murder. Lyons, who is a close

personal friend of Judge Kane, said that, although they lost the trial, trying the case with Irving was “the experience of a life-time.”

A review of available case abstracts demonstrates that Irving Andrews took on a wide breadth of casework while he resided and worked on York Street, even up to two years before his death when he was quite ill. Examples of cases from 1971-1996 show he represented defendants in the US District and US Court of Appeals, the Colorado Court of Appeals, Colorado Supreme Court, and even the Supreme Court of Arkansas. The range of defending arguments included such matters as: challenging Probable Cause in evidence collection in a gambling case; inadequacy of initial assigned counsel in a burglary case, denying his client Due Process; claiming Good Cause was not upheld in denial of his client's liquor license renewal; objecting to the method of securing handwriting samples in violation of his client's 5th Amendment rights; demanding a second look at sentencing, asserting that that his client's charge was based on the wrong type of drug; and even a case involving contract law. As a true defense attorney, Andrews represented clients, regardless of their background, seriousness of their accused crime, and even ability to pay, ensuring they received their due process and right to be fully and fairly defended in the courts. The cases were not always high profile or glamorous but he gave every defendant full consideration, often making arguments on highly technical details of case law or evidence.

Judge Kane along with Andrews' wife, Sara Shears, also recollect that Andrews would “hold court” in the back patio with law students and young lawyers. He was a featured speaker at D.U. law school classes and his contributions represented a dedicated commitment to bringing history and literature, as well as classic rhetoric techniques, to arguments. He would admonish students and lawyers that judges, as well as non-legally trained jurors, needed references to meaning and purpose outside the technicalities of the law. He emphasized the necessity for effective lawyers to be as well-versed in literature and philosophy as they were in law. He defined literature as “writing, the meaning of which exceeds its content.” He also described to young lawyers and students that philosophy is not merely an academic subject; it is the application of logic and wisdom to the facts of human experience and its use is the essence of persuasion. One of his favorite aphorisms was, “the worst failing of a lawyer is to be boring.” [Kane]

Even in his declining years, he would visit with judges. Among them were federal court colleagues, Judges Winner, Matsch and Arraj. They loved him and often spoke of how refreshing and inspiring he was. He was not only a mentor to young lawyers and law students who would “sit at his knee,” but he also inspired and refreshed older lawyers and judges.

“I well remember and think about what he said about cynicism. He said, “Properly understood, cynicism is a classical Greek school of philosophy which was devoted to the idea that a cynic is one who believes that self-interest is the primary human motivation and that virtue is found in the independent self-control of that motivation.” It is not difficult to see how he would use definitions such as these to form the themes of his arguments on behalf of clients. That he did so with such polish and finesse is what made him a legend. A final memory was his comment about defending death penalty cases. “Don't argue statistics; they are dead. Argue from Hamlet's soliloquy ‘To Be, or Not To Be’, that, indeed, is the question.” [Kane]

Legacy of 2241-42 York Street House

Research into the 2241-43 York Street house chain of title reveals the gradual demographic shifts in this area, starting out with a white owner, Henry Davis, in 1914 whose family continued to live in the home after his death until the early 1950s. During the early mid-1950s, the home was owned by the Emeson family for a short time who appeared to fall into hardship after the father's death and had to sell. It was thereafter owned by a Black family, the Wilsons, who purchased the property in 1957. It was then purchased by Irving Andrews' step-son Alfred Harrell in 1972. Harrell deeded it to Irving's mother, Myrtle Andrews, and her husband Hulman, who moved in and lived with Irving and his wife, Sara Shears, until Myrtle's death in 1996. Sara Shears continues to reside in the home with other family members since Irving's death in 1998.

Many notable African-American Denver trailblazers were or continue to be neighbors of the Irving P Andrews' home including his friend, colleague and Denver Mayor, Wellington and Wilma Webb at 2329 Gaylord, Dr. Clarence Holmes, a practicing dentist who formed the Denver Chapter of the NAACP in 1915 and lived at 2330 Downing, Councilman and Civil Rights leader Hiawatha Davis, at 2456-58 High Street and prominent Black photographer Burnis McCloud at 2332-36 Race Street. Mr. John R. Henderson Jr., the first African-American licensed architect in the state of Colorado designed and lived at the house at 2600 N. Milwaukee St., on the north side of City Park, just a few blocks away from the Irving Andrews house. A few blocks south of the Irving Andrews house is 2001 York Street, the home of prominent Five Points music promoter Leroy Smith which, in 1968 became the home and architectural office of Bertram Bruton, Denver's second licensed Black architect. (source: Community Planning and Development memo report of findings for certificate of demolition eligibility)

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Photographs -included in separate document Attach at least four digital photographs showing the views of the property from the public right of way and any important features or details. If available, include historic photographs of the structure.

Boundary Map -in Google Drive -included in separate document

Attach a map that graphically depicts the structure, the location of other significant features, and the boundaries of the designation.

Application Fee

Find the correct fee from the below table. (Make check payable to Denver Manager of Finance).

Application for designation of a structure for preservation (owner applicant)	\$250
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