

DESIGNATION APPLICATION FORM

1. District Identification

Historic Name of District: N/A

Proposed Name of District: River Drive Historic District

Historic Uses: Residential

Legal Description: The district includes part of Lots 9 through 19 south of the alley, Lots 19 through 21 west of the alley, and a portion of Lot 22, all in Block 2 of the River Front Addition in the Town of Highlands, as well as a portion of Lot 8 along with Lots 9 through the east 12.5 feet of Lot 21 all in Block 3 of the River Front Addition in the Town of Highlands, in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area. located in the NE 1/4 of Section 32, Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado.

Boundaries of District: The boundary of the River Front Historic District is as follows (also depicted on accompanying district map): beginning at the southwest corner of the district at the intersection of the southerly extension of the western boundary of the east 12.5 feet of Lot 21, Block 3 of River Front in the Town of Highlands and the centerline of the east-west alley in said Block 3; thence north along said southerly extension and said west line and the northerly extension of said west line to the intersection with the centerline of River Dr.; thence northwest approximately 28 feet along the centerline of River Dr. to the southerly extension of the west line of that parcel of land described in deed recorded at Reception No. 2009152045; thence northeast along said extension and said west line to the northwest corner of said parcel; thence east along the north line of said parcel to the northwest corner of that parcel of land described in deed recorded at Reception No. 2017050187; thence east along the north line of said parcel to the northeast corner of said parcel to the northwest corner of that parcel of land described in deed recorded at Reception No. 2018120286; thence along east along the north line of said parcel to the intersection with the west line of the alley in Block 2 of the River Front Addition in the Town of Highlands; thence east to the centerline of said alley; thence east along said centerline to the intersection of the east line of Lot 9, Block 2 of the River Front Addition in the Town of Highlands; thence south along said east line and its southerly extension to the centerline of River Dr.; thence east along said centerline to the northerly extension of the centerline of the north-south alley in Block 3 of said River Front Addition in the Town of Highlands; thence south along said centerline to its intersection with the centerline of the east-west alley in said Block 3; thence west along said centerline to the Point of Beginning.

Boundary Explanation: The boundary includes some of the earliest intact area of residential development on the lots originally established on Blocks 2 and 3 of the River Front Addition in the Town of Highlands.

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LANDMARK OFFICE

2. Applicant(s) and Preparer Information

Name: Councilman Rafael Espinoza, AIA; District 1


Address: 1437 Bannock St., Room 451, Denver, CO 80202

Phone: (720) 337-7701

Email: rafael.espinoza@denvergov.org

Affiliation (indicate one or more of the following: ☐ **Property owner in district,**
☒ **Other property owner in Denver,** ☐ **Denver residence,** ☐ **Place of business in Denver)**

Signature: _____


DISTRICT 1 COUNCILMAN

Date: _____

4/10/19

Application prepared by (if not listed above):

Name: Kristi H. Miniello, Miniello Consulting

Address: 1340 Rosemary Street, Denver, CO 80220

Phone: (303) 531-1414

Email: kristi@minielloconsulting.com

If the applicant(s) does not own all properties in the district, the application must be signed by at least three persons who are residents or owners of property in the City and County of Denver or have a place of business in the City and County of Denver. Ideally, the three applicants would be property owners within the district. Please expand this field as needed. Alternately, the applicant can be a member of City Council or the Manager of Community Planning and Development department.

NOTE: Applicants have certain responsibilities and obligations under the designation process. Citizens, in addition to the required applicants, may want to support the designation, but not assume applicant responsibilities. The Landmark Preservation Commission recommends that these citizens show support through signing a petition, rather than signing on as an applicant. Refer to Section 11 of the application form.

LANDMARK DISTRICT APPLICATION: RIVER FRONT HISTORIC DISTRICT

Co-Applicant(s)

Name: Lewis Bugsey
Address: 3384 W. 33RD / DENVER / 80211
Email: LEBARCH@AOL.COM Phone: 720-289-5009

Affiliation (indicate one or more of the following: ☒ Property owner in district,
☒ Other property owner in Denver, ☒ Denver residence, ☐ Place of business in Denver)

Signature: [Signature] Date: 20 MAR 2019

Name: Kym Foster
Address: kymfoster@comcast.net
Email: 2604 River DR Phone: 303-480-0521
Denver CO 80211

Affiliation (indicate one or more of the following: ☒ Property owner in district,
☐ Other property owner in Denver, ☐ Denver residence, ☐ Place of business in Denver)

Signature: [Signature] Date: 3/20/2019

Name: Ashton Altieri
Address: 2608 River Dr, Denver, CO 80211
Email: ashton.altieri@gmail.com Phone: 303-587-8441

Affiliation (indicate one or more of the following: ☒ Property owner in district,
☐ Other property owner in Denver, ☒ Denver residence, ☐ Place of business in Denver)

Signature: [Signature] Date: 3/20/2019

3. Statement of Significance

Category 1: History

- ☒ a. Have direct association with the historical development of the city, state, or nation; or,
- ☐ b. Be the site of a significant historic event; or,
- ☐ c. Have direct and substantial association with a person or group of persons who had influence on society.

River Drive Historic District is located on West River Drive in the Jefferson Park Neighborhood, one of the oldest established residential areas of Denver. The district is directly associated with the historical development of the city as one of the early subdivisions in the Town of Highlands, an area formed by General William Larimer and David C. Collier and incorporated in 1875. It became North Denver once annexed by the city in 1896. The 17 extant properties that comprise the historic district were part of the 1881 River Front Addition in the Town of Highlands, with most houses built in the 1880s. They represent some of the city's oldest building stock, and the neighborhood contributes to the early growth of the city of Denver.

The district is associated with the Gurley Brothers, a real estate investment company started by two brothers that played a significant role in the creation of some of the earliest neighborhoods in the Highlands and North Denver. In 1872, the Gurley Brothers developed Cheltenham Heights, an area southwest of River Front from Federal Blvd. to (generally) Lowell Blvd. and W. 16th Ave. to W. 20th Ave. The River Front Addition followed a few years later, and its original plat included numerous blocks with an area totaling 160 acres; the River Drive Historic District encompasses a fraction of that original area with approximately 2.50 acres. The River Front Addition directly impacted the channel of the river when the brothers constructed an embankment to keep the river from cutting into the bluff along its eastern boundary, an action that also resulted in a legal battle with the railroad on the other side of the river. In 1888, the Greeley Brothers tackled the Boulevard Highlands addition, and it was platted northwest of River Front in an area from Federal Blvd. to Irving St. and W. 38th Ave. to W. 41st Ave.

Of the 19 properties within the district, 16 are contributing and exhibit a high level of physical integrity. Those properties successfully convey the period of significance from 1885 to 1923, the only span of time during which nearly all the lots were developed and the city, overall, was also experiencing its initial growth. As early as 1976, the properties on River Drive were considered for their landmark potential during a survey of the area performed by the city.

Set on a bluff overlooking the South Platte River and downtown Denver, the district was originally home to a number of working-class residents, many of whom were employed by some of the city's earliest and most influential industries within walking distance or a short streetcar ride away. The demographic of those who lived in the district during the period of significance provides a snapshot of the social dynamic within the city and illustrates the diversity of those who played a significant role in building the city. Many of the early homeowners and tenants were Scottish, English, German, Welsh and Cornish and were either first- or second-generation immigrants. Several were employed by the Colorado & Southern Railway, the Denver & Rio Grande Railroad, and the Ph. Zang Brewery, which was located at the end of the street. The economic status of this working-class group was reflected in the scale and style of houses they built which were, overall, fairly modest. Near the end of the period of significance and into the

middle of the 20th Century, the early ethnicities moved out of the neighborhood, and waves of other groups moved in and out, including Irish, Italians, and Hispanics.

Relatable to the current climate in Denver, countless renters lived on the street, resulting in a high rate of occupant turnover. However, a few families lived in the district for a number of years, and some even decades. The Waldschmidts, Beans, Luebkes, and Denerys lent a feeling of stability to the neighborhood. Many of them held well-respected positions or served their community in some capacity. Despite these anchors and its appearance, the quaint W. River Dr. of today was not without its tragedies and notoriety. The street itself was blamed for a serious accident involving a 13-year-old girl and her bicycle, while residents accused of murders, assaults, spousal abuse and adultery appeared in the local newspapers in the early years. All of these stories, the good and the bad, balance the scales and serve as a true representation of the people who supported the development Denver.

Category 2: Architecture

- ☒ a. **Embody distinguishing characteristics of an architectural style or type; or,**
- ☐ b. **Be a significant example of the work of a recognized architect or master builder; or,**
- ☐ c. **Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation; or,**
- ☐ d. **Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.**

River Drive Historic District exhibits a high level of physical integrity, and several architectural styles and building types that represent the Victorian and Arts & Crafts eras appear among a small number of properties. Each one is indicative of the time period and geographical location in which it was built but, collectively, they tell a story of changing trends over a period of 38 years in Denver's early history. Some of those are relatively unique to Colorado, such as the Terrace Type. Other styles and types in the district that are related to early development in Denver include Queen Anne, Gable Front, Dutch Colonial Revival and Foursquare. Overall, the use of similar materials such as brick, as well as design elements like arched window openings and brick belt courses, create a sense of cohesiveness among the properties.

The buildings were not designed by master architects, but a prominent area brick-layer and mason was listed on permits as the builder for two of them. The house at 2620 W. River Dr., a Dutch Colonial Revival, and the house at 2606 W. River Dr., a Foursquare, were both built by Frederick J. Zimmerman. He was responsible for constructing a number of brick buildings, both residential and commercial, in Denver between 1892 and 1903. Zimmerman also built a third property on the street that was identical, and next door, to the Dutch Colonial Revival, but it is no longer extant.

Given the high rate of resident and owner turnover, each property's condition and relatively intact appearance and retention of character-defining features is impressive. The Queen Anne houses retain their asymmetrical massing and porches, multiple gables, and decorative wood shingles. Gable front properties have small, narrow footprints that were well-suited to their original lots. Terrace Type buildings in the district are constructed of brick and exhibit flat roofs and corbeled cornices. The remaining Dutch Colonial Revival house on W. River Dr. retains its gambrel roof, front porch, and dormers; and the lone two-story Foursquare has a square plan, hipped roof, broad eaves, and a full-width front porch.

Minor alterations have occurred over the past 133 years, most of which involve porch and window replacements, as well as rear additions and garages that are not visible from the street. Overall, these changes have not betrayed the character-defining features of the district, which include the use of brick and stone as predominant building materials, as well as porches appearing on all of the properties. A unique feature to the street, as well as Denver, is that several houses along the north side of the street have front-facing subterranean entrances that were originally designed to accommodate the slope of the street and surrounding topography.

The district is an enclave on W. River Dr., a street that is not on a grid layout like much of the surrounding area. The River Front Addition was originally platted with River Dr. and Frontview

Crescent immediately to the south oriented generally northwest to southeast, although there is no indication in historic records why this was the case. When one heads southeast onto River Drive's angled approach from Clay Street and follows the slight bend around, they experience one of the defining characteristics of the district's immediate setting. River Drive Historic District provides a glimpse into Denver's early history, and its intact features make it all the more extraordinary. Recent residential development within the neighborhood is in sharp contrast with the district, as it is unrelated in scale, form, style, and materials.

Category 3: Geography

- ☐ a. Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city; or,
- ☒ b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity; or,
- ☐ c. Make a special contribution to Denver's distinctive character; or

River Drive Historic District is a rare surviving and intact portion of the original Jefferson Park neighborhood, one the earliest established neighborhoods in the Highlands and North Denver. The River Front Addition was originally platted on 160 acres with several "blocks," some of which had, and still have, unique shapes. The addition was set on a bluff overlooking the South Platte River and downtown Denver, and the east end of River Drive still affords an impressive and unobstructed view toward those features. The area immediately east of the district was once the location of several industries that were vital to the early growth and development of the city and the state, including the railroads and a major brewery. River Front's location was ideal for individuals looking to live within walking distance of those places where they worked.

Its proximity to the South Platte River and topography resulting from the natural feature is likely responsible for two unique attributes of the district. The first being that the parcels were not laid out on a grid system that was so common in the surrounding areas and throughout much of Denver. The main street in the district, W. River Dr., is oriented generally northwest to southeast with the previously mentioned view to the east. The second feature, subterranean front entrances, appears in several of the homes along the north side of the street and is seemingly specific to this street in Denver. Today, River Drive Historic District includes a fraction of the original River Front Addition, as it encompasses only the most intact portion of the Gurley Brothers original development amounting to 2.50 acres.

The setting within the immediate district boundaries is similar to the way it was during the period of significance, which was between 1885 and 1923. However, the surrounding area has a number of multi-family dwellings that are larger in scale than the properties originally built in the neighborhood. Additionally, each end of the district is anchored with new, multi-story residential properties, and major changes since the 1950s, such as construction of the Valley Highway (I-25), have replaced many of the industries that once employed the district's residents.

4. Architectural and Physical Description

A. Location and Setting

The River Drive Historic District retains integrity of location, as none of the properties that comprise the district have been moved from where they were originally constructed. The immediate setting of the district retains integrity through the orientation of its angled street, building setbacks, scale, and architectural styles of the original properties; however, the integrity of the greater surrounding area has somewhat been compromised through newer construction that is not in keeping with that of the original Jefferson Park neighborhood.

The district is located approximately one mile west of downtown Denver. The proposed designation area is east of the intersection of Clay St. and W. River Dr. It extends north and south along W. River Dr., typically to the alleys behind the properties fronting the street, and ends near the intersection of Bryant St. and W. River Dr. The properties are contained to Blocks 2 and 3 of the River Front Addition in the Town of Highlands.

The district includes all or parts of Lots 9 through 22 of Block 2 of the River Front Addition in the Town of Highlands, which encompasses seven residential properties consisting of single- and multi-family houses. The district also includes all or parts of Lots 8 through 21 of Block 3 of the River Front Addition in the Town of Highlands, which encompasses 10 residential properties consisting of single- and multi-family houses. Surrounding streets to the north and west are generally laid out in a north-south, west-east grid pattern with a mix of single- and multi-family residential properties. Jefferson Park is located immediately west of the district, while Mile High Stadium is just to the south, and Interstate 25 is located less than one-tenth of a mile to the east. The end of W. River Dr. offers an unobstructed view of downtown, including Elitch Gardens Theme and Water Park across I-25, the Pepsi Center, and the Denver skyline.

W. River Dr. is an asphalt-paved street that is subtly oriented northwest to southeast, an angle that may relate to the layout of streets on the city's original plat along the South Platte River. The street is approximately 26 feet wide and has rolled curb concrete sidewalks along both sides that measure three feet wide. Overall, topography in the area gently slopes from west to east toward the South Platte River, a feature that builders incorporated into the design of the houses with subterranean entrances along the north side of the street. The houses along the north side vary in their setbacks from six feet to 28 feet, while the houses along the south side are set back anywhere from 24 feet to 46 feet.

The closest local residential historic districts are the Witter-Cofield Historic District (approximately 0.30 mile to the west) and Allen M. Ghost Historic District (approximately 0.75 mile to the northwest). A number of local landmarks are scattered to the north.

B. Architectural Description

During the period of significance (1885-1923), nearly all of the lots within the district's boundaries were developed with residential buildings and related outbuildings such as garages and machine shops. Of the 19 properties, the two located at 2601 and 2605 W. River Dr. are vacant. The footprint of what appeared to be a Terrace Type dwelling with three units appears at 2601 W. River Dr. on the 1893 Sanborn map and remains through the 1930 map. By 1950, the property is depicted as being vacant. For 2605 W. River Dr., the property is vacant until the 1929 Sanborn map shows what appears to be a Terrace Type dwelling with three units. Based on information provided by the District Steering Committee, that building was demolished in the

1980s. Presently, there are no plans to redevelop either of those parcels. The 17 remaining properties have houses that were built during the period of significance and exhibit a variety of architectural styles and building types. Each one is indicative of the time period and geographical location in which it was built but, collectively, they tell a story of changing trends over a period of 38 years in Denver's early history.

Architectural styles and forms within the district include Queen Anne, Gable Front, Terrace Type, Dutch Colonial Revival, and Foursquare.¹ Despite differences in styles and forms, brick and stone are the predominant building materials within the district, and all of the properties have porches. An interesting feature of several properties along the north side of the street is that they have front-facing subterranean entrances originally designed to accommodate the slope of the street and surrounding topography.

The Queen Anne houses were some of the earliest built on River Drive, which is consistent with a style that was popular in Colorado from 1880 to 1910. They include the properties at 2543-45, 2550, 2556, 2572, 2608, 2613, 2614, 2617 and 2623 W. River Dr. The examples are more restrained versions than are commonly found in residential neighborhoods, but they still exhibit asymmetrical massing, multiple gables, porches, and decorative wood shingles on their gables.

Gable Front properties like those at 2535 W. River Dr. and 2572 W. River Dr. were folk form descendants of the Greek Revival movement of 1830 to 1850 that originated in New England and the northeast region of the country. With the expansion of the railroad, the form stretched across the United States.² The houses were particularly well-suited to narrow urban lots, as is the case with the two properties in this district.

Within the district, Terrace Type properties represent some of the earliest construction (2537-41 W. River Dr., 2560 and 2562 W. River Dr.), as well as its most recently built house (2547 W. River Dr.). Not commonly found outside of Colorado, the Terrace Type was popular between the late 1880s and the 1920s. Despite the 38-year gap in their construction, all of the examples in the district exhibit brick construction, flat roofs, corbeled cornices, segmentally arched windows, and porches.

Dutch Colonial Revival houses are usually identifiable by a gambrel roof. In Colorado, the style was popular between 1900 and 1925. Although one example remains today at 2620 W. River Dr., an identical house was located next to it, and both were built around 1902 by the same mason. The remaining extant property is constructed of brick, has a gambrel roof, front porch, and dormers.

The lone Foursquare house in the district is a near-text book example of a form that was common in residential properties throughout Colorado after 1900. The property at 2606 W. River Dr. is identifiable by its square plan, two-story height, lack of ornamentation, hipped roof, broad overhanging eaves, and full-width front porch supported by Doric columns.

C. Method Used to Determine Contributing/Non-contributing Status

The district overall must possess a significant concentration, linkage or continuity of buildings and structures united historically or aesthetically by plan or physical development. In order for a

¹ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2004), 418; Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), 196-99.

² McAlester, 89-90.

property to be determined Contributing to the district, it must have been present in the district at its current location during the period of significance and substantially convey those physical attributes which determine its character and style. If a structure has been significantly altered with regard to form, function, and/or materials resulting in its inability to convey those characteristics and style that are distinctive to the district or is a secondary structure to a property, such as a garage, it was determined to be Non-contributing. Evaluation of each property's status was based on physical site visits, City of Denver building permits, City of Denver Assessor's records, historic maps and aerial imagery, historic photographs, and information provided by owners. Of the 19 properties within the district, 16 are Contributing (approximately 84 percent). The Non-contributing properties include 2601, 2605 and 2606 ½ W. River Dr.

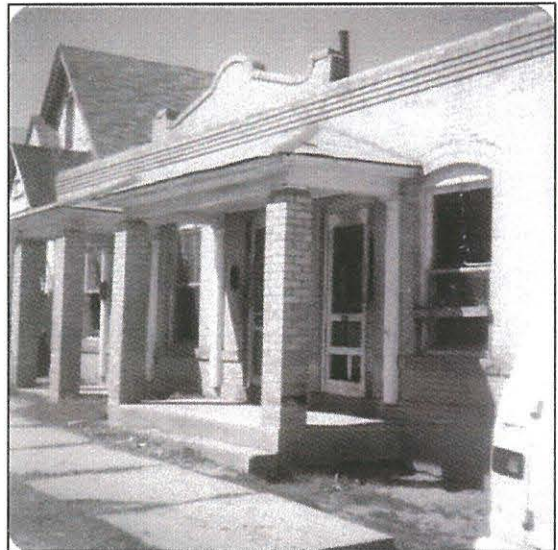


Looking southeast along W. River Dr., pre-1950s (Source: District Steering Committee)

D. General Description of Neighborhood Physical Alterations or Changes

When the earliest houses were built in the district, the road itself was narrower and higher in elevation than it is today. Historic photographs from around the 1920s and 1940s show sidewalks and tree lawns with large, mature trees along the south side of River Drive. In the 1950s, the street was re-graded and developed to a configuration closer to how it appears today. The road does not extend as close to the front yards of the properties along the south side, and properties closer to the west end of the district gained elevated stature with the lowering of the road. The gentle slope of the lawn from the front of those houses to the street is also referred to as a Denver hill. Additionally, the tree lawns and mature trees were removed when the street was reconstructed.

Two properties within the district (Lots 15-16 and 17-18) are now vacant, but each was once occupied by a Terrace Type building. The property on Lots 15-16 was built sometime before 1890 and demolished between 1930 and 1951. The property at 2601-2605 W. River Dr. (Lots 17-18) was built sometime after 1904 and demolished during the 1980s. Typical changes that have occurred to the majority of the properties in the district include window replacements, alterations to front porches, garage replacements, and rear additions. Many of the residential properties in surrounding neighborhoods were built in the early- to mid-1900s, although a significant number in the immediate area at either end of the district were built within the past 10 years.



2601-2605 W. River Dr., demolished in the 1980s (Source: District Steering Committee)

When the Valley Highway (I-25) was completed in 1958, the area between Blocks 2 and 3 of the River

Front Addition and the river was permanently altered.³ Additionally, more recent construction to the east along Bryant St. and south along Frontview Crescent has significantly impacted the feeling of the addition, leaving the intact section of W. River Dr. set apart from most of its surroundings.

E. Historic Physical Integrity

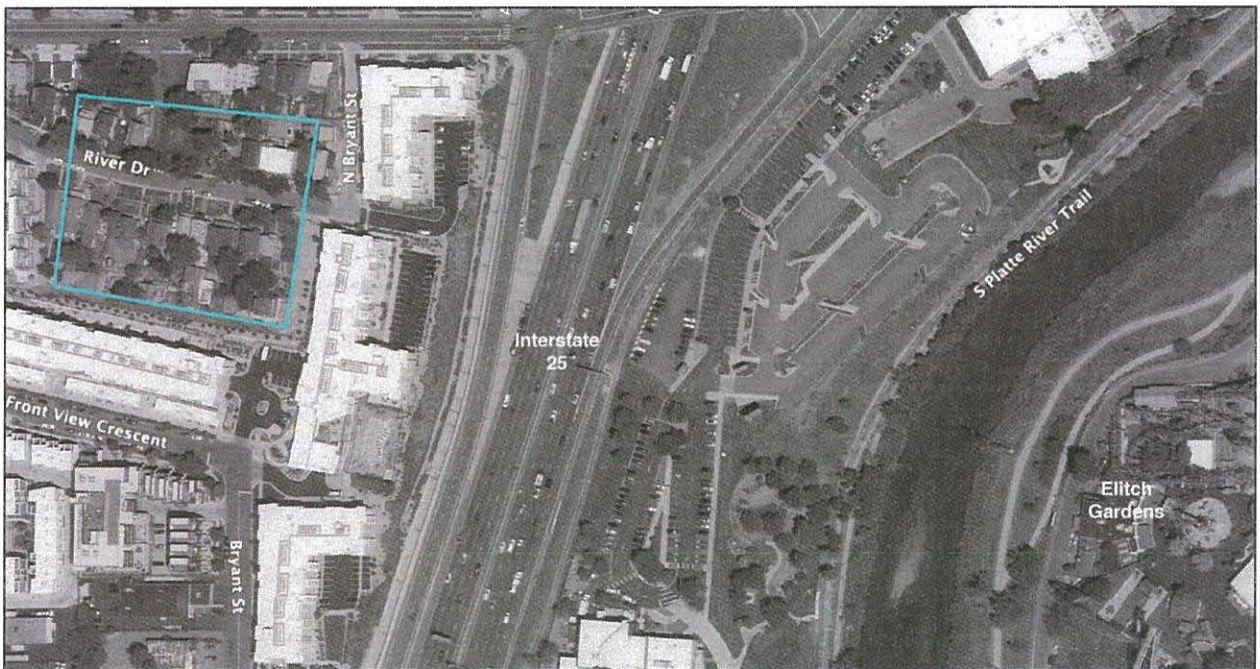
The Contributing properties that comprise the River Drive Historic District retain a high level of physical integrity related to the district's period of significance (1885-1923), which is based on the period of time during which the majority of the district was thoroughly developed with residential properties and such properties were completely occupied. They are recognizable as belonging to a specific period of time and place in Denver's history and easily convey a sense of time and place with their cohesive appearance. Overall, the majority of the properties retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Each of the properties retain their original residential dwelling in the location where it was constructed, and all 17 continue to serve in a residential capacity. Only one of those properties, the house at 2606 ½ W. River Dr., was determined to be Non-contributing. Although it is one of the earliest properties built in the district, it has been extensively altered and does not retain integrity of design, materials or workmanship. The form, plan, space, structure and style of the remaining 16 properties within the district are largely unchanged. When combined with original key exterior materials, such as brick and stone, and the scale of each property, the district conveys a direct association with its period of significance and appears in stark contrast to much of its surroundings. The setting within the district boundaries is similar to the way it was between 1885 and 1923; however, the surrounding area has a number of multi-family dwellings that are larger in scale than the properties originally built in the neighborhood. Each end of the district is anchored with new, multi-story residential properties.

³ Colorado Department of Transportation, "Interstate 25 History," (available from <https://www.codot.gov/about/CDOTHistory/50th-anniversary/interstate-25>), accessed 6 December 2018.



1933 Aerial with district boundaries in blue (Base Image Source: DPL Genealogy, African & American, and Western History)



2018 Aerial with district boundaries in blue (Base Image Source: Google Earth Pro)

History of the District and Its Associations

Town of Highlands and Jefferson Park

The Highlands area of Denver began as a "mere hamlet" in 1858 when General William Larimer, a land promoter, and his friend, David C. Collier, settled on land partially included in the original Congressional Grant of 1864.⁴ Located on the west side of the South Platte River, the area overlooked downtown Denver.⁵ By the late 1860s, a few hundred people had built homes there, and Highlands was founded in 1871 as a village. A streetcar line, which ran along what is now W. 25th Ave., connected the small residential area to Denver's business district⁶ and was but one aspect that encouraged growth.

Within a few years, the area was incorporated as a village that included nearly two square miles, and by 1885 Highlands was incorporated as a town that consisted of several districts, including the River Front Addition.⁷ By 1890, more than 35 separate subdivisions made up the city that saw itself as an elite suburb of Denver. Wishing to attract a specific demographic, early developers promoted the ideology that the area was purer than its corrupt and polluted neighbor across the river to the east. Similar to Capitol Hill and South Denver, Highlands touted its clean air, water, and values which were a stark contrast to the apparently plentiful grime and vices of Denver. The town had numerous sanitariums built to take advantage of the better air quality, and artisanal wells meant that its residents did not have to resort to the use of strainers on their water taps to filter out small fish and other debris like their counterparts in the bigger city. It came to be known as the "Garden City of the Plains," because so many residents planted trees and gardens.⁸

In 1896, Denver annexed the Town of Highlands, which included the area around a former dump at West 23rd Avenue and Clay Street. Once the Town of Highlands became part of Denver and was referred to as "North Denver," the subdivisions that comprised it became neighborhoods. In August 1899, the former dump was officially named Jefferson Park, for the "patron saint of the Democrats, Mr. Jefferson."⁹ At the same time, Denver announced plans for Washington Park and the renaming of the area at Fairview and Boulevard as Highland Park.

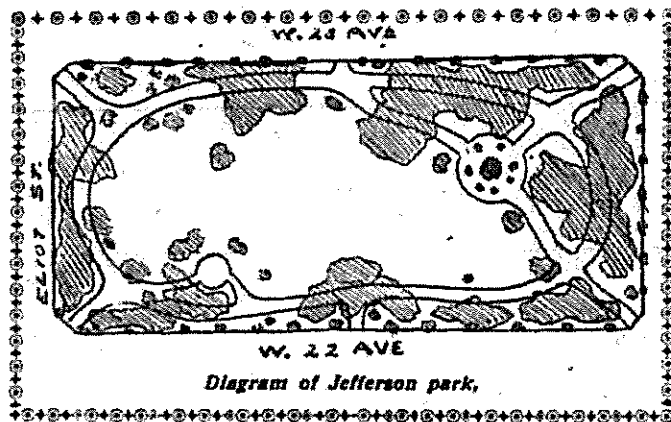


Diagram of Jefferson Park (Source: Denver Republican, September 4, 1899)

The city immediately set out to transform the eyesore into the "new breathing spot on the north side," and the residential area around it took its name from the seven-acre park.¹⁰ In 1904, a city councilman (name unknown) and several residents brought up the issue that Denver's parks needed better names. They argued that City, Washington, Congress, Platte, Lincoln, Dunham,

⁴ "Potter-Highlands Neighborhood History."

⁵ Smiley, Jerome C., ed. *History of Denver*, Denver, CO: The Times-Sun Publishing Company, 367 and 430.

⁶ Discover Denver, *Inventory Form for 2608 West River Drive*, Historic Denver, Inc.

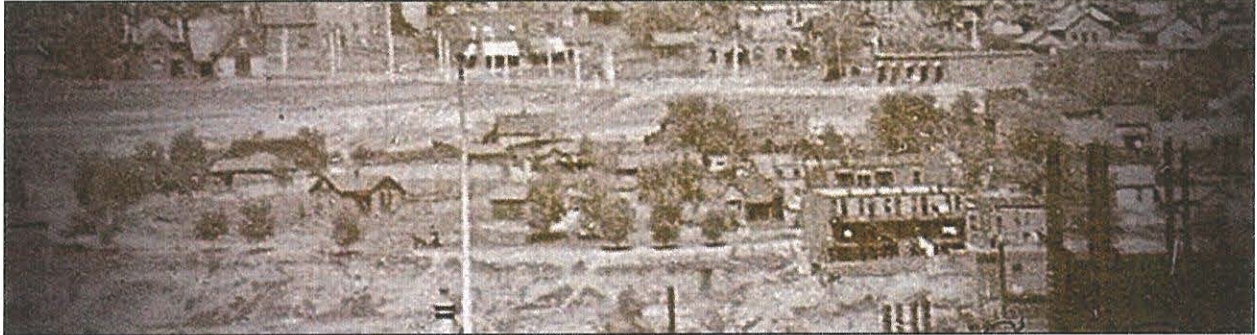
⁷ Smiley, 651.

⁸ "Potter-Highlands Neighborhood History."

⁹ *Denver Times*, August 8, 1899, "Names for the New City Parks are Chosen."

¹⁰ *Denver Republican*, September 4, 1899, "Green Lawn for the Tots One Beauty of Jefferson Park."

Curtis, Chaffee, Highland, Fuller, Jefferson, and Park Avenue Parks “did not mean anything.” The councilman who planned to introduce a bill to rename them stated, “The name City park is ridiculous. It does not signify anything. Then look at the others. There is Washington and Lincoln and Jefferson and Congress [P]ark. What does the word congress signify to Denver as a name for a park? The only thing I can think of is that Mark Twain said that the only criminal class in America is [C]ongress....Why can't Denver have some names that are distinctively Western and truly typical of the Rocky mountain region, and particularly of Colorado?”¹¹ Considering the names were never changed, it appears that they lost their battle.



Looking west at the River Front Addition to the Highlands from downtown. 1890-1900 (Source: Denver Public Library Digital Collections, WHJ.10362)

In addition to advertising the sale of residential lots, the River Front neighborhood, in its infancy, was mentioned in early local newspapers. In 1883, the *Rocky Mountain News* announced that the Gurley Brothers were soliciting proposals for work to begin at once on artesian wells in River Front, as well as other areas in North Denver.¹² Within a few weeks, the paper reported that the well in River Front was begun and that it would be piped to the rear of every lot, furnishing water to consumers free of all charges.¹³ Another paper reported in 1884 that, “Several new brick buildings are at present in course of construction in River Front Addition. This is a beautiful building site overlooking the city, being supplied with artesian water. A beautiful fountain supplied with artesian water has recently been put in place on the Crescent.”¹⁴ The original addition was comprised of approximately 160 acres, and the River Drive District constitutes a small fraction of that with an area of approximately 2.50 acres.

Although developers in the Highlands aspired to attract elite businessmen and wealthy citizens, the reality was that much of the Jefferson Park neighborhood was occupied by middle-class and working, blue-collar residents. Many of the early settlers were from a variety of ethnic groups and included those of Scottish, English, German, Welsh, and Cornish backgrounds.¹⁵ This was reflected in the houses they built, which were fairly modest, although larger and more impressive houses were built along the edges of the neighborhood.¹⁶ Over time, distinct immigrant groups moved in and out of the area, including Irish, then Italians, and later Hispanics.¹⁷

¹¹ *Denver Post*, February 20, 1904, “Reform in Name of Parks.”

¹² *Rocky Mountain News*, June 28, 1883.

¹³ *Rocky Mountain News*, July 15, 1883.

¹⁴ *Denver Republican*, July 30, 1884.

¹⁵ “Potter-Highlands Neighborhood History.”

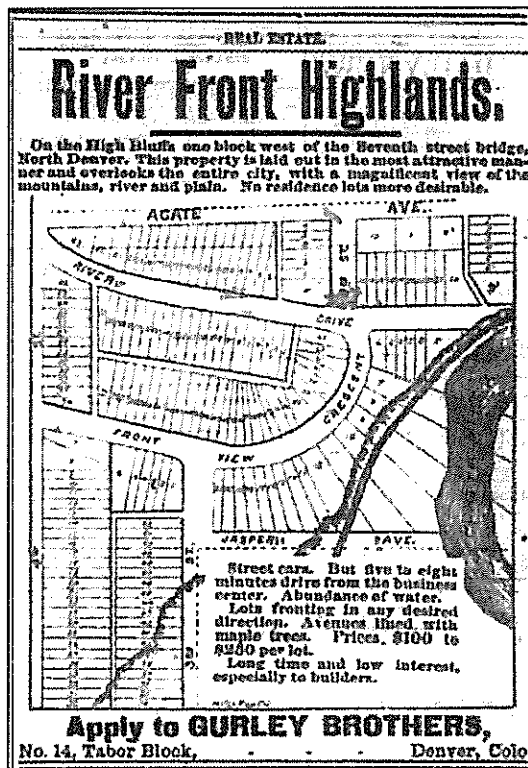
¹⁶ *Inventory Form for 2608 West River Drive*.

¹⁷ “Potter-Highlands Neighborhood History.”

The Gurley Brothers

The company responsible for the original development and promotion of the River Front Addition, the Gurley Brothers, also played a significant role in the creation of some of the earliest neighborhoods in the Highlands and North Denver areas. In 1872, the Gurley Brothers developed Cheltenham Heights, an area southwest of River Front from Federal Blvd. to (generally) Lowell Blvd. and W. 16th Ave. to W. 20th Ave. River Front followed, and their Boulevard Highlands addition came in 1888. It was platted northwest of River Front in an area from Federal Blvd. to Irving St. and W. 38th Ave. to W. 41st Ave.

Charles D. and Roderick A. Gurley were the sons of Connecticut natives. Both boys were born in New York State but had moved to Denver with their sights set on making their fortunes in mining. Charles, who was 27 at the time and seven years older than Roderick, had a more structured financial background. When he came to Denver, he opened the Bank of Denver (located at the southeast corner of 16th Ave. and Market St.) with Henry C. Brown. After four years, Brown sold his shares, and the bank closed after paying all of their depositors.¹⁸ Roderick was experienced with the railroads, and he had worked in the union ticket office, followed by the general office of the Hannibal & St. Joe Railroad in Quincy, Illinois.



Advertisement for lots in the River Front Addition
(Source: *The Daily News*, October 9, 1881)

Upon the closure of the Bank of Denver, Charles began working as a banker for George P. Bissel & Co. Within a few years, he and Roderick established their real estate investment company, Gurley Bros., with Charles serving as president and Roderick as secretary. In 1881, an advertisement for residential lots in the River Front area of Highlands began to appear in the newspaper. The properties were described as being, "On the High Bluffs, one block west of the Seventh street bridge, North Denver. This property is laid out in the most attractive manner and overlooks the entire city, with a magnificent view of the mountains, river and plain. No residence lots more desirable."¹⁹ Future residents would be within five to eight minutes' drive from Denver's business center, and the avenues were lined with maple trees. The lots ranged from \$100 to \$250, and interested parties were told to apply to Gurley Brothers, located at number 14 in the Tabor Block.²⁰

Along with River Front, an ad appeared for Boulevard Highlands, Highland, Cheltenham Heights in an 1883 newspaper. As with the previous advertisements exclusively for River Front, all of the "Grand Villa and Cottage Sites" were favorably described as being "easily accessible" and "very healthful."²¹

¹⁸ Stone, Wilbur Fisk, ed., *History of Colorado, Illustrated*, Vol. 1, Chicago: The S.J. Clarke Publishing Company, 397.

¹⁹ *The Daily News*, October 9, 1881, "River Front Highlands."

²⁰ *Ibid.*, October 9, 1881, "River Front Highlands."

²¹ *Denver Republican*, July 30, 1883, "Grand Villa and Cottage Sites."



Tabor Block, 1882-1900 (Source: Denver Public Library Digital Collections, CHS.J39)



Gurley Bros. office on third floor of Tabor Block, 1882-1900 (Source: DPL Digital Collections, CHS.J39)

When the Gurleys first platted their 160-acre River Front Addition to the Town of Highlands, they also built an embankment on a zig-zag course that deflected the waters of the South Platte River toward the bed of the Denver, Texas and Gulf Railroad along its eastern bank. The Gurleys obtained a court order defining the channel, and a judge ordered both parties to leave a distance of 125 feet between the Gurley's embankment and the railroad bed. However, the railroad did not appreciate those actions, and they retaliated by tearing down part of the Gurley's embankment and building one of their own that again changed the course of the river. In 1887, Charles applied to the Superior Court for an injunction against Frederick A. Keener, et. al. (Denver, Texas and Gulf Railroad) in order to keep them from interfering with their property once more.²² Less than two weeks later, the judge denied the motion and ordered that the injunction be modified to allow the railroad to construct an embankment or barrier so long as it was farther than 200 feet of an established line.²³

Charles moved around Denver frequently and married Harriette, a woman 10 years younger, when he was 28. It seems he put a great deal of his energy into his profession and civic responsibilities, including serving on the Capitol Consolidated Mining company's board of directors and the Denver Chamber of Commerce and Board of Trade's Standing Committee for Irrigation.²⁴ Like Charles, Roderick changed residences several times over the years while living in Denver, but he was married more than once. In 1881, he wed Lena Q. King, a young woman who traveled in the most affluent social circles in Denver. Roderick was well-known by then as an "enterprising and successful young business man, being largely interested in the mining industries of the state."²⁵ Lena died in 1883, and Roderick later wed Mary B., but they divorced in December of 1890. In 1892, at the age of 40, he married 18-year-old Alice Lenore Truitt, and they had three children.²⁶ Roderick remained quite social, and several newspapers noted his presence at parties and events in Denver.

²² *Rocky Mountain News*, May 8, 1887, "An Injunction Granted."

²³ *Ibid.*, May 19, 1887, "A Decree Modified."

²⁴ *Ibid.*, June 30, 1881, "State House News."

²⁵ *Ibid.*, March 16, 1881, "Wedded Happiness."

²⁶ Find a Grave, "1600s-Current," (available from <https://www.findagrave.com>), accessed 3 December 2018.

Around 1894, the Gurley Bros. moved from the Tabor Block to the Cooper Building at 17th Ave. and Curtis St., where they remained until sometime between 1905 and 1910 when they closed their business. Charles became a trustee at the Colorado-European Finance Corporation, and Roderick worked in investments at the Exchange Building.²⁷

Major Employers of River Drive Residents

Railroads

The River Front Addition, although now physically removed from some of the early industrial areas of Denver by a river, was originally close to such operations. A significant number of residents within the district worked for either the Denver & Rio Grande Railroad (D&RG) or the Colorado & Southern Railway (C&S), both of which were within walking distance. Newspapers advertised rooms for rent and consistently stated a house's proximity to one of the railroads.

The D&RG was incorporated in 1870 by a Civil War veteran, General William Jackson Palmer, and his associates. Palmer's intent was to provide a connection between the major transcontinental railroads that traveled north and south of Colorado. Although the vision was widespread, the reality was that the line was never built farther south than northern New Mexico. In 1887, David H. Moffatt succeeded Palmer as president of the D&RG and undertook an initiative to convert main line tracks from narrow to standard gauge. Like most railroads, the D&RG had its financial and leadership ups and downs, and passenger traffic was suspended by 1970.²⁸

The C&S was chartered on December 19, 1898 through the purchase of the Union Pacific Denver & Gulf Railway Company, the same railroad that the Gurley Brothers battled. The C&S then purchased the Colorado Railroad Company in 1900 and began its transition from narrow to standard gauge tracks. The C&S realized the beginning of its demise when its final passenger train ran from Leadville to Platte Canyon in 1937. Six years later, freight trains concluded service from Climax to Leadville.²⁹

The physical growth of the railroads in the immediate area can be noted by observing the development on Sanborn Fire Insurance maps. On the 1890-93 map, a handful of lines attributed to the Denver Gas Company are depicted along the eastern bank of the river, in addition to a yard and a few shops belonging to the Texas & Fort Worth Railroad. By 1903-04, the C&S had a large yard north and south of 7th St. with numerous lines, an engine and machine shop, a boiler shop, blacksmith, coal yard, and most significantly, a roundhouse. In addition to the railroads, the eastern bank of the river was occupied by the Denver Gas Company and the Denver Fire Brick Manufacturing Company. Additionally, the former Rocky Mountain Brewery at Water and 7th Streets was in operation as the Philip Zang Brewing Company.

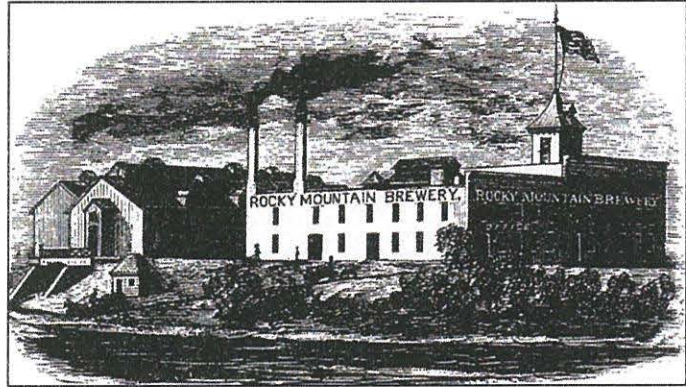
²⁷ Denver City Directories, Volumes from 1900-1910, History Colorado.

²⁸ Colorado Historical Society, "An Inventory of the Records of the Denver & Rio Grande Western Railroad," Collection Number 513, Library of Colorado Historical Society.

²⁹ Texas State Historical Association, "Colorado and Southern Railway," (available from <https://tshaonline.org/handbook/online/articles/eqc14>), accessed 8 November 2018; American-Rails.com, "Colorado and Southern Railway," (available from <https://www.american-rails.com/colorado-and-southern-railway.html>), accessed 8 November 2018.

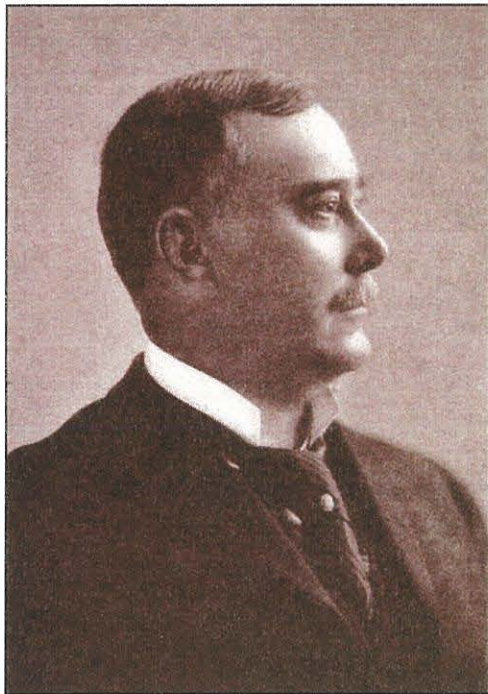
Ph. Zang Brewing Company

The first brewery in Colorado was organized in 1859 by Charles Endlich and John Good. The two operated the Rocky Mountain Brewery Company for five years before Endlich bought out his partner; however, Endlich died within six months, so Good once more retained ownership and control. In 1871, Philip Zang, a native of Bavaria and former superintendent of the brewery, purchased it.³⁰ Philip had spent several years as a brewer's apprentice and traveling around Germany practicing his trade before immigrating to the United States in 1853. His ability to speak English was limited, but he secured employment first as a railroad hand then at a brewery in Louisville in 1854.³¹ Two years later, he and his wife, Elizabeth, had their only son, Adolph Joseph.³²



"Rocky Mountain Brewery, Phil. Zang, Prop'r" (Source: 1880 Denver City Directory)

Philip wanted an understanding of engineering to pair with his brewing ability, so he took a job at a woolen mill in Louisville for several years. During his final year at the mill, he built a brewery



Adolph J. Zang (Source: History of Colorado, Vol. IV)

and operated it alone until 1865 when he built a larger brewery that was known as the Zang & Co. Brewery. After selling his business in 1869 and sometime after Elizabeth's death, he relocated to Denver where he was employed by Good at the Rocky Mountain Brewery Company. Under Philip's ownership, the brewery, which was located at the southeast corner of the intersection of W. 23rd and Gallup Avenues, was renamed Philip Zang & Co. Production was increased to 150,000 barrels annually, and it was recognized as the largest between St. Louis and San Francisco.³³

Adolph attended private school in Louisville, studied for two years in Germany, and returned to Louisville where he married his childhood sweetheart, Minnie. In 1882, he and Minnie moved to Denver, and Adolph became involved in the operations at Philip Zang & Co.³⁴ Philip retired and served in an advisor role to Adolph, who became the new manager. In 1889, Adolph sold the brewery to an English syndicate that renamed it the Ph. Zang Brewing Company. Adolph was also ready to move on from the family business, but the firm insisted that he remain president and general manager. A 1901 history

³⁰ Stone, Vol. I, 11.

³¹ *Portrait and Biographical Record of Denver and Vicinity* (Chicago: Chapman Publishing Company), 497.

³² Stone, Vol. IV, 106-108.

³³ *Portrait and Biographical Record*, 497.

³⁴ U.S. Department of the Interior, "National Register of Historic Places-Nomination Form: Adolph J. Zang Mansion," (available from <https://www.nps.gov/nr/research/>), accessed 8 November 2018.

of Denver mentioned that the beer brewing business began within less than two years after the first cabin was built, and was, "...now represented by several breweries; two of them, the Zang Company's and the 'Milwaukee,' ranking as establishments of the first class in size in capacity."³⁵

The younger Zang continued in his leadership role until he retired in 1912.³⁶ The brewery was unable to survive, much less thrive, during Prohibition and ultimately ceased production. By 1929, the brewery's buildings were occupied by Climax Dairy Inc., Kindel Bedding & Furniture Company, and Denver Florist Company. Today only two buildings associated with the brewery operations remain, the Rocky Mountain Hotel (listed on the National Register of Historic Places) at the corner of 7th and Water Streets and the George Schmidt House/Brewmaster's House (listed on the National Register) at 2345 7th St. The Denver Aquarium sits where the brewery's stables and wagon shed were once located.

The Zang family was instrumental in the early development of Denver, and their brewery was one of its larger employers. Many of their employees lived nearby, specifically on River Drive in the River Front Addition in the Town of Highlands. Similar to the close proximity of the railroads, the brewery was located practically down the street from the River Drive district. One of Zang's early brewmasters lived in the house at 2520 W. River Dr. (205 River Drive), which was originally located on the same block as the district. When the east end of the block was altered for construction of I-25, the house was demolished.

In addition to bankrolling the area and providing plenty of social lubrication, the Zangs were involved in a variety of other endeavors. Adolph owned the Zang Realty and Investment Company, which controlled the Oxford Hotel near Union Station for a period of time, and the land for Alamo Placita Park was believed to have been gifted to the city by him. He also had interests in several mining companies in the Cripple Creek, Eagle County, and Silverton districts.³⁷

Adolph led the Lakeside Realty and Amusement Company, one of the main players in the design and construction of the much-celebrated White City (Lakeside Amusement Park), which opened in April of 1908. In a not entirely surprising turn of events, Zang and his fellow investors were brought to trial in 1909 for selling alcohol in the park on a Sunday. Ultimately, they promised not to sell alcohol on Sundays, and the judge decided not to impose fines or jail time.

The Zang's wealth allowed them to purchase a large swath of land totaling 4,000 acres north of Denver, and the train stop in that area became known as Zang's Spur. Adolph maintained a family home on the land that was known as Elmwood Stock Farm. It was one of Colorado's model farms where Adolph bred his much-loved Percheron horses and tended to fruit orchards until he died suddenly in 1916. The land would become part of what is now present-day Broomfield.³⁸

³⁵ Smiley, 884.

³⁶ Stone, *Vol. IV*, 106-108.

³⁷ *Portrait and Biographical Record*, 497.

³⁸ City and County of Broomfield, Colorado, "History of Broomfield," (available from <https://www.broomfield.org/386/History-of-Broomfield>), accessed 4 December 2018.

River Drive Residents

The earliest city directories in which the neighborhood appears did not list residents by street address. Rather, they appeared as living in "River Front, Highland" or "River Front add., Highland."³⁹ Once the addresses began to appear, they were numbered entirely different than they are today, and the numbering system changed sometime around 1895. The properties within the district along the north side of River Drive were even-numbered from 222 to 256, while the properties along the south side were odd-numbered from 225 to 233.⁴⁰



Ella Denery on front porch of 2550 W. River Dr., c.1920 (Source: District Steering Committee)

Without street addresses, it is difficult to pinpoint in which houses residents lived, but the earliest were working-class, a trend that continued throughout the period of significance and beyond. They consisted of brewers, railroad workers, tailors, a boilermaker, driver for Zang brewery, well digger, carpenter, brick layer, gardener, shoemaker, watchmaker, and department store clerk.⁴¹ Related to that residential makeup was the tenant and owner turnover at a majority of the properties. There were, however, a few families that lent a feeling of stability to the district and remained in one or more of the houses over decades. These included the Denerys (2550 W. River Dr.),

Luebkes (2572 and 2617 W. River Dr.), Beans (2562 and 2568 W. River Dr.), Whiteheads (2608 W. River Dr.) and Waldschmidts (2620 W. River Dr.).

Three houses in the 2600 range of River Drive were built by the same person, Frederick J. Zimmerman, a bricklayer and mason. Two of those properties, 2606 and 2620 W. River Dr., are extant and differ in architectural styles. The third house was demolished but occupied the lot immediately next to 2620 W. River Dr. and appears to have been identical to it. Zimmerman, a native of Ohio, was married to Augusta, and they had two boys.⁴² According to building permits, Zimmerman also built several other brick buildings throughout Denver between 1892 and 1903, including other single family houses, terraces, warehouses, and barns.⁴³ In some cases he partnered with other men including Blair (possibly Andrew, who had his own plumbing, steam and gasfitting business at the time), Cansell, and Bruehne (likely Carl, the proprietor of Jefferson County Quarries). Few examples of Zimmerman's work remain, and where many were once located there are now roads, parking lots, open spaces and new development. Two extant buildings that were likely built by Zimmerman include a nearby house at 2841 W. 24th Ave. and a Terrace Type at 1733 E. 22nd Ave.

³⁹ Denver City Directories, 1880-1889.

⁴⁰ Sanborn-Perris Map Co., "Denver, CO: Vol. 3, Sheets 117a and 117b, 1890-93," Denver Public Library, Genealogy, African American & Western History Resources.

⁴¹ Denver City Directories, 1885.

⁴² U.S. Census Records 1900 (available from www.ancestry.com), accessed October-December 2018.

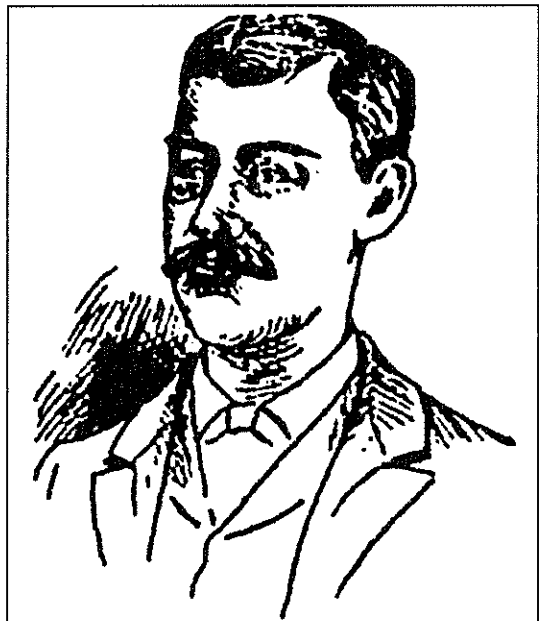
⁴³ Denver Building Permit Index: 1889-1905, Denver Public Library, Genealogy, African American & Western History Resources.

River Drive and its residents appeared numerous times in the local newspapers for deaths and births, and a few touted the benefits of the wonder tonic known as "Tanlac." There were countless advertisements seeking women to help with housekeeping and laundry or tenants for spare rooms. Ads frequently appeared listing chickens, cars, stoves, sewing equipment, and assorted tools for sale, as well as lost dogs. One person at 2572 W. River Dr. even tried to sell a "beautiful pink oleander tree in bloom" in 1923.⁴⁴ Although these simple ads help paint a picture of life on River Drive, there were several incidents that were significantly more interesting.

Warren Whitehead lived with his wife, Christina, and sometimes a dozen other men who boarded with them at 2608 W. River Dr. Warren, a musician and "notorious chicken thief, wife beater and petty crook," appeared in a November 1889 edition of the *Rocky Mountain News* when he was released from the county jail, so he could vote in the local election. Afterward, the paper states that he "thought it the proper thing to go home and beat his wife. He was prevented from carrying out his intention by one of Mrs. Whitehead's boarders."⁴⁵ Warren was arrested several more times for drunkenness, burglary, assault and battery, but after the event that took place on September 9, 1896, his contemptable life came to an end.

After ordering his wife out of a "hovel" and "most filthy shack" near 5th Ave. and Larimer St., Warren shared a beer with Mrs. Elizabeth Mary Kearney, a woman "addicted to extreme intemperance." The two died within a short time of one another, and Christina, along with a boy who worked for the family, was arrested on suspicion of poisoning them. Following an autopsy of the bodies and a statement made by the marshal attesting to Warren's previous suicidal wishes, it was determined that the act was a murder-suicide.⁴⁶

During the period in which Warren was repeatedly arrested, one of his boarders caused a commotion one day at the next-door neighbor's house. Richard Waldschmidt and his wife, Mary, lived at 2614 W. River Dr. and were startled on an August morning by a "wild-eyed man" who burst into their home. "He was scantily dressed and carried a coat and bundle on his arm. Before the occupants of the house recovered from their surprise, the man dropped the bundle he carried and rushed again into the street." After the authorities arrived, they determined that the 65-year-old man, Anthony Schotts, was "insane, brought to that condition after hearing that his pension had been discontinued by the government." The story was more complicated than that, and it came out that he had recently been let go from an irregular gardening job that partially covered his boarding bill of eight dollars. His widowed sister in Illinois depended on him, and a man who owed him fifty dollars failed to pay him back. After receiving the letter notifying him that his pension had been discontinued, he appeared at town hall and



Artist rendering of Warren Whitehead (Source: *Rocky Mountain News*, September 11, 1896)

⁴⁴ *Denver Post*, September 23, 1923.

⁴⁵ *Rocky Mountain News*, November 6, 1889.

⁴⁶ *Denver Post*, September 10, 1896, "Death Ends a Debauch"; *Rocky Mountain News*, September 9, 1896, "Two People Poisoned"; *Rocky Mountain News*, September 11, 1896, "Wanted to Kill Himself."

demanded police protection, because he thought 1,000 soldiers were after him and were going to put him in jail for 30 years.⁴⁷ He was escorted back to his residence and later surprised the Waldschmidts.

An especially dramatic month on River Drive was July of 1898. On the night of July 11th, Phillip McGinnis, a railroad brakeman and father of six who lived at 2451 W. River Dr. (just east of the district boundary and no longer extant), decided he was fed up with some young men who had been annoying him for some time and stoned his house one Sunday evening. The following evening, Phillip was convinced they were going to return, so he grabbed a club and waited for them in a ditch. According to the paper, they "found him and hit him with a rock. Then he ran after the boys and struck several of them over the head with the club." Witnesses claimed that Phillip pulled out a knife and stabbed at several of them before he plunged the blade into the back of Ernest A. Blanchard. According to them, it "made a perpendicular wound along the spine for a space of nine inches. Blood spurted from the wound in torrents, but a physician living in the neighborhood was called and stopped the flow."⁴⁸

At the time, there was a question of whether or not Ernest would survive. Over the course of a few days his condition deteriorated. During that time, Phillip was arrested and insisted that he was only armed with the club and that someone else cut Ernest.⁴⁹ On July 21st, Ernest died from his wounds, and Phillip, who had been released from jail, was re-arrested. Newspaper articles that followed the case outlined the ineptitude of the police detectives, who "made little investigation into the tragedy." They assumed Phillip would confess, and "owing to the lack of energy of the city's paid detectives not a single witness who would swear that he saw anyone use a knife could be found." The coroner determined that Ernest "came to his death at the hands of a party unknown", and Phillip was released from jail.⁵⁰ In March of 1899, he was acquitted.⁵¹

A few days after the murder of Ernest, a 13-year-old girl named Maggie Wilson almost became another victim of the street. She was still learning to ride her "wheel" when she headed onto River Drive, "a precipitous road on the North side, which terminates abruptly in the rear of Zang's brewery." The newspaper article noted that the road "is one which would require the most extreme caution on the part of an experienced wheelman and for such a novice as Maggie Wilson it would be madness to attempt to descend it."⁵²

Maggie, unfortunately, did lose control of her bicycle and fell off the embankment, a distance of 25 feet. She had fractures on both arms, painful facial injuries and "the blood flowed freely from several wounds," so she was taken to the hospital. The article continued to blame the street itself for the incident, noting that it was "an exceedingly steep street, little more than a country road" that "parses dangerously near the edge of the embankment, which drops almost in a straight line below."⁵³

Another salacious story involved Frank Lebfrom, his wife, Mary, and their friend, Alphonse Gladys. Frank and Mary lived at 2535 W. River Dr., and Frank worked in the malt room at Zang's

⁴⁷ *Rocky Mountain News*, August 18, 1893.

⁴⁸ *Denver Post*, July 12, 1898, "A Cutting Affray."

⁴⁹ *Ibid.*, July 17, 1898, "No Chance."

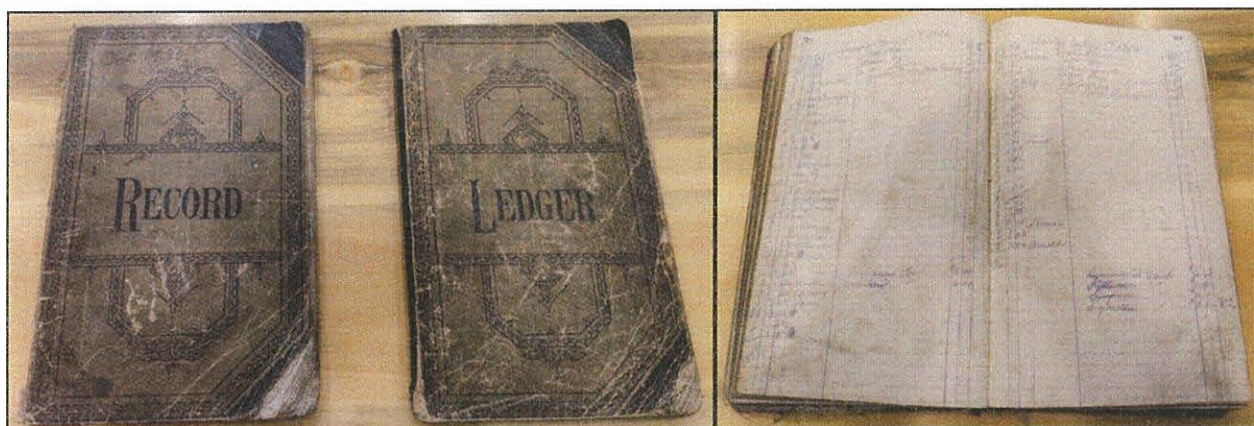
⁵⁰ *Rocky Mountain News*, July 26, 1898, "Criminals Safe from Courts."

⁵¹ *Ibid.*, March 6, 1899, "Phillip McGinnis Acquitted."

⁵² *Denver Times*, July 17, 1898, "Down a Steep Bank."

⁵³ *Ibid.*

brewery. Alphonse, an engineer, also worked there. A couple of days before Christmas in 1903, Frank and Alphonse got into an argument while at work. Frank struck Alphonse over the head with a gun that also discharged, and the bullet grazed Alphonse's face. Apparently, Frank was jealous of the friendship between his wife and his friend, believing that Alphonse had been too attentive to Mary.⁵⁴ The following May, Frank filed for divorce after Mary gave birth to a boy, shouting for everyone to hear, "This child is not my child[!]" By then, Frank was working as a saloonkeeper (one can presume that he was fired from the brewery following the attack on his friend). Mary filed a cross-complaint, stating that her husband had long "...forced her into a life of shame," and that he had repeatedly met women in "wine rooms for immoral purposes." Additionally, "One night he took her to a saloon at Twenty-first and Market streets, where women were smoking cigarettes and drinking, and told her that she must live in the same manner. 'It will help me in my saloon business,' he is said to have told his wife." She further claimed that he frequently struck her, specifically noting that he hit her in the abdomen when she was pregnant several years before.⁵⁵



Some of the ledgers found at 2550 W. River Dr. (Source: District Steering Committee)

A final, peculiar story of River Drive residents involves a series of ledgers dating from 1930 to 1935 that were found at 2550 W. River Dr. and passed along from previous owners to the current owners. The home was owned by the Denery family from 1921 until the mid-1980s. The notes in the ledgers show a record of sales and payments related to coal, tire repairs and oil, even calling out brand names such as Quaker State.⁵⁶ A sheet of paper inserted between the pages of the 1930 ledger titled "A Few Lines on Coal" describes the importance of buying coal directly from a hauler from the mines.⁵⁷ There is some suspicion that the records were related to bootlegging activity, as some were dated during part of the era of Prohibition, and that the words were code for different spirits. However, John Denery's occupation was a brakeman and later, an engineer, for the railroads.⁵⁸ It is possible that he had the knowledge and skills to repair cars or perform some mechanical tasks as a side job.

Conclusion

Jefferson Park is one of Denver's oldest neighborhoods, with houses dating to the 1880s, and River Drive is one its most distinct streets. River Drive Historic District exhibits the development

⁵⁴ *Rocky Mountain News*, December 24, 1903, "Clubbed Friend with Revolver."

⁵⁵ *Denver Post*, May 7, 1904, "Sultry Charges."

⁵⁶ Ledger from 1935, Homeowner's collection.

⁵⁷ Ledger from 1930, Homeowner's collection.

⁵⁸ Denver City Directories, 1926-1964.

of a small neighborhood between 1885 and 1923. Some significant changes have occurred within its boundaries over the past 133 years, including alterations to the level of the street itself. Each of the Contributing properties exhibit trademark elements of their representative architectural styles, and they have survived incredible turnover in ownership and tenants, as well as more recent development pressure. The district is notable as a snapshot of the period in Denver's history between 1885 and 1923. As stated previously, all of the stories about the people who once called River Drive home, both the good and the bad, balance the scales and serve as a true representation of the people who built Denver.

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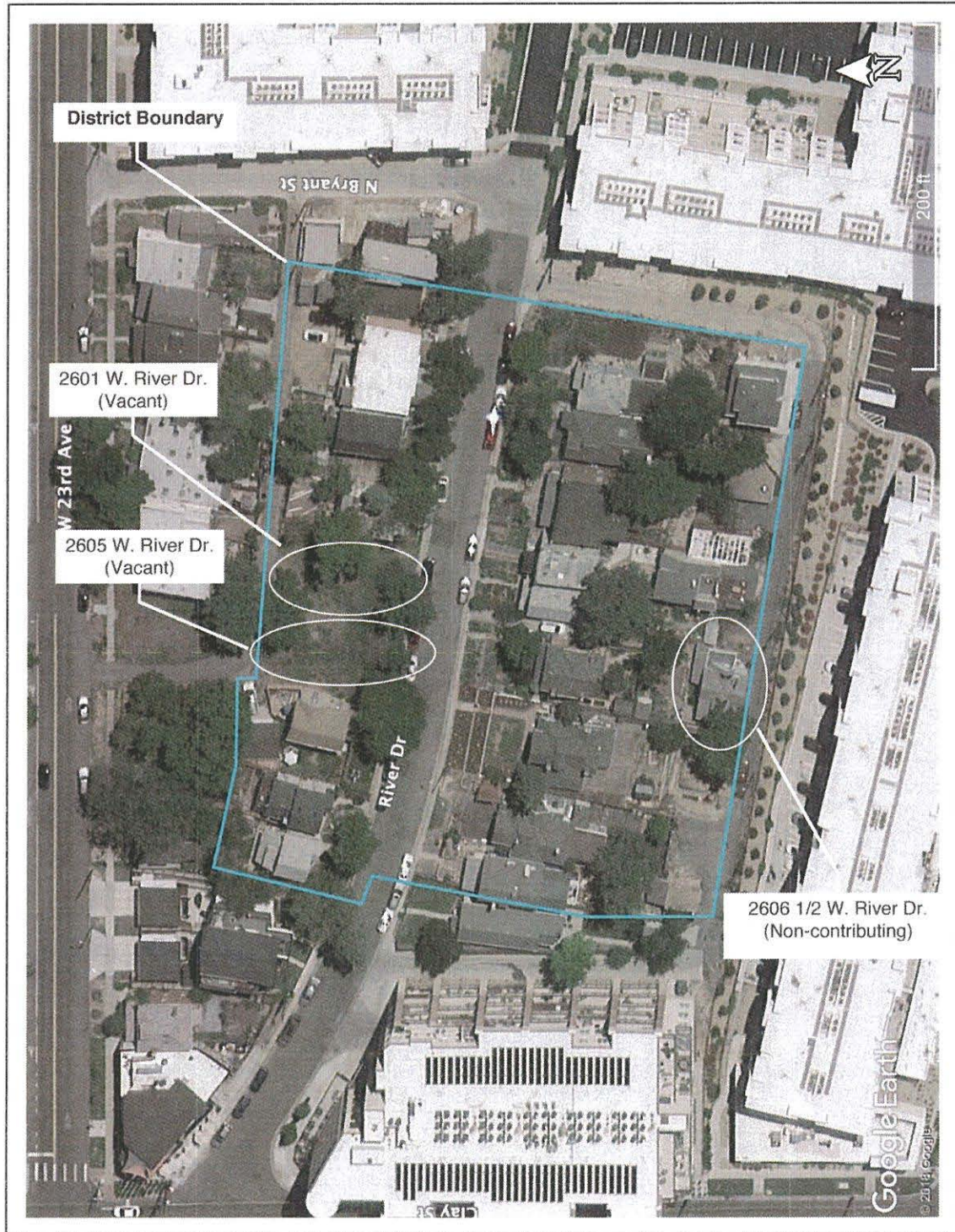
_____. "National Register of Historic Places Inventory-Nomination Form: Adolph J. Zang Mansion." Available from <https://www.nps.gov/nr/research/>; accessed 8 November 2018.

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Zang Mansion. "Albums." Available from <http://www.zangmansion.com/Albums.php>, accessed 8 November 2018.

6. District Property Map



7. Overview Photographs

Seven photographs of the overall district and streetscape are attached to this application. Please see the inventory forms for photographs of each property.

8. Inventory Forms

A total of 17 inventory forms are included with this application.

9. Character Defining Features

N/A

10. Public Outreach

Efforts to preserve the 19th century homes along River Drive date back several decades. The earliest known effort was in the 1960s. Then, in 1981 when many of the homes on River Drive were either vacant or not owner-occupied, seven homes were purchased by Mr. Lynn Bussey. His plan was to create a living history museum/attraction that would be adjacent to a coal mine-themed restaurant at 2520 W. 23rd Ave., opened in 1978, called Baby Doe's (named after the wife of pioneer Colorado businessman Horace Tabor). Plans were made for further purchases, but Mr. Bussey decided that the project was an unrealistic goal in his lifetime. Many of the properties were then sold off except for a few that remain in trust managed by his children. While the project was deemed unsuccessful, the idea of preservation has been discussed many times among River Drive residents in the nearly four decades that have followed Mr. Bussey's work.

January 2017 – The most recent concerted preservation effort started in late January 2017 when homeowners Kym Foster and Lewis Bussey (the son of Lynn Bussey) spoke to Denver City Council District 1 Councilman Rafael Espinoza about their support for the creation of an official Historic District on River Drive. Shortly after that time, Amanda Sandoval, who was Chief of Staff for Councilman Espinoza at the time, connected Ms. Foster and Mr. Bussey with Annie Levinsky, Executive Director of Historic Denver.

February 2017 – After several email exchanges, Ms. Levinsky, Ms. Foster, and Mr. Bussey unanimously agreed River Drive would be an excellent candidate for historic preservation. Ms. Levinsky then encouraged the formation of a small group of resident supporters for an initial meeting to discuss the possible creation of an historic district.

On February 22, a group of four River Drive homeowners including Ms. Foster (2606 River Dr.) and Mr. Bussey (2556 River Dr.) as well as Jeff Rodgers (2550 River Dr.) and Ashton Altieri (2608 River Dr.) gathered for a meeting with Ms. Levinsky and Becca Dierschow from Historic Denver at Ms. Foster's home. Four general topics were discussed, including FAQ's about historic districts, state tax credits for residential properties contributing to a historic district, the City of Denver's process for designation, and possible financial assistance for the effort through Historic Denver's Action Fund.

January 2018 – Ms. Levinsky sent an email on January 26 to each homeowner who had attended the initial meeting nearly a year earlier to inquire about any further conversations among neighbors about pursuing a historic district. She explained several more annual deadlines had been added to the Action Fund program and the next would be March 1 (latter

revised to April 1). The following day, Mr. Altieri responded to Ms. Levinsky and all others on her email and said additional informal discussions had indeed taken place over the previous year, and there seemed to be growing agreement that the time could be right to formally consider long-term preservation.

February 2018 – Ms. Levinsky and Mr. Altieri spoke by phone on February 5 to discuss Mr. Altieri's sense of support among residents on River Drive. Mr. Altieri agreed to work together with Ms. Foster and Mr. Rodgers to speak with as many neighbors as possible about their opinions regarding preservation and answer general questions based on information provided by Historic Denver. A question frequently asked was about the cost of creating an historic district and how the cost would be funded. Mr. Altieri passed this resident feedback back to Ms. Levinsky, who sent an email on February 20 stating the estimated consulting fee for completing an application for a district with 15-20 homes would be \$3,000 to \$3,500. She recommended at least two bids be requested to do the work and recommended the small group of resident supporters contact Front Range Research Associates and Miniello Consulting. After discussing the estimated cost with Ms. Foster, Mr. Bussey and Mr. Rodgers, a decision was made to request bids from both consultant groups and apply for a Historic Denver Action Fund grant so the specific cost could be shared with all residents. Also, during the week of February 19, this small group of resident supporters created a map of the proposed historic district, which encompassed 20 addresses (including vacant lots) on the north and south sides of River Drive.

March 2018 – On March 5, an estimated bid was received by Mr. Altieri from Tom and Laurie Simmons with Front Range Research Associates for \$8,162. On the same day, an estimated bid was received from Kristi Miniello with Miniello Consulting for \$3,180. Her bid was different, because it called for homeowners within the proposed district to assist with research as a way to save on cost and also took into account previous research performed on nine of the properties as part of Discover Denver, the Citywide building survey project. Ms. Foster, Mr. Bussey, Mr. Rodgers and Mr. Altieri discussed the bids by email during the week of March 12 and chose to proceed with an Historic Denver Action Fund application and the bid from Miniello Consulting. At the same time, Jonas Markel (2614 River Dr.) was also added to the project steering committee.

April 2018 – On April 3, Mr. Altieri submitted the Action Fund application to Shannon Stage at Historic Denver after review by Ms. Foster, Mr. Bussey, Mr. Rodgers, and Mr. Markel. The application included letters of support from Councilman Espinoza, Kent Dawson with Briar Common Brewery, and Chad Gatzemeyer with Mackinzie's Cocktails & Wine (both local businesses on River Drive). Mr. Altieri sent the first formal email to all River Drive homeowners and residents on April 9 explaining Historic Denver had accepted the Action Fund application and that the steering committee would be informed within weeks if the application was successful. It was explained this step had been taken to provide answers to the frequent questions "how much will this cost?" and "who will pay?". It was emphasized that the concept of an historic district on River Drive was strictly in an exploratory phase. A "Historic District FAQs" sheet was attached to the same email. On April 17, Ms. Stage informed the steering committee that the Action Fund application was approved. A week later, Councilman Espinoza expressed his willingness to eventually submit the final application assuming resident support. His pledge would save the proposed district the \$250 application fee.

May 2018 – Another email along with postal mail announcements were sent on May 8 to all stakeholders that a community meeting would be held on June 13 at 6:30 p.m. Recipients of the announcement included all River Drive homeowners and residents, as well as owners whose properties were not included in the proposed district, Historic Denver staff, CPD/LPC (Denver Community Planning and Development – Landmark Preservation Commission) staff, and staff

from Councilman Espinoza's office. On May 23, after consultation with Ms. Stage, the project steering committee completed the agenda for the meeting that would be hosted free of charge in the event space at Briar Common Brewery. The agenda would include comments from Councilman Espinoza, comments from John Olson from Historic Denver, an explanation from Ms. Miniello about the research work that would need to be completed, and a presentation by Kara Hahn from CPD/LPC about the application review process.

June 2018 – On June 12, Mr. Altieri sent a reminder email to all residents and stakeholders that the community meeting would take place the following day. A few reply emails were received with questions, and all were promptly answered. Of the approximately 21 homeowners on River Drive (including owners whose properties were not included in the proposed district), 17 of them attended the community meeting on June 13. In total, 31 people were in attendance. The meeting lasted about 90 minutes and included the planned presentations from CPD/LPC and Historic Denver, as well as short presentation from Mr. Altieri at the start of the meeting to provide an overview of the process, introductions of the steering committee and presenters, plus the history of past preservation efforts. At the end the meeting, there was a long Q&A session followed by encouragement from Councilman Espinoza and Mr. Altieri for all residents to reach out directly to Councilman Espinoza to share comments of support or concern.

On June 14, an email was sent to all residents and stakeholders to thank those who attended the community meeting and to once again encourage anyone who wanted to voice their support or concern about the proposed historic district to reach out directly to Councilman Espinoza's office. His contact information was included in the correspondence. Mr. Altieri emailed Ms. Sandoval on June 25 to inquire about any feedback Councilman Espinoza may have received since the community meeting on June 13. Ms. Sandoval responded on July 5 that Councilman Espinoza had heard mostly supportive comments. Of the nearly twenty properties in the proposed district, one owner did express dissent at a community meeting, and proponents engaged in several subsequent conversations to understand the concerns. The Councilman supported the steering committee moving forward with the necessary research for the LPC application.

July 2018 – All members of the steering committee, including Ms. Foster, Mr. Bussey, Mr. Rodgers, Mr. Markel, and Mr. Altieri met at Mr. Altieri's home at 2608 River Drive with Ms. Stage from Historic Denver and Ms. Miniello. The next steps included a discussion of what would be necessary to complete the research portion of the LPC application. Mr. Bussey and Mr. Rodgers also brought historical items from their own collections, including photos and old ledgers from the prohibition era. It was agreed that some of the research work would be divided equally between each committee member as the bid from Miniello Consulting specified. The work would be assigned and then collected by Ms. Miniello, and all work including writing the LPC application would be completed before the end of the year (2018).

September 2018 – Another email was sent to all residents and stakeholders on September 26 with a progress update. The update was divided into four sections including "What's Happening", "What's Next?", "Is there still time to voice an opinion?" and "Who Can Answer Questions?". All recipients were once again encouraged to reach out directly to Councilman Espinoza to share comments of support or concern. Mr. Espinoza's contact information was again provided along with the email address for each steering committee member for general questions.

October 2018 – With the deadline for the project steering committee to submit the “community match” portion of the Action Fund grant from Historic Denver totaling \$795, Mr. Altieri contacted Ms. Sandoval from Councilman Espinoza’s to inquire about a previously discussed possibility of the match being fulfilled using District 1 funds designated for such a purpose.

November 2018 – Councilman Espinoza replied to Mr. Altieri and the entire steering committee on November 7 to say the request for \$795 to be used for the community match could be honored, and he provided the details to acquire the check.

On November 8, Mr. Altieri sent an email to all residents in the proposed district to inform them that Ms. Miniello would be visiting the street the following day to take exterior photos of each home. It was explained that Ms. Foster would be escorting Ms. Miniello and to let Mr. Altieri or Ms. Foster know if there were any concerns. No reply emails were received.

On November 26, Ms. Stage informed Mr. Altieri that Historic Denver had received a check for \$795 from Councilman Espinoza’s office to cover the community match portion of the Action Fund grant that was awarded for the proposed district in April 2018.

11. Application Fee

As Councilman Espinoza is the applicant for and supports this Landmark District Application, the fee has been waived.

12. Attachments

- 1881 newspaper ad for River Front lots
- Section of Plate 11, 1905 Baist’s Real Estate Atlas
- Images: Ph. Zang Brewing Company
Tabor Block, 1900-1910
Woman on front porch of 2550 W. River Dr., c.1920
John Denery and young boy on front porch of 2550 W. River Dr., c.1920
John Denery’s Patent for 32nd Degree Freemason
2613 W. River Dr., 1894
2617 W. River Dr., 1894
2250, 2556 and 2562 W. River Dr., pre-1950s
2556, 2560 and 2562 W. River Dr., pre-1950s
2614 and 2620 W. River Dr., pre-1950s

11. Photographs - River Front Historic District



Looking east at W. River Dr. from intersection with Clay St.

11. Photographs - River Front Historic District



Looking southeast along W. River Dr.

11. Photographs - River Front Historic District



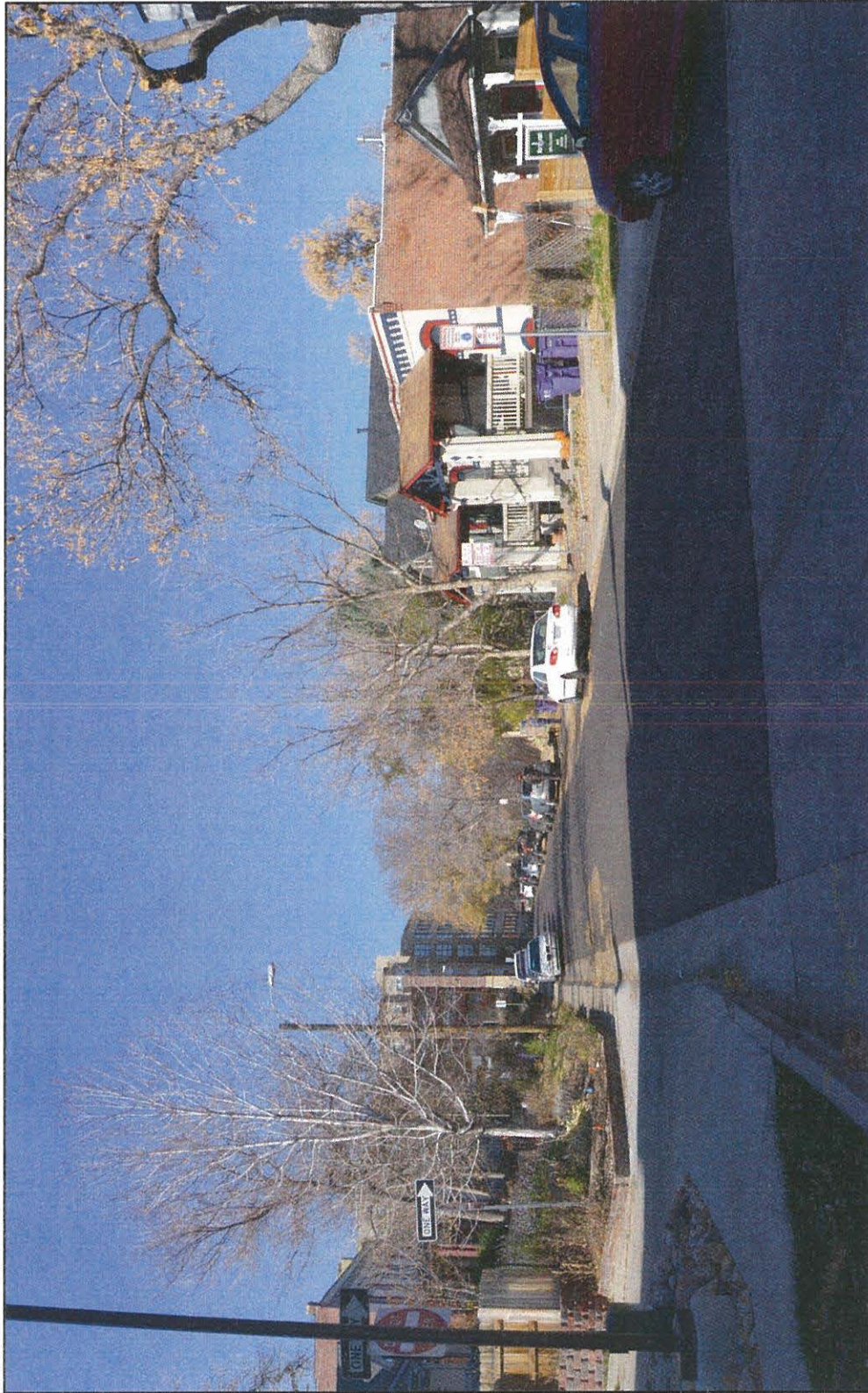
Looking west along W. River Dr.

11. Photographs - River Front Historic District



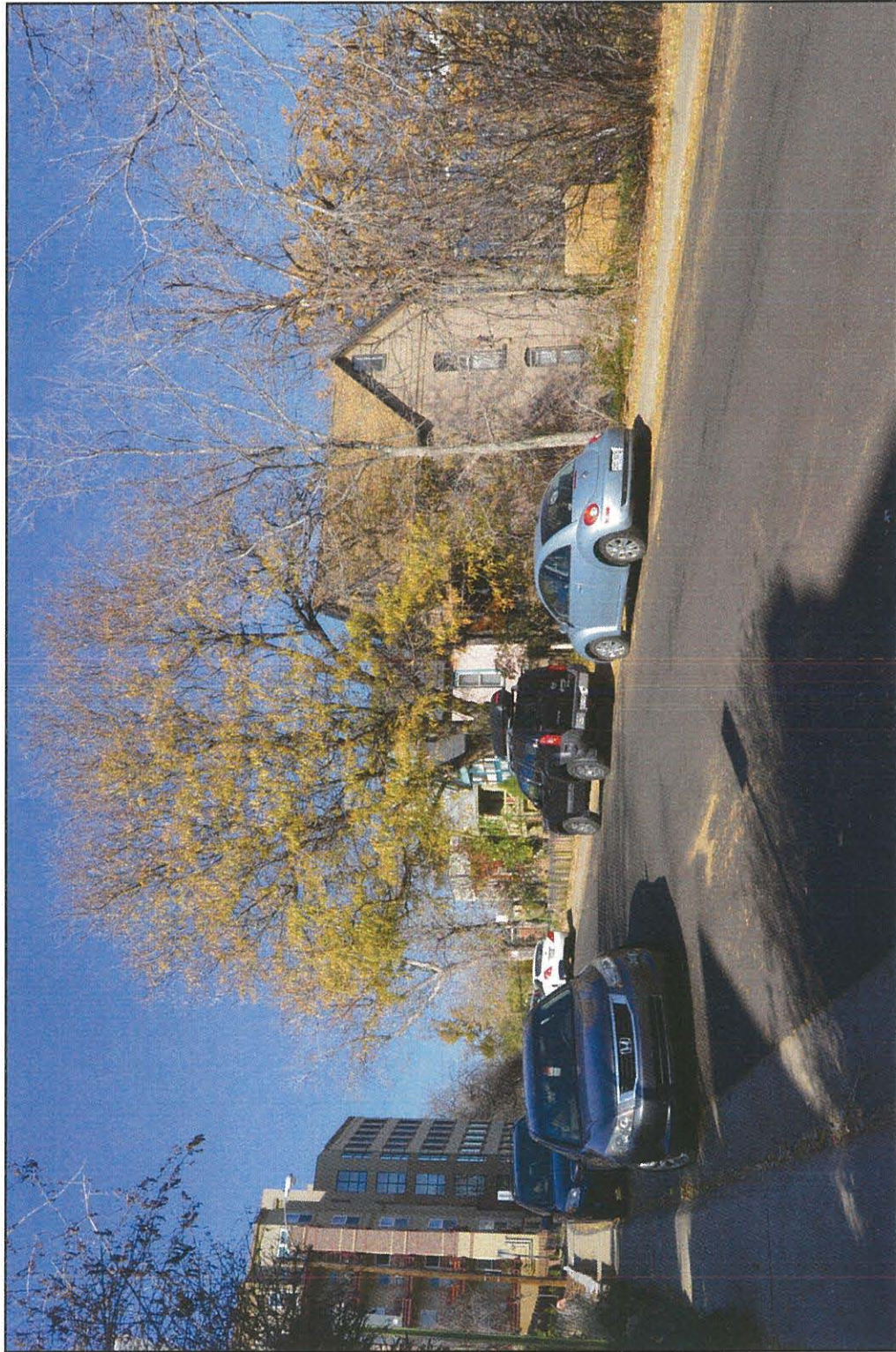
Looking west along W. River Dr.

11. Photographs - River Front Historic District



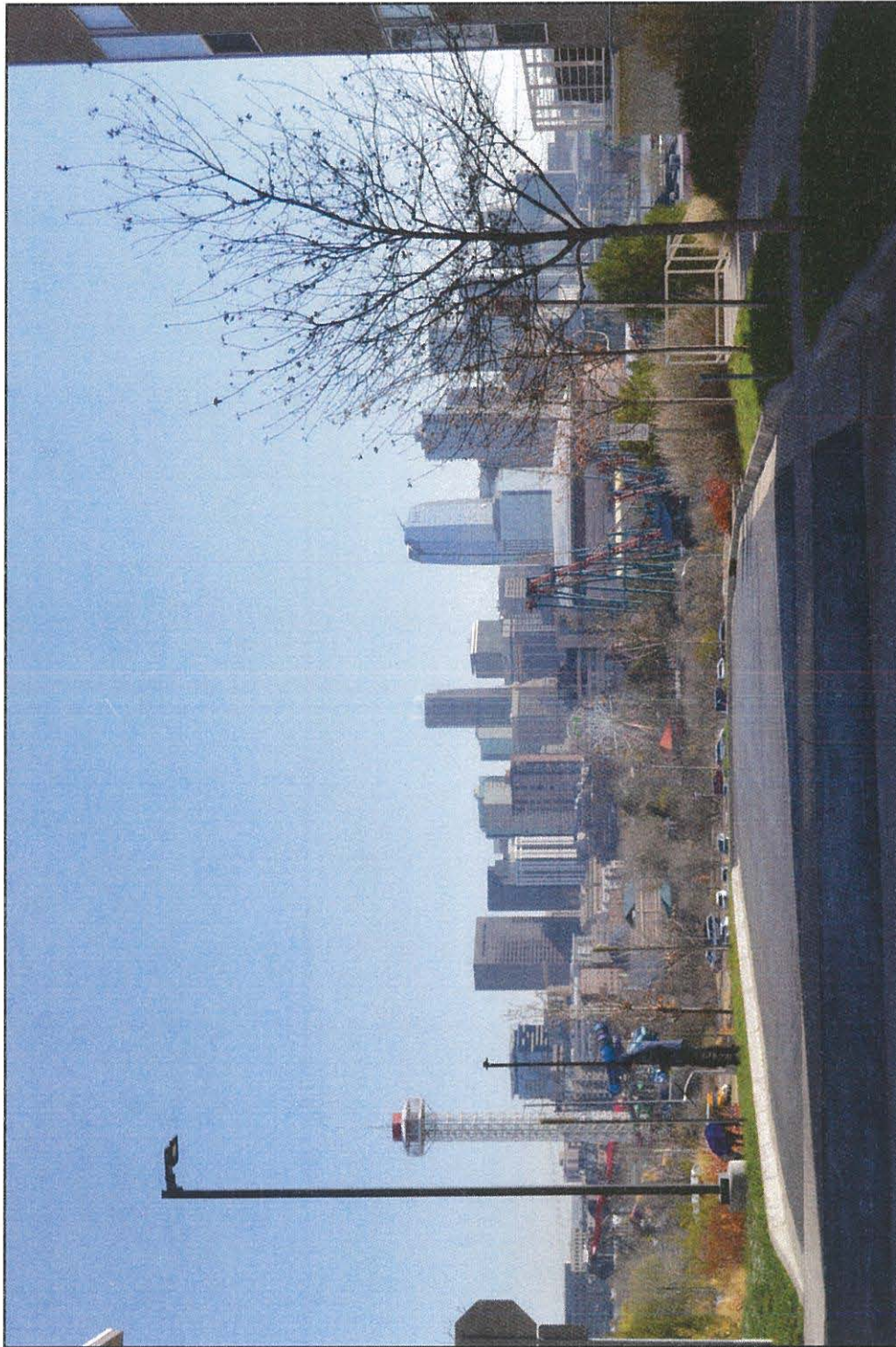
Looking west along W. River Dr.

11. Photographs - River Front Historic District



Looking northwest along W. River Dr.

11. Photographs - River Front Historic District



Looking east toward downtown Denver from W. River Dr.

13. ATTACHMENTS

800.457.172

Profitable Investment

Those seeking an absolute safe investment and large returns will find it better than the
Denver Land and Improvement Co.
made a profit of over two hundred per cent this
year, and six months. Having disclosed a large divi-
dend, we are now selling stock at ten dollars per
share. We feel confident in real estate. No risk.
Call at office, and fact-sheet sent, or send for cir-
cular.

OFFICERS AND TRUSTEES—
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OSCAR L. M. A. CINE.

**THEO. W. HERR & CO.
LAW OFFICE.**

Fracture in all the fossils in the Hsiao-Kiang and Hsiao-Kiang Limestone is usually -Reticulated, collected mainly in the

**Real Estate Wine and Beer
BROTHERS.**

Keywords: access; bank; transportation; collect; mean; pay; value; other; bank charges; property; residentially; not; bank; central.

CONTINUED ON P. 107

355 Lawrence St., opp. P. O.
Lock Box 1844, N. Y. CITY, N. Y.
TELEPHONE NO. 141. IN OFFICE.

ANDREW BATES & CO.,
Real Estate!

MINING BROKERS,
238 Curtis Street, Opposite Postoffice.

Values for State:	
Two lots reported, last year and this	\$10,000
One lot, 7 miles north, Amherst and 24th	2,000

LIQV-005

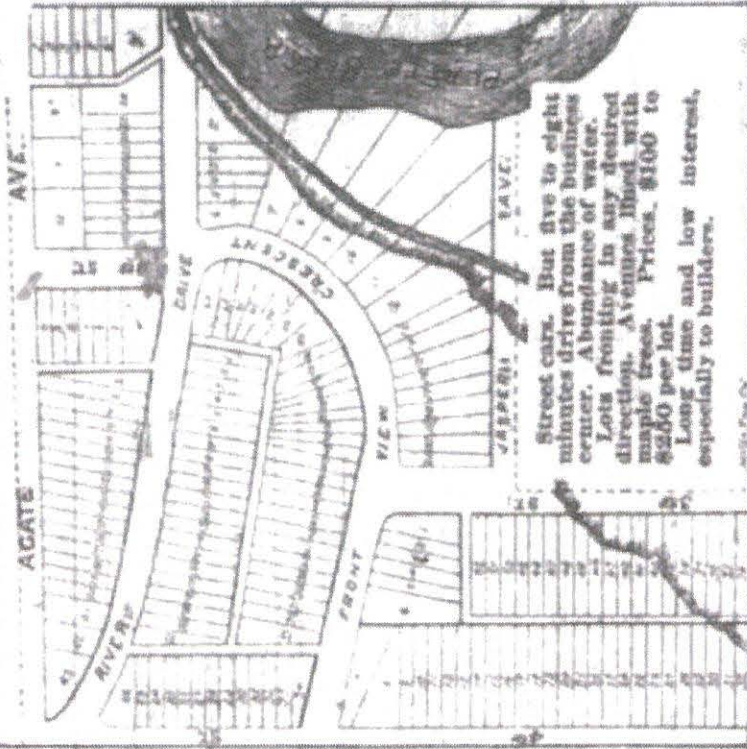
Reed's Gilt Edge

DISCOUNT TO THE TRADE.

REAL ESTATE

River Front Highlands.

On the High Bluffs one block west of the Seventh street bridge, North Denver. This property is laid out in the most attractive manner and overlooks the entire city, with a magnificent view of the mountains, river and plain. No residence lots more desirable.



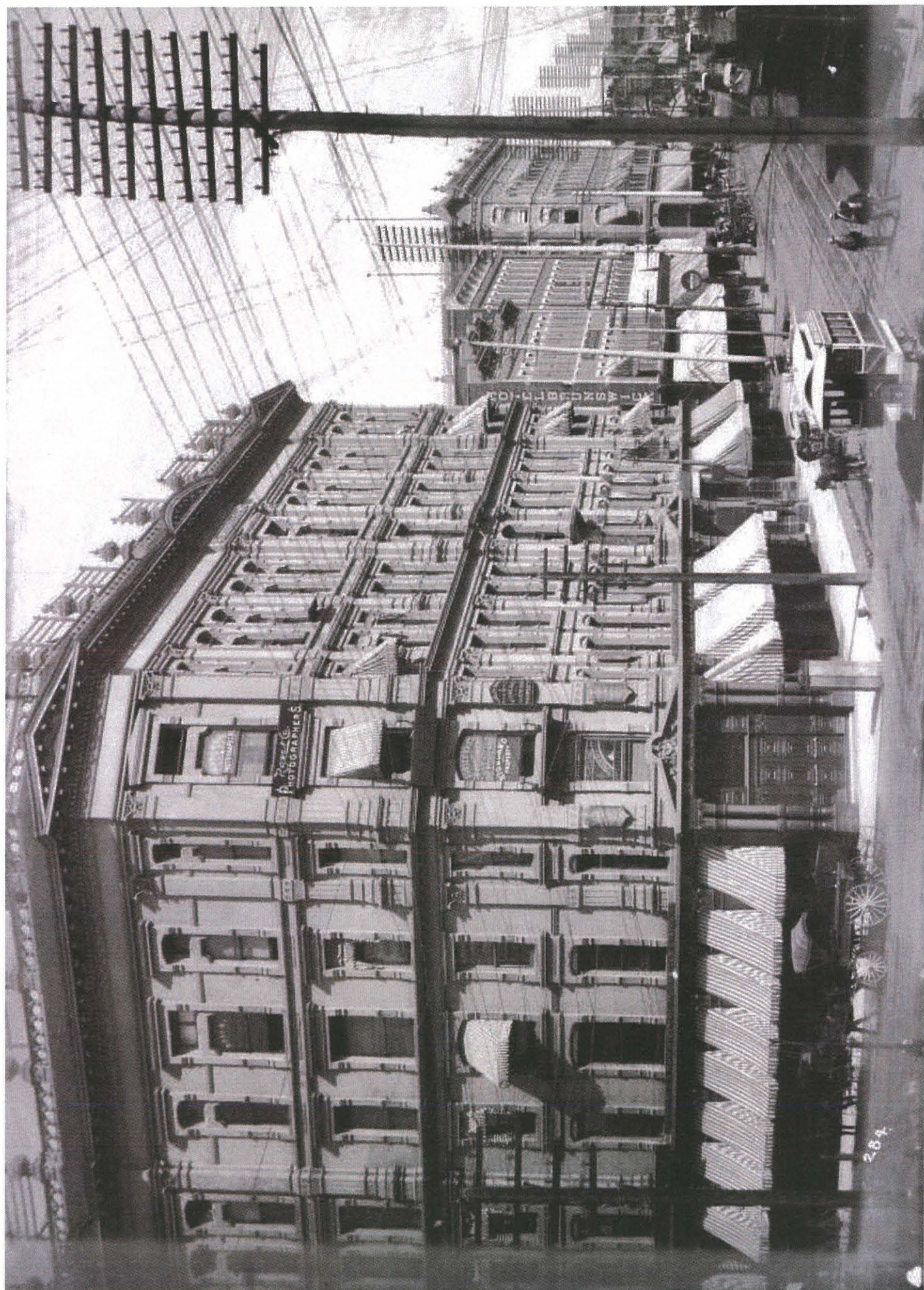
Street cars. But five to eight minutes drive from the business center. Abundance of water. Lots fronting in any desired direction. Avenues lined with maple trees. Prices, \$100 to \$350 per lot. Long time and low interest. Especially to builders.

Apply to GURLEY BROTHERS,
No. 14, Tabor Block. Denver, Colo.

聯繫電話：800-000-0000









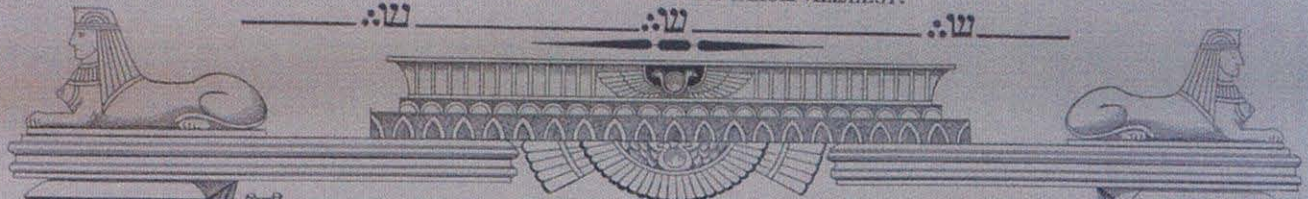


DEI OPTIMI MAXIMI UNIVERSITATIS RERUM FONTIS AC ORIGINIS AD GLORIAM.



Concilium Supremum Conciliorum Orbis Terrarum Parens

INSPECTORUM GENERALIUM, TEMPLI DOMUS SALOMONIS EQUITUM DUCUM, TRICESIMI-TERTII GRADUS, SCOTICIANTIQVI-ACCEPTI LIBERE LATOMÆ RITUS, PRO JURISDICTIONE AUSTRALI UNITORUM AMERICÆ STATUUM. Cujusque Sedes ista Urbe CAROLI-VILLE EST.



N^{os} INSPECTORES GENERALES in CONCILIO SUPREMO consedentes, vobis testamur Fratrem Nostrum bene meritum.

John Denery

annos quinquaginta septem natum, et Denver, Colorado incolentem, cujus nomen in margine manu propria subscriptum est, REGII SECRETI MAGISTRUM GRADUS TRICESIMI-SECUNDI ejusdem Ritùs esse:

Quapropter, omnes Latomos usquam Terrarum extra fines Jurisdictionis nostræ habitantes, oramus rogamusque, eos autem intra jurisdictionem nostram collocatos, jubemus, Fratrem nostrum illum in eà suà dignitate agnoscere et erga eum benefacere, eandemque pollicemur observantiam erga Fratres omnes qui sese cuicumque Latomiæ nostræ, forte offerent, dummodò Litteras haud hisce præsentibus secundas exhibeant.

Cujus rei in fidem, Nos, IMPERATOR EXCELSUS, CANCELLARIUS GRANDIÆ et SCRIBA GENERALIS nostri CONCILII SUPREMI, has Litteras subscripsimus, sig. illis nostris munitas, Majoreque munitas Sigillo nostri Concilii jussimus, hac, vicesimo secundus die Novembris, 1930. Aere Vulgari.



John H. Fowler
IMPERATOR EXCELSUS

Walter R. Reid
Scriba Generalis



Thor J. Hartman
Cancellarius Grandis

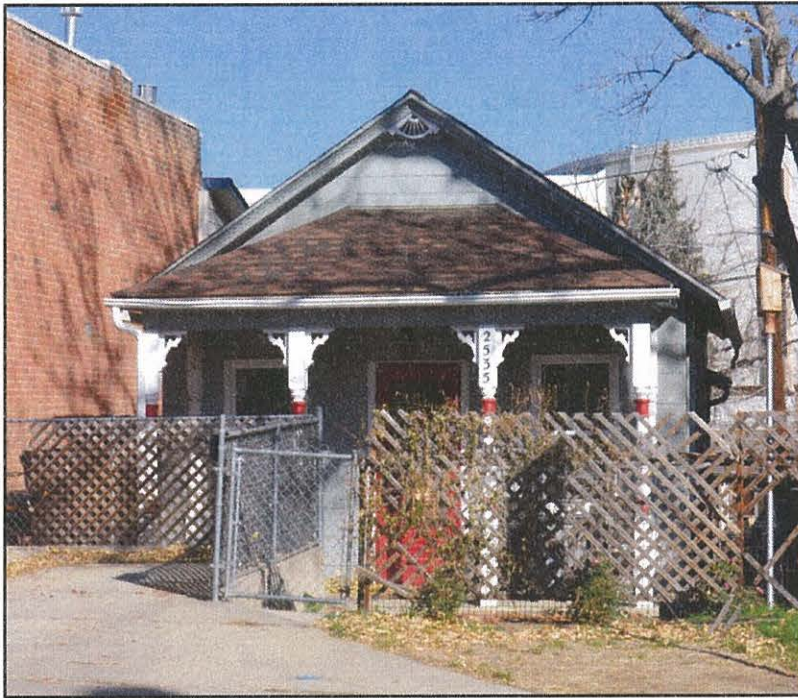












IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2535 West River Drive
3. **Date of Construction:** c.1888 **Source:** Sanborn Map (1890), Denver Assessor Records, Denver City Directories

ARCHITECTURAL

4. **Architectural Style/Building Type:** No Style/Gable Front
5. **Primary Exterior Wall Material(s):** Asbestos, wood
6. **Primary Exterior Roof Material(s):** Asphalt shingle
7. **Key Architectural Features:** Rectangular plan, one story, gable front, central front porch supported by turned wood columns, rectangular window and door openings
8. **Construction History:** Constructed around 1888, brick coal house constructed in 1933, frame addition to house for a bathroom constructed in 1933, several rear additions since 1961 extending the house back toward the alley, windows replaced
9. **Landscape or Special Setting Features:** Corner lot anchoring northeast end of the district, yard enclosed with chain link and wood lattice, step down from concrete sidewalk/street level to front entrance
10. **Associated existing buildings, features, or objects:** One-story brick outbuilding on rear of property

RECORDING INFORMATION

11. **Date Form Completed:** December 2018

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

12. Completed By: Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. Architect (if known): Unknown

Source: N/A

14. Builder/Contractor (If known): Unknown

Source: N/A

15. Original Owner: William and M.A. Doyle

Source: *Rocky Mountain News*, March 24, 1883

16. Original/Historic Uses: Domestic: Single Dwelling

17. Current Use: Domestic: Single Dwelling

18. Historic Building/Structure Name: N/A

19. Owner Name and Address (If different from street address): Roy and Elena Siggins

20. **Historical background:** According to the Denver Assessor Records, this property was built in 1888. At the time, city directories only listed residents by their block within "River Front Addition, Highlands" rather than by street address. Ownership of the house changed hands several times over the decades, and many owners chose to rent out the house rather than live in it themselves. The 1890 city directory lists Benjamin Schott as the primary resident with Henry Oswald as a boarder living at 222 River Drive. Both men were brewers, likely at the nearby Zang Brewery. In 1897, three-room frame house was advertised in the *Rocky Mountain News* at the affordable rate of \$5.00 per month (approximately \$150 in 2017). Tenants over time included a butcher at the John Thompson Grocery Co.; laborers and firemen for the Colorado & Southern Railway; a blacksmith; and employees of Burkhardt & Sons Steel & Ironworks, Ralston-Purina, the Colorado Highway Department, Joe Coffee, and the Colorado Department of Public Health. In 1933, the owners made improvements to the property. A brick coal house measuring 8 feet by 10 feet was built on the rear of the property, and it still stands. An 8 feet by 10 feet frame addition was also made to the house for a bathroom. The current owners purchased the property in 2014.

Perhaps the most notorious tenants were Frank Lebfrom and his wife, Mary, who lived in the house by 1903. Frank worked in the malt room at Zang's Brewery, and his friend, Alphonse Glady, was engineer at the brewery. While at work a couple of days before Christmas in 1903, Frank struck Alphonse over the head with a gun that also discharged, and the bullet grazed Alphonse's face. Apparently, Frank was jealous of the friendship between his wife and his friend, believing that Alphonse had been too attentive to Mary (*Rocky Mountain News*, December 24, 1903). The following May, Frank filed for divorce after Mary gave birth to a boy, shouting for everyone to hear, "This child is not my child[!]" By then, Frank was working as a saloonkeeper (one can presume that he was fired from the brewery following the attack on his friend). Mary filed a cross-complaint, stating that her husband had long "...forced her into a life of shame," and that he had repeatedly met women in "wine rooms for immoral purposes." Additionally, "One night he took her to a saloon at Twenty-first and Market streets, where women were smoking cigarettes and drinking, and told her that she must live in the same manner. 'It will help me in my saloon business,' he is said to have told his wife." She further claimed that he frequently struck her, specifically noting that he hit her in the abdomen when she was pregnant several years before (*Denver Post*, May 7, 1904).

References: Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, *Denver Post*, *Rocky Mountain News*

21. Attachments

☒

Yes

☐

No

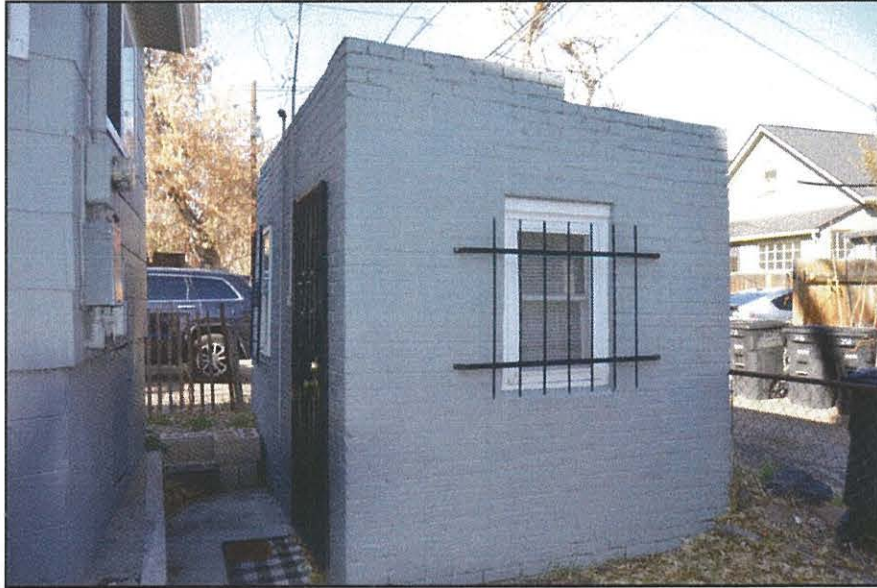
REVIEW BOX - TO BE COMPLETED BY LANDMARK PRESERVATION STAFF — PLEASE DO NOT REMOVE THIS BOX

Checked by:

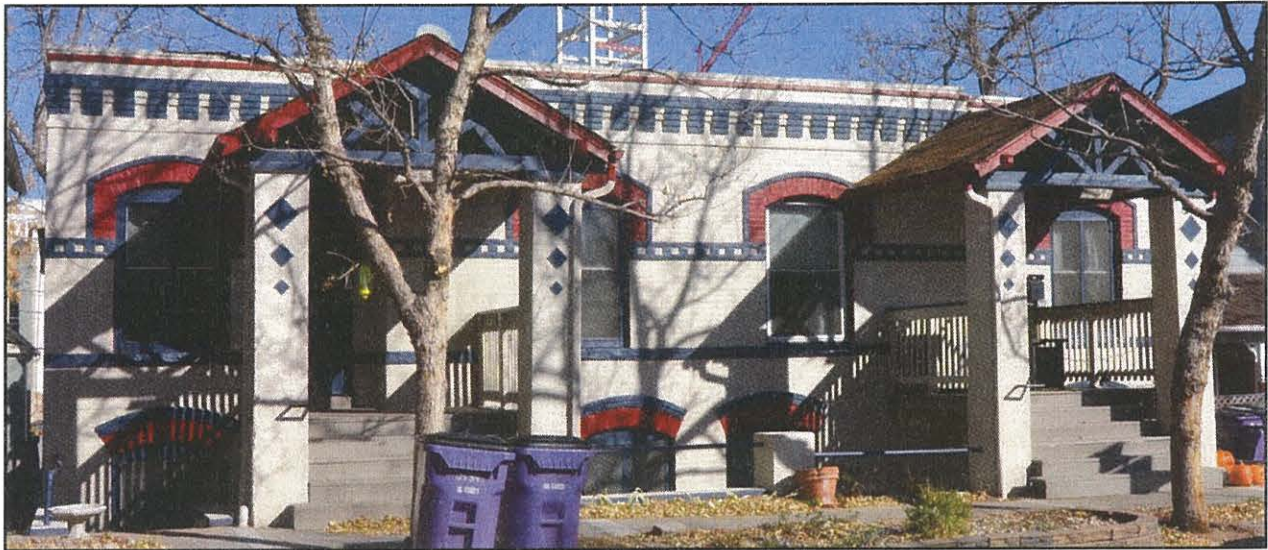
Date:

Summary of Information Updated on Form:

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Camera looking northwest at brick coal house



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2537-2541 West River Drive
3. **Date of Construction:** c.1885 **Source:** Denver Assessor Records

ARCHITECTURAL

4. **Architectural Style/Building Type:** No Style/Terrace Type
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Unknown
7. **Key Architectural Features:** Rectangular plan, two-stories with first story below-grade, patterned brick, brick belt course, corbeled brick, arched window openings, decorative cornice, flat parapet, subterranean front entrances to lower units
8. **Construction History:** Constructed around 1885, front porches added sometime between 1904 and 1929, windows replaced
9. **Landscape or Special Setting Features:** The property is only slightly set back from the sidewalk
10. **Associated existing buildings, features, or objects:** None

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. Architect (if known): Unknown Source: N/A
14. Builder/Contractor (If known): Unknown Source: N/A
15. Original Owner: Samuel E. Howe Source: Denver Assessor Records
16. Original/Historic Uses: Domestic: Multiple Dwelling
17. Current Use: Domestic: Multiple Dwelling
18. Historic Building/Structure Name: Howe Residence
19. Owner Name and Address (If different from street address): Lisa Gerondale

Historical background: The property was constructed in 1885, according to Denver Assessor Records. Like other early properties on River Drive, the building has had several addresses over the years. The earliest address was noted as 224-226 (1890 City Directory); others have included 2529-2531 and 2529-2541 with two units in each half. Previous research on the property conducted for Discover Denver, the Citywide building survey project, significantly contributed to the following history:

The first owner of record is Samuel E. Howe, who purchased the property in 1895. Howe and his brother, Crosby O. Howe, were part of the ownership group for the Wabash Cattle Company, a large cattle ranching operation in Arizona. In 1898, Samuel sold the property to his brother Crosby. Crosby Howe died in 1909, leaving the property to his wife Eliza. The property was used as a rental; tenants during Crosby and Eliza Howe's ownership were primarily middle-class workers, including a civil engineer, a gas fitter, and a cabinetmaker. Annie Sanger Cox purchased the building in 1923, owning it for 11 years. During this time, it continued to function as a rental property. Tenants included several railroad workers and their families.

Elfrieda Goeritz purchased the property from Cox in 1934. Goeritz also owned several parcels on this block facing 23rd Avenue. Goeritz lived in Globeville, where she and her father, Carl Goeritz, owned additional rental properties. A 1914 Denver Post article described Elfrieda as influential in Colorado's sugar beet industry. According to the article, due to her "business acumen" and her fluency in several languages, she became the "go-between for the sugar manufacturers and the owners of land who saw huge profits in the business. She has furnished practically all the field labor for the Western States." (Denver Post, April 19, 1914) Tenants during Elfrieda Goeritz's ownership included a pressman for the Denver Post, an etcher for the Cocks-Clark Engraving Co., and an egg candler. Elfrieda Goeritz died in 1953.

Building permits for plumbing and heating improvements in the early 1980s list Lorin Martin as the owner. In 1983 the property was transferred to Lois Estergard, and just one year later Dale Chandler/Chandler Properties purchased and owned it until 2006. The current owner purchased the property in 2006.

20. **References:** Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records

21. Attachments ☒ Yes ☐ No

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 APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Camera facing northwest



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2543-2545 West River Drive
3. **Date of Construction:** c.1890 **Source:** Sanborn Map (1890)

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne
5. **Primary Exterior Wall Material(s):** Brick, stone
6. **Primary Exterior Roof Material(s):** Asphalt shingle
7. **Key Architectural Features:** Brick belt course, patterned brick, rounded arch window openings, decorative brackets, decorative wood shingles on gable, two stories with subterranean front entrance to lower unit
8. **Construction History:** Constructed around 1890, rear addition/steps added after 1904, brick garage with cement floor built in 1921, front porch replaced in 1984, many windows replaced
9. **Landscape or Special Setting Features:** Concrete sidewalk, subterranean front entrance
10. **Associated existing buildings, features, or objects:** None

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)



CONTRIBUTING



NONCONTRIBUTING

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

HISTORICAL

13. **Architect (if known):** Unknown **Source:** N/A
14. **Builder/Contractor (If known):** Unknown **Source:** N/A
15. **Original Owner:** Lewis S. Murray **Source:** Denver Assessor Records
16. **Original/Historic Uses:** Domestic: Single Dwelling/Domestic: Multiple Dwelling
17. **Current Use:** Domestic: Multiple Dwelling
18. **Historic Building/Structure Name:** Murray Residence
19. **Owner Name and Address (If different from street address):** Mauka Island Properties LLC, 2550 River Drive, Denver, CO 80211
20. **Historical background:** The property was constructed in 1896, according to Denver Assessor Records; however, it appears on the 1890 Sanborn Map. Previous research on the property conducted for Discover Denver significantly contributed to the following history:
- The original address of the property was 228 River Drive, and L. S. Murray, the first recorded owner, purchased it in 1890. In 1896, Murray sold the property to Dr. Helen M. Bingham, who used it as a rental property. Dr. Bingham arrived in 1889 with her sister, who had poor health. After giving up her practice as a physician to take care of her sister, Bingham became active in Denver clubs, including the Fortnightly Club of Denver and the Woman's Club. She was also chairman of the committee on art in the Denver public school system. Tenants during Bingham's ownership included Joseph Hoelzgen, a brewer for the nearby Zang Brewing Company, and Hyman Diamondstein, a Russian immigrant that worked at the Cuban Cigar Company.
- In 1903, Bingham sold the property to the Estate of Margaret J. Ball, which owned the house until around 1932. The Balls built a brick garage with a cement floor for \$800 in 1921. Later in Ball's ownership, the house once again served as a rental property. Tenants included firemen, railroad workers, carpenters, teamsters, and a clerk at the Daniel & Fisher department store. Elsa Schreiber was the next long-term owner, from 1933-1957. Like Margaret Ball before her, the house continued to serve as a rental. Tenants included a salesman, a maid, and a worker in the sausage department for the K&B Packaging Company.
- At some point in the late 1960s or early 1970s, the property was under the ownership of Bennett Horton Realty Company. Dale Chandler/Chandler Properties acquired the property in the early 1980s and, in 1984, Chandler filed a building permit to "tear off back & front porch." The current owner purchased the property in 2017.
21. **References:** Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Denver Building Permits, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, *Rocky Mountain News*

22. **Attachments** ☒ Yes ☐ No

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 APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Camera facing north



Anchor plate on west elevation



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2547 West River Drive
3. **Date of Construction:** 1923 **Source:** Denver Assessor Records

ARCHITECTURAL

4. **Architectural Style/Building Type:** No Style/Terrace Type
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Unknown on flat roof, asphalt shingle on porch roof
7. **Key Architectural Features:** Rectangular plan, one story, flat roof, brick exterior, decorative brick cornice, central front porch
8. **Construction History:** Constructed in 1923, detached garage built sometime before 1930, front porch altered/enlarged after 1961, windows replaced
9. **Landscape or Special Setting Features:** Concrete sidewalk and walkway, low concrete retaining wall
10. **Associated existing buildings, features, or objects:** Detached multiple-bay, one-story brick garage on rear of property

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. Architect (if known): Unknown

Source: N/A

14. Builder/Contractor (If known): Unknown

Source: N/A

15. Original Owner: Mary McLaughlin Ball

Source: Denver Assessor Records

16. Original/Historic Uses: Domestic: Single Dwelling

17. Current Use: Domestic: Single Dwelling

18. Historic Building/Structure Name: Ball Residence

19. Owner Name and Address (If different from street address): Bob Landahl

20. Historical background: The property was constructed in 1923, according to Denver Assessor Records. Previous research on the property conducted for Discover Denver, the Citywide building survey project significantly contributed to the following history:

The address first appears in city directories in 1924, when Owen Jensen, a machinist, and his wife, Virgie, are shown living there. The house was likely constructed under the ownership of Mary McLaughlin Ball, who purchased the property in 1921. Mary and the next owner, Mary C. Million, rented the property to a variety of middle-class tenants. Tenants included several workers for the Colorado & Southern Railway, and an employee of the Hungarian Flour Mill. In 1930, Reuben and Josephine Blea moved in and eventually purchased the house from Million in 1933. Blea worked as a machinist and repairman for the Colorado & Southern Railway. In 1948, the Blea family moved to Clay Street and rented out 2547 W. River Dr. Renters included Victoria and John Bechtola. Victoria was an employee of the Merchants Biscuit Company and John worked as a steamfitter for the H.H. Lembke Plumbing and Heating Company.

Nicholas and Lela Jean Vinovich purchased the home in the mid-1950s, although the exact year of purchase unclear. They appear as living at the property in 1956. In 1960, Elsie Morales lived at 2547 W. River Dr. Morales worked as an office secretary for the National Farmers Union. Elsie and her husband, Cayetano Morales, purchased the property in 1962 but were already living elsewhere by 1966. The current owner purchased the property in 2006.

21. References: Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records

22. Attachments

☒

Yes

☐

No

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 APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Camera facing northeast



Looking southwest at garage (entire building is on rear portion of parcel)



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2550 West River Drive
3. **Date of Construction:** c.1886 **Source:** Sanborn Map (1890), Denver Assessor Records, Denver City Directories

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne/Italianate
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt shingles
7. **Key Architectural Features:** Irregular plan, two stories, gambrel-on-hip roof, brick belt course, patterned brick, arched window lintels, gabled dormers, decorative wood brackets
8. **Construction History:** Constructed around 1886, tile garage measuring 20 feet by 20 feet built in 1923, brick porch measuring 10 feet by 12 feet added to the east side in 1936, garage from 1923 replaced with masonry garage in 1940, masonry "lean to shed" added to north side of garage in 1947, some windows replaced, modified window openings on 2nd story front facade
9. **Landscape or Special Setting Features:** Corner lot anchoring southeast end of the district, yard enclosed by wrought-iron fence along north side and wood fence along east side
10. **Associated existing buildings, features, or objects:** Detached two-story building at rear of property with accessory dwelling unit and garage

RECORDING INFORMATION11. **Date Form Completed:** December 201812. **Completed By:** Kristi H. Miniello**CONTRIBUTING STATUS (Check one only)**☒**CONTRIBUTING**☐**NONCONTRIBUTING****HISTORICAL**13. **Architect (if known):** Unknown**Source:** N/A14. **Builder/Contractor (If known):** Unknown**Source:** N/A15. **Original Owner:** John Archer**Source:** 1890 City Directory16. **Original/Historic Uses:** Domestic: Single Dwelling, Domestic: Multiple Dwelling17. **Current Use:** Domestic: Single Dwelling18. **Historic Building/Structure Name:** Archer Residence19. **Owner Name and Address (If different from street address):** Jeffery Rodgers and Crystal Davis

20. **Historical background:** A building permit for this property could not be located, but based on the 1890 Sanborn Map, Denver Assessor Records, and early city directories, it was likely constructed around 1886 with an address of 225 River Dr. The earliest known owner of the property was John W. Archer, who was involved in patent rights. John and his wife entertained at their house, and a newspaper article from 1895 describes a lawn party they hosted. "Quite an agreeable time was had...[a]bout fifty couple[s] being present. Among the features of the evening was the egg race, the prizes being awarded to Miss Zaccarine and Mrs. Smith, the art gallery, the fish pond and the bean bottle" (*Denver Post*, August 10, 1895).

The next real estate transaction for the property did not occur until 1919, when the J.H. Wilkins Realty Co. purchased it, so it appears that the Archers, like many people on their block, rented out rooms. In 1890, two young women, one of which was a dressmaker, were living in the rear of the property. An ad in the *Denver Post* in 1900 listed the property as follows, "8-room mod. brick, lawn, garden, shade trees, place for horses and carriage, 1 ½ west of Zang's brewery, rent reasonable" (*Denver Post*, June 6, 1900). Ten years later, it was advertised as an, "8-room brick, in first class condition. 2 blocks from Colorado & Southern shops; \$20 per month" (*Rocky Mountain News*, October 9, 1910). Prior to the sale of the house, tenants included employees at Vulcan Iron Works Co., a fireman for the Colorado & Southern Railway, a helper for the Union Pacific Railroad, and employees of the Denver Gas & Electric Co.

In 1915, John Denery, an employee of the Denver & Rio Grande Railroad and the Colorado & Southern Railway, moved into the house. In the spring of 1921, Denery purchased the property, and much of his family lived there with him, including his father, Michael (Mak), his mother, Elizabeth (Ella), and his much younger sister, Mary. Denery was also a Freemason who received his 32nd Degree according to a Patent issued by the Scottish Rite in November 1939 (Patent provided by a neighbor).

In the summer of 1922, a one-story frame house on the property caught on fire, the cause of which was unknown, and damage to the building and contents was reported as \$450 (*Rocky Mountain News*, August 8, 1922). John made several improvements to the property during his ownership, including the construction of a tile garage measuring 20 feet by 20 feet in 1923, a brick porch measuring 10 feet by 12 feet added to the east side of the house in 1936, a new masonry garage in 1940 that replaced the 1923 garage, and a masonry "lean to shed" added to north side of garage in 1947.

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

The Denery family would be stewards and occupants of the house until at least 1986, with Mary taking over ownership around 1973. The current owner purchased the property in 2013. A series of ledgers dating from 1930 to 1935 were found at the house and passed along from previous owners to the current owners. The notes in the ledgers show a record of sales and payments related to coal, tire repairs and oil, even calling out brand name such as Quaker State.¹ A sheet of paper inserted between the pages of the 1930 ledger titled, "A Few Lines on Coal" describes the importance of buying coal directly from a hauler from the mines.² There is some suspicion that the records were related to bootlegging activity, as they fell under part of the era of Prohibition, and that the words were code for different spirits. However, John Denery's occupations as a brakeman and later, an engineer, for the railroads means it is possible that he had the knowledge and skills to repair cars or perform some mechanical tasks as a side job.

21. References: Denver County Assessor records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, *Denver Post*, *Rocky Mountain News*

22. Attachments ☒ Yes ☐ No

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

Checked by:

Date:

Summary of Information Updated on Form:

¹ Ledger from 1935, 125. Owner's collection.

² Ledger from 1930. Owner's collection.

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Camera facing southwest



East elevation

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Ella Denery on front porch of 2550 W. River Dr. and Mrs. Reuter looking on from porch of 2556 W. River Dr., c.1920 (Source: District Steering Committee)

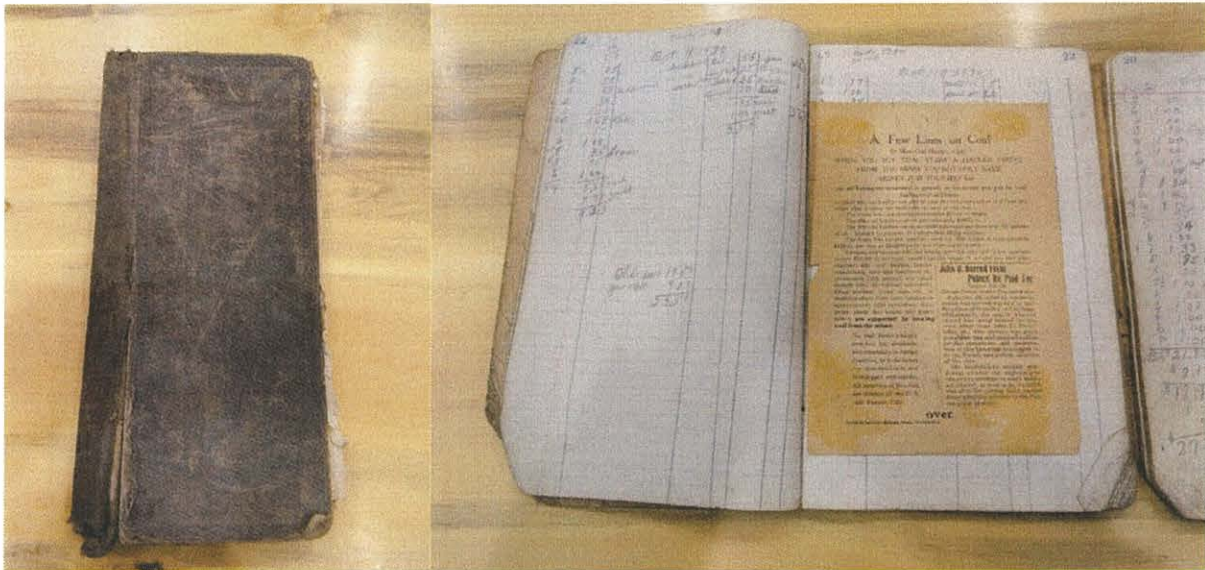


John Denery and young boy on front porch, c.1920 (Source: District Steering Committee)

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Property before the 1950s (Source: District Steering Committee)



Ledgers found in the house (Source: Property Owner)



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2556 West River Drive
3. **Date of Construction:** c.1888 **Source:** Sanborn Map (1890), Denver City Directories

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne
5. **Primary Exterior Wall Material(s):** Brick, stone
6. **Primary Exterior Roof Material(s):** Asphalt shingle
7. **Key Architectural Features:** Irregular plan, one story, brick and stone exterior, patterned brick, brick belt course, arched window opening
8. **Construction History:** Constructed around 1888; several major interior alterations in 1982 including attic converted to bedrooms and construction of detached garage
9. **Landscape or Special Setting Features:** Denver hill, concrete retaining wall with wrought-iron fence along north side of property
10. **Associated existing buildings, features, or objects:** Detached one-story garage on rear of property

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

CONTRIBUTING STATUS (Check one only)**CONTRIBUTING****NONCONTRIBUTING****HISTORICAL**

13. Architect (if known): Unknown

Source: N/A

14. Builder/Contractor (If known): Unknown

Source: N/A

15. Original Owner: Unknown

Source: N/A

16. Original/Historic Uses: Domestic: Single Dwelling

17. Current Use: Domestic: Single Dwelling

18. Historic Building/Structure Name: N/A

19. Owner Name and Address (If different from street address): Lewis E. Bussey Revocable Trust, 3384 W. 33rd Ave., Denver, CO 80211

20. **Historical background:** A building permit for this property could not be located, but based on the 1890 Sanborn Map and Denver Assessor Records, it was likely constructed around 1888 with an address of 227 River Dr. The earliest known occupants were John Sutter, a brewer, and Mollie and Anna Niemeier. In 1892, Michael Reuter, an engineer for the Zang Brewery, purchased the property and frequently rented out rooms to other employees of the brewery. One tenant, Martha Hoffman, lived at the house in 1897 when she was rewarded with a new bicycle after securing 75 new subscribers to the *Denver Post* (*Denver Post*, October 4, 1897). Michael, who was born in Germany, and his wife, Barbara, who was born in Switzerland, were both naturalized citizens.

In 1919, the five-room house was advertised for sale in the newspaper (*Denver Post*, May 18, 1919), but it appears to not have sold. By 1930, Michael was working as a machinist/mill write for the Colorado & Southern Railway. Around 1935, Barbara died, and Michael remained in the house. In 1944, he filed a permit to have the house re-roofed, and he sold it in 1948 to Donald and Ann Lawrence. They rented it out to a number of tenants over the years and sold it to Von Frellich & Associates (Lewis Bussy) in 1982. That year major interior alterations were undertaken: the attic was converted to bedrooms, and a detached garage was built.

21. **References:** Denver County Assessor records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, *Denver Post*, *Rocky Mountain News*

22. Attachments



Yes



No

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 APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Property before the 1950s (Source: District Steering Committee)



Property before the 1950s (Source: District Steering Committee)



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2560-2562 West River Drive
3. **Date of Construction:** c.1890 **Source:** Sanborn Map (1890), Denver Assessor Records

ARCHITECTURAL

4. **Architectural Style/Building Type:** No Style/Terrace Type
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Unknown
7. **Key Architectural Features:** Rectangular plan, two stories, flat roof, arched window openings, decorative cornice, patterned brick, brick belt course
8. **Construction History:** Constructed around 1890, one-story brick machine shop appears on rear of property between 1904 and 1929, front porch repaired in 1921, one-story brick addition made in 1922, front porch replaced in 1948, windows replaced
9. **Landscape or Special Setting Features:** Central steps leading from sidewalk to front porch, concrete retaining wall
10. **Associated existing buildings, features, or objects:** One-and-one-half-story residential brick structure (former machine shop) on rear of property shares a wall with outbuilding on rear of 2568 W. River Dr.

RECORDING INFORMATION

11. **Date Form Completed:** December 2018

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

12. **Completed By:** Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. **Architect (if known):** Unknown

Source: N/A

14. **Builder/Contractor (If known):** Unknown

Source: N/A

15. **Original Owner:** Jennie F. Wilson

Source: Denver Assessor Records

16. **Original/Historic Uses:** Domestic: Multiple Dwelling

17. **Current Use:** Domestic: Multiple Dwelling

18. **Historic Building/Structure Name:** Wilson Residence

19. **Owner Name and Address (If different from street address):** Ryan Randall (2560), Jennifer and Sied Allen (2562)

20. **Historical background:** A building permit for this property could not be located, but based on the 1890 Sanborn Map, Denver Assessor Records, and city directories, it was likely constructed around 1890 with an address of 229 River Dr. as a duplex. In 1889, the Assessor Record noted of an area that was 6 ½ feet by 16 feet in the rear of Lot 11, "this is an artesian well to which no deed has been given." The earliest confirmed owner of the property was Jennie F. Wilson, who purchased it on February 17, 1890. Based on city directories, it was divided into two units, and Jennie's tenants included insurance solicitors, laborers, a brewer, and a cigar maker.

Jennie sold the property to Leota Fish in 1919, who then sold it to Claude Bean in March of 1921. Later that year, Claude filed a permit for repairs to the porch. In 1922, a one-story brick addition was made to the property. Jessie Bean, likely a relative of Claude's, lived in one of the units in the late 1920s. Members of the Bean family also lived next door at 2568 W. River Dr. Claude owned the property and rented out the units for 27 years. The property changed hands at least seven times during the 1930s and, at one point was known as the Darling Apartments. Based on city directories, this property was sometimes divided into two units and sometimes four units. Tenants included a laborer, machinist, clerk, carpenter, brick setter, railroad brakeman, realtor, doorman, and laundry worker. A number of ads in the newspapers also listed the units for rent during that time.

In 1948, the porches of both 2562 and 2560 were replaced with a one-story brick porch before the property was sold to Pomona Graf. In the late 1960s, the entire building was owned by Bennett Hammons, a detective for the Denver Police Department. He sold it to Daniel Schuelke, another policeman, who owned it in December of 1977, and it appears that during Daniel's ownership the building was converted back into duplexes. Each of the current owners purchased their half of the property in 2018.

21. **References:** Denver County Assessor records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, *Denver Post*, *Rocky Mountain News*

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

22. Attachments

☒

Yes

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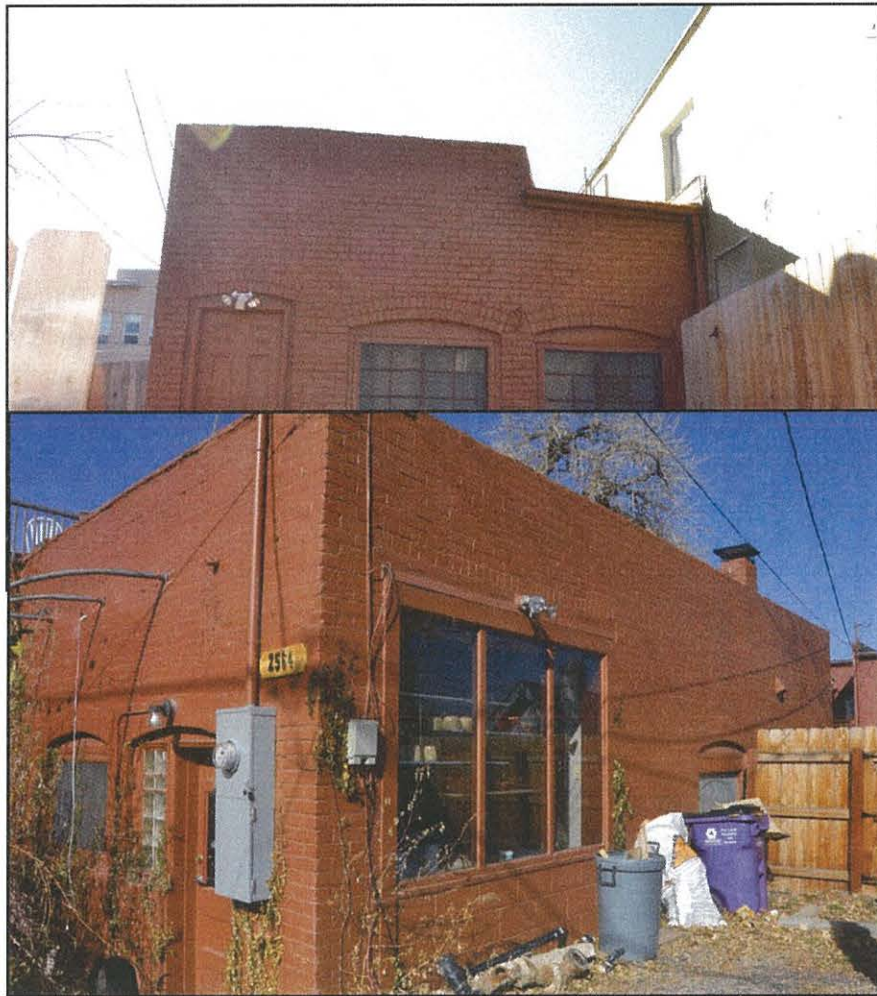
No

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Checked by:

Date:

Summary of Information Updated on Form:

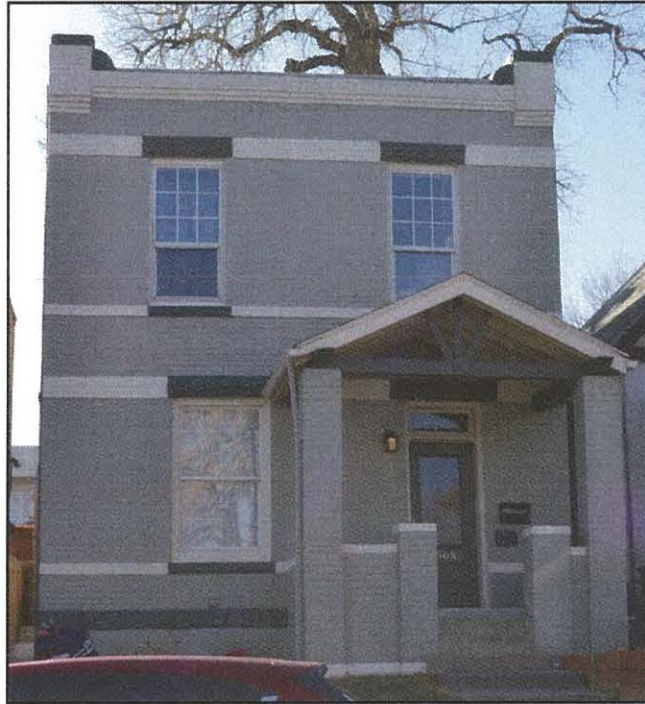


Looking northwest at former machine shop

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Property before the 1950s (Source: District Steering Committee)



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2568 West River Drive
3. **Date of Construction:** c.1890 **Source:** Sanborn Map (1890), Denver City Directories

ARCHITECTURAL

4. **Architectural Style/Building Type:** No Style/ Terrace Type
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Unknown
7. **Key Architectural Features:** Rectangular plan, two stories, flat roof, stone lintels and sills, brick belt course, decorative cornice
8. **Construction History:** Constructed around 1890, cement retaining wall measuring 3 feet by 22 feet added in 1914, steel shed added in 1920, brick addition to the existing machine shop built in 1922, brick front porch built in 1927, fire separation installed between garage and residence on rear of property in 1941 (structure shares a wall with the machine shop at 2560-62), windows replaced
9. **Landscape or Special Setting Features:** Steps leading up to main entrance from sidewalk
10. **Associated existing buildings, features, or objects:** Detached two-story building on rear of property with accessory dwelling unit and garage shares a wall with former machine shop on rear of 2560-62 W. River Dr.

RECORDING INFORMATION

11. **Date Form Completed:** December 2018

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

12. Completed By: Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. Architect (if known): Unknown

Source: N/A

14. Builder/Contractor (If known): Unknown

Source: N/A

15. Original Owner: (Likely) Mathias Honness

Source: Denver City Directories

16. Original/Historic Uses: Domestic: Single Dwelling

17. Current Use: Domestic: Multiple Dwelling

18. Historic Building/Structure Name: N/A

19. Owner Name and Address (If different from street address): Steve Ryan, 1550 Larimer St. #134, Denver, CO 80202

20. **Historical background:** A building permit for this property could not be located. Denver Assessor Records state that the house was built in 1894; however, the 1890 Sanborn Map depicts its footprint and the 1890 city directory lists residents with an address of 231 River Dr. The date of construction is estimated to be sometime around 1890. The earliest recorded occupant was Mathias Honness, a machinist. There is no record of Honness owning the property, and a 1907 ad in the newspaper advertised the house for sale for \$2,500 (*Denver Post*, August 25, 1907). Denver Assessor Records show Louis, a vet surgeon, and Nellie Bean purchasing it in November of 1912. On May 11, 1914, Nellie filed building permit #1497 for the construction of a cement retaining wall measuring 3 feet by 22 feet, and it was built by Mr. Marvine.

The Beans primarily rented out the property in the beginning, but city directories show a Homer Bean living there with Louis in 1915. Homer died in January of 1920, and an ad for "blacksmith tools, large vise, large drill, horseshoeing tools" was placed in the newspaper a few months later. Louis continued to live in the house and, before selling it in 1927, the Beans built a new brick front porch.

J.W. Fisher purchased the property in 1927 and turned it over to M.H. Aaby just two days later. The following year, William O. Perry purchased the property and sold it one year later to A.A. Hadsell. During that time, tenants came and went, including a station worker, dispatcher for the Denver Tramway, a drycleaner, and an employee of the Denver & Rio Grande Railroad. Some were apparently more responsible than others, as illustrated by the case of Samuel Moore. The 22-year-old foreman for the Colorado & Southern Railway was arrested on April 17, 1906 for altering his paycheck. Moore changed the check's amount from six dollars to sixty dollars and attempted to use it at the Rocky Mountain Hotel at Seventh and Water Street (*Rocky Mountain News*, April 18, 1906).

A one-story building at the rear of the property along the alley was also built around 1890. In 1900, Alfred Nelson, a laborer, was recorded as living in it. Nellie Bean purchased it along with the main house in 1912, and it has remained part of the entire property. Since then it has been rented out to a railroad conductor, an employee of Gates Rubber Company, a driver for sanitary services, a factory worker for Karman Inc., and a watchman at the Metropolitan Building. A brick addition was made to the building in 1922, a new roof was put on the addition in 1923, and fire separation was installed between the garage and residence in 1941. The property changed hands several more times over the years, and the current owner purchased it in 2014

21. **References:** Denver County Assessor records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Denver Post, Rocky Mountain News

22. Attachments

☒

Yes

☐

No

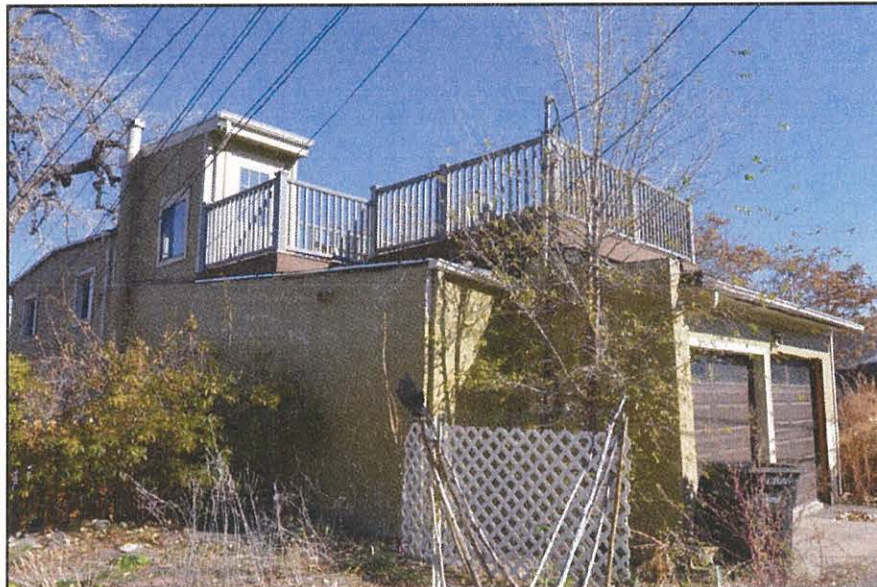
CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

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

Checked by:

Date:

Summary of Information Updated on Form:



Looking northeast at building on rear of property



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2572 West River Drive
3. **Date of Construction:** c.1889 **Source:** Sanborn Map (1890), Denver City Directories

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne/Gable Front
5. **Primary Exterior Wall Material(s):** Stucco, wood
6. **Primary Exterior Roof Material(s):** Asphalt shingle
7. **Key Architectural Features:** Rectangular plan, one story, decorative wood shingles on gable, central front porch supported by turned wood columns
8. **Construction History:** Constructed around 1889, substantial rear addition made between 1893 and 1903
9. **Landscape or Special Setting Features:** Steps leading up to entrance from sidewalk
10. **Associated existing buildings, features, or objects:** None

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. **Architect (if known):** Unknown **Source:** N/A
14. **Builder/Contractor (If known):** Unknown **Source:** N/A
15. **Original Owner:** (Likely) Theodore Gillen **Source:** Denver City Directories
16. **Original/Historic Uses:** Domestic: Single Dwelling
17. **Current Use:** Domestic: Single Dwelling
18. **Historic Building/Structure Name:** N/A
19. **Owner Name and Address (If different from street address):** Joan Elizabeth Bondy
20. **Historical background:** A building permit for this property could not be located, but based on the 1890 Sanborn Map and early city directories, it was likely constructed around 1889 with an address of 233 River Dr. The earliest known owner of the property was Fred Oberkehr, a laborer, who purchased it in November of 1910. Prior to Oberkehr's ownership, the earliest resident was Theodor Gillen, a warehouseman. It appears that the original owner(s) rented out the house, as several different residents were recorded between 1900 and 1910. These included a miller at Hungarian Flour Mills; a brakeman, fireman and boilermaker for the Colorado & Southern Railway; and a brewer at the Zang Brewery.

An ad was placed in the newspaper in April of 1913 seeking a "German or Swedish lady to take care sick lady, day time. Can go home nights" (*Denver Post*, April 6, 1913). That ad was followed up two months later by the announcement of Bessie Oberkehr's death (*Denver Post*, June 14, 1913).

In 1921, Katie Luebke purchased the property. She and her family were no strangers to the street, as they had previously owned and lived at 2617 W. River Dr. since 1912. The Luebke family consisted of Katie, her husband Paul, their son, Paul Jr., and daughters, Alvena and Mary. Paul was a German immigrant who arrived in Denver in 1901 and worked as a driver for the nearby Zang Brewery. Their son was involved in an accident in 1924 that was reported in the newspaper. He crashed his bicycle into the rear of an automobile at Fourteenth and Wazee Streets and "incurrred bruises about the head and face" (*Denver Post*, July 1, 1924).

The house continued to change hands several times over the next few decades. Each owner rented it out to primarily blue-collar workers, including a railroad conductor, employee of the Mile High Fuel Company, sheet metal worker, a Continental Bakery employee, and workers at the Brown Palace Hotel and Denver Hilton. The current owner purchased the property around 30 years ago.

21. **References:** Denver County Assessor records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, *Denver Post*

22. **Attachments** ☐ Yes ☒ No

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

Checked by:

Date:

Summary of Information Updated on Form:



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2606 ½ West River Drive
3. **Date of Construction:** c.1886 **Source:** Sanborn Map (1890), Denver Assessor Records, Denver City Directory

ARCHITECTURAL

4. **Architectural Style/Building Type:** No Style
5. **Primary Exterior Wall Material(s):** Hardie board siding
6. **Primary Exterior Roof Material(s):** Asphalt shingles
7. **Key Architectural Features:** Irregular plan, two stories, tall rectangular window openings
8. **Construction History:** Constructed around 1886, deck on second story added in 1986, windows replaced, several additions (dates unknown), replacement siding, front porch enclosed, skylights added
9. **Landscape or Special Setting Features:** Located behind a larger house fronting 2606 W. River Dr., property is accessed from the alley, fenced in yard
10. **Associated existing buildings, features, or objects:** Originally associated with 2606 W. River Dr.

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

CONTRIBUTING STATUS (Check one only)

☐

CONTRIBUTING

☒

NONCONTRIBUTING

HISTORICAL

13. Architect (if known): Unknown

Source: N/A

14. Builder/Contractor (If known): Unknown

Source: N/A

15. Original Owner: Unknown

Source: N/A

16. Original/Historic Uses: Domestic: Single Dwelling

17. Current Use: Domestic: Single Dwelling

18. Historic Building/Structure Name: N/A

19. Owner Name and Address (If different from street address): Stephen Bordonaro

20. **Historical background:** Previous research on the property conducted for Discover Denver, the Citywide building survey project, resulted in the basis for the following history:

The Denver assessor lists the date of construction for the property as 1906, although it appears to have been built many years earlier. The dwelling appears on the 1893 Sanborn Map and is unique to the district, as it does not front W. River Dr. It is a small dwelling that, as far as can be determined from historic maps and resources, was originally associated with 2606 W. River Dr. Today it is on a separate parcel from the two-story brick foursquare house at 2606 W. River Dr. and is located on the alley. Several individuals owned the property that once encompassed both 2606 and 2606 ½ W. River Dr., and it is unknown who was responsible for the construction of the rear house. In 1883, the Gurleys sold the lots to Oliver Wells. At some point, Wells sold them to A. Gallinge, who sold them to Payne & Bingham in 1887. Lena Muehlhausen owned the property between 1888 and 1898, and Xavier Weishaupl, a brewer at the nearby Zang Brewery, owned the property between 1898 and 1902.

In March of 1899, two barns on the neighboring Whitehead property caught on fire, and the flames nearly reached the small frame house. At the time, Weishaupl was living in it with his wife and children. His house was scorched, and damage was estimated at \$100 (*Rocky Mountain News*, March 13, 1899). Weishaupl was living in the house leading up to the construction of the Foursquare at 2606 W. River Dr., which he commissioned Frederick J. Zimmerman to build in 1901. John E. Button, who lived several blocks away on Federal Blvd., purchased the entire property in 1902 and sold it to George Muensch four years later.

Muensch bought the entire property in 1906 and married his wife, Louise, the same year. George is listed in city directories as a merchant, though the nature of his business is unknown. In 1911, they sold the property to Louisa Euron, George's sister. Louisa and her husband sold it to Peter and Marguerite (or Margaret) Stangier in 1914. The Stangiers were German immigrants who met and married in Colorado, and the 1900 census shows them living in Central City. In the years they owned the property, Peter was listed as a miner in the city directories.

In 1923, the Stangiers had the frame house resingled. In 1931, the couple sold the house to their daughter Henrietta and her coal miner husband, Joseph Neeley, and moved to Adams County where Peter farmed for a few years. Following Marguerite's death, he moved back to the street and lived at 2606 ½ according to the 1940 census. In 1941, the frame house was insulated and re-roofed. In 1973, the parcel now associated with 2606 ½ W. River Dr. was likely partitioned off and purchased by Linda Hurtado. She sold it to Douglas White, who filed a permit to add a 9 feet by 20 feet deck to the side in 1986. The current owner purchased the property in 2015, and it remains separate from 2606 W. River Dr.

21. **References:** Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Denver Building Permits, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, *Rocky Mountain News*

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

22. Attachments

☒

Yes

☐

No

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

Checked by:

Date:

Summary of Information Updated on Form:



Looking northwest at property from alley



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2606 West River Drive
3. **Date of Construction:** 1901 **Source:** Denver Building Permit #649

ARCHITECTURAL

4. **Architectural Style/Building Type:** Foursquare
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt shingle
7. **Key Architectural Features:** Square plan, two stories, hipped roof with flared eaves, three brick chimneys, stone lintels, front porch supported by Doric columns
8. **Construction History:** Constructed in 1901, front porch alterations in 1995, windows replaced, skylight added
9. **Landscape or Special Setting Features:** Denver hill, concrete sidewalk and walkway to house
10. **Associated existing buildings, features, or objects:** Originally associated with 2606 ½ W. River Dr.

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. **Architect (if known):** Unknown **Source:** N/A
14. **Builder/Contractor (If known):** J. Zimmerman **Source:** Denver Building Permit #649
15. **Original Owner:** Xavier Weishaupl **Source:** Denver Building Permit #649
16. **Original/Historic Uses:** Domestic: Single Dwelling
17. **Current Use:** Domestic: Single Dwelling
18. **Historic Building/Structure Name:** Weishaupl Residence
19. **Owner Name and Address (If different from street address):** Kymberly Foster
20. **Historical background:** Previous research on the property conducted for Discover Denver, the Citywide building survey project, significantly contributed to the following history:

The Denver Assessor lists the date of construction for the property as 1906, however building permit #649 was issued for 2606 River Drive on June 15, 1901. The brick residence with a footprint of 24 feet by 28 feet was constructed for a cost of \$1,800 by builder Frederick J. Zimmerman for owner "Y. Weishampl," who was likely Xavier Weishaupl. Zimmerman (Zimmerman & Cansell) also constructed the Dutch Colonial at 2620 W. River Dr. and an identical house at 2630 W. River Dr. (no longer extant) the following year.

The substantial Foursquare house fronts W. River Dr., and a smaller dwelling that predates it and was once associated with a larger parcel encompassing both houses is located behind it along the alley on a separate parcel (2606 ½ W. River Dr.). Several individuals owned the entire property in the early 1900s, including the Gurleys who sold the lots to Oliver Wells in 1883, A. Gallinge who purchased them from Wells, Payne & Bingham who purchased them from Gallinge in 1887, and Lena Muehlhausen who owned the property between 1888 and 1898. It was not until Xavier Weishaupl, a brewer at the nearby Zang Brewery, purchased them that the Foursquare was built on the front of the property in 1901. Weishaupl, his wife and their children were living in the small house at 2606 ½ W. River Dr. until construction of the larger brick residence was complete. The Weishaupls occupied the house at 2606 W. River Dr. for about a year before selling it to John E. Button, who lived several blocks away on Federal Blvd. Button owned it between 1902 and 1906.

George Muensch bought 2606 W. River Dr. in 1906 and married his wife, Louise, that same year. George is listed in city directories as a merchant, though the nature of his business is unknown. The couple lived in the home for several years before moving to the southwest for George's health. In 1911, they sold the property to Louisa Eurtion, George's sister. Louisa and her husband, Lloyd, briefly lived in the home before selling it to Peter and Marguerite (or Margaret) Stangier in 1914. Prior to selling the larger house at 2606, the Eurtions advertised 2606 ½ for sale as follows: "4 LARGE rooms, furnished house, water inside; good cellar; close to C. & S. shops. \$15." (*Denver Post*, February 11, 1912). The Stangiers were German immigrants who met and married in Colorado, and the 1900 census shows them living in Central City. In the years they owned the house, Peter was listed as a miner in the city directories.

In 1931, the couple sold the house to their daughter Henrietta and her coal miner husband, Joseph Neeley, and moved to Adams County where Peter farmed for a few years. Following Marguerite's death, he moved back to the neighborhood and lived at 2606 ½ according to the 1940 census. Throughout the early 1930s, 2606 was rented by William and Elizabeth Boyd. William was a coal miner, and the couple had a son, James, who was the same age as the Neeley's daughter, Margaret. She and James married in 1938, and the couple lived with Margaret's parents for several years after their marriage. Henrietta and Joseph Neeley lived at 2606 until the early 1970s. The home had remained in the same family for six decades before it was sold to A.J. and Louise Perry in 1973. At that time, the parcel now associated with 2606 ½ W. River Dr. was likely partitioned off and purchased by Linda Hurtado.

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

Since 1973, the property that includes 2606 W. River Dr. has had seven owners. The owners in 1995 filed a permit for work on the front porch. The current owner purchased the property in 1999.

21. References: Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver Building Permits, Denver City Directories, Denver Householder Directories, Denver Building Permits, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, *Denver Post*, *Denver Republican*, *Rocky Mountain News*

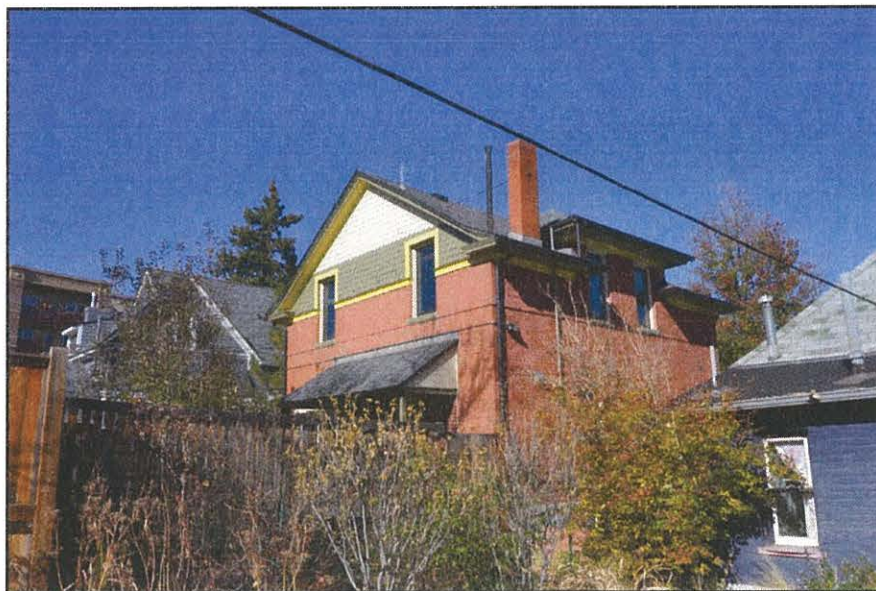
22. Attachments ☐ Yes ☒ No

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

Checked by:

Date:

Summary of Information Updated on Form:



Looking northwest at rear of house



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2608 West River Drive
3. **Date of Construction:** c.1888 **Source:** Denver Assessor Records

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne/Central Block with Projecting Bays
5. **Primary Exterior Wall Material(s):** Brick, wood
6. **Primary Exterior Roof Material(s):** Asphalt shingles
7. **Key Architectural Features:** Irregular plan, two stories, brick belt course, decorative wood shingles on eaves, arched window openings
8. **Construction History:** Constructed around 1888, brick garage added in 1922 (demolished in 2018), window repair (extent unknown) performed in 1948, windows on north façade gable replaced after mid-1980s, one-story brick addition (13' x 21') on west side constructed in 2017
9. **Landscape or Special Setting Features:** Denver hill with retaining wall, fenced front yard, concrete steps and walkway
10. **Associated existing buildings, features, or objects:** Detached garage on rear of property

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

CONTRIBUTING STATUS (Check one only)
HISTORICAL**CONTRIBUTING****NONCONTRIBUTING**

13. **Architect (if known):** Unknown **Source:** N/A
14. **Builder/Contractor (If known):** Unknown **Source:** N/A
15. **Original Owner:** Warren and Christina Whitehead **Source:** Denver Assessor Records
16. **Original/Historic Uses:** Domestic: Single Dwelling
17. **Current Use:** Domestic: Single Dwelling
18. **Historic Building/Structure Name:** Whitehead Residence
19. **Owner Name and Address (If different from street address):** Ashton and Jennifer Altieri
20. **Historical background:** Previous research on the property conducted for Discover Denver, the Citywide building survey project, significantly contributed to the following history:

The exact date of construction for the house is unknown but is listed as c.1888, according to the Denver Assessor Records. The property was built by Warren Whitehead and his wife, Christina and is unusual in that it has only had a handful of owners in its 130-year history. Warren, a musician, appears in the 1888 city directory as living on the "south side of River Drive, between 3rd and 4th, Highlands." This corresponds to the location of the house on River Drive. The house's original address was 245 River Drive but, like most of the older properties along the street, it was eventually renumbered.

Warren Whitehead was born in Mississippi c.1856, and Christina was born c.1844 in Germany. Early on, the Whiteheads took in boarders. In 1890, there were three boarders living with the couple and their son, George, including a harness maker and a brewer. The following two years saw as many as 13 men rooming with the family. Warren was a musician and heavy drinker whose name often appeared in the local newspapers, with one noting that the "notorious chicken thief, wife beater and petty crook" had been released from the county jail so that he could vote in a local election (*Rocky Mountain News*, November 6, 1889). The article went on to say that after voting, Warren "thought it the proper thing to go home and beat his wife. He was prevented from carrying out his intention by one of Mrs. Whitehead's boarders."

The News noted in separate articles in March and September of 1892 that Warren had been arrested for drunkenness and assault and battery. In September of 1896, Warren's troubled life came to a suspicious end. In a small shanty on Larimer Street, Warren and Mrs. Patrick Kearney died within minutes of each other after sharing a beer. Christina, along with a boy who worked for the Whiteheads and a man acquainted with them, were present at the time and were arrested for poisoning the two. She was released several days later, after it was ruled that the deaths were a murder-suicide and that Warren had administered the poison.

On March 12, 1899, two small barns on Christina's property caught on fire and came close to destroying the little frame house next to them at 2606 ½ River Dr. According to a newspaper article that described the incident, "The blaze flared up high in the air and created excitement in the neighborhood." The barns and their contents, which reportedly consisted of "a lot of furniture" and a buggy, were a total loss and the replacement cost was estimated at \$400. The house next door was "scorched" with damage around \$100 (*Rocky Mountain News*, March 13, 1899).

The remainder of the history of the house is much less dramatic. Christina and George stayed in the house, and George worked as a "baggage truck man" at the Union Depot (Union Station) for his entire career. In 1908, he married Susanna Steiner. Susanna had immigrated to the United States from Austria just a year earlier. The couple had four children: Bertha, Dorothy, Lucille and George Jr. Christina lived in the home until her death in 1921. In 1922, a brick garage measuring 16 feet by 18 feet was built on the rear of the property for a cost of \$300.

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

The 1940 Federal Census shows George Sr. and Susanna; their children Bertha and George Jr.; and Lucille and her husband, Leslie Bloom, all living in the house. George Sr. died in 1943. Ownership of the house passed first to George Jr. and his mother Susanna, and then to Lucille and Susanna in 1966. After Susanna's death in 1972, Lucille became the sole owner of the property. She was active in the Jefferson Park neighborhood, serving as president of the Jefferson Park Neighborhood Association and on numerous task forces related to the stadium and new development in the neighborhood. After she died in 2007 at the age of 89, the house passed out of the Whitehead family for the first time in its history when it was sold to Ryan Krug. Either Lucille or Ryan were responsible for replacing the pair of windows on the gable of the north façade, but the size of the opening remained untouched. The current owners purchased the home in 2016, and they added a one-story brick addition (approximately 13' x 21') to the west side in 2017 and a detached garage on the rear of the property in 2018. Sanborn maps from 1893 to 1961 do not depict any changes to the building's footprint or roofline.

21. References: Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, *Rocky Mountain News*

22. Attachments ☐ Yes ☒ No

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

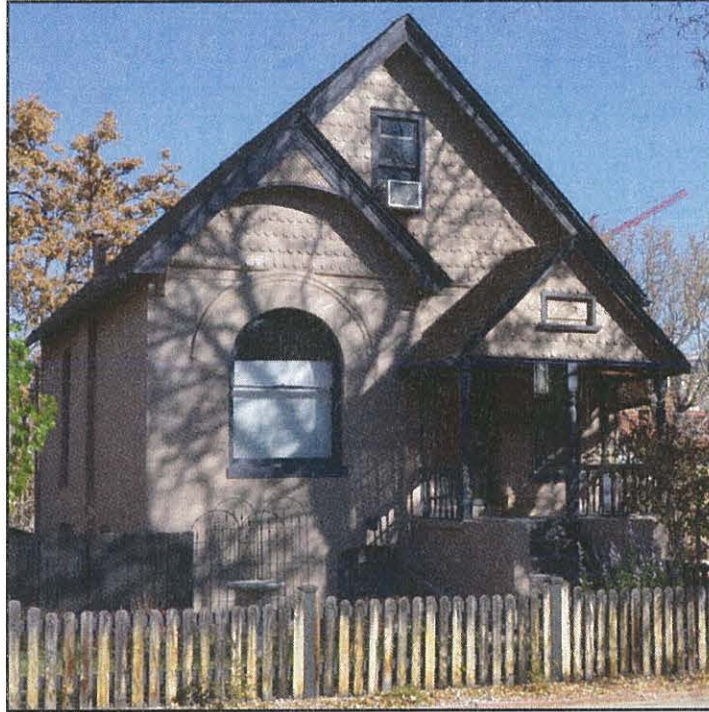
Checked by:

Date:

Summary of Information Updated on Form:



Camera facing south



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2613 West River Drive
3. **Date of Construction:** c.1889 **Source:** Sanborn Map (1890), Denver City Directories

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne/Central Block with Projecting Bays
5. **Primary Exterior Wall Material(s):** Brick, stucco, stone
6. **Primary Exterior Roof Material(s):** Asphalt shingles
7. **Key Architectural Features:** Rectangular plan, two stories with subterranean front entrance to lower unit, arched window openings, brick belt course, decorative wood shingles on gables
8. **Construction History:** Constructed around 1889, 1945 fire damage resulting in repairs, front porch likely rebuilt, some windows replaced
9. **Landscape or Special Setting Features:** Front yard enclosed with wood fence
10. **Associated existing buildings, features, or objects:** Detached shed on rear of property

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

HISTORICAL

13. **Architect (if known):** Unknown **Source:** N/A
14. **Builder/Contractor (If known):** Unknown **Source:** N/A
15. **Original Owner:** Samuel S. Burgin **Source:** Denver Assessor Records
16. **Original/Historic Uses:** Domestic: Single Dwelling
17. **Current Use:** Domestic: Single Dwelling
18. **Historic Building/Structure Name:** Burgin Residence
19. **Owner Name and Address (If different from street address):** Catherine and Lindsay Nason, P.O. Box 142, Inverness, CA 94937
20. **Historical background:** Previous research on the property conducted for Discover Denver, the Citywide building survey project, significantly contributed to the following history:

Building permits were not located for the construction of the house, which was likely built in 1888 or 1889 based on a newspaper advertisement listing it and the two neighboring homes for sale (*Rocky Mountain News*, March 4, 1889). The two nearby homes have nearly identical features and were likely built at the same time by the same builder. In 1890 it was the residence of John H. Rigdon, a carpenter, and Louis C. Secore, a lather. The original address for the property was 248 River Drive.

The first owner recorded in Denver Assessor Records is Samuel S. Burgin, who purchased the property in 1895. During Burgin's ownership, the house was rented out to a string of middle-class residents, including James B. Jamison, a merchant that dealt in oleomargarine, and Walter G. Perry, a car repairer for the railroad. In 1916, ownership of the house passed briefly to the Arizona Insurance Co., who sold it in 1917 to E. Clifford Heald and Mattie Maunder. Mattie and her husband, James, a carpenter, lived at the house.

Between 1926 and 1944, the house was owned by Julian Serrano and his wife, Aurora, both Cuban immigrants. Julian worked for a Cuban cigar company during the 1920s and was later self-employed as a painter. The Serranos frequently took in boarders (their address was 2613 ½ W. River Dr.), including a plumber and his wife, salesman, and railroad fireman. In 1944, the house was purchased by Margaret E. Mason, of whom little is known. In 1945, a permit was filed for fire repairs with the remarks, "Make repairs to one story masonry residence – remove all burned materials and renew all of the roof and ceiling joists..." The fire was somewhat serious in nature, as the cost of the noted repairs was \$1,000 (approximately \$13,800 in 2017).

The house was purchased six years later by Jose and Emilie Lopez De Aguila. From the 1960s to the present-day, the longest-term owners were the Luccis and Christopher A. Shean. James Geddes purchased the house in 2013, and the current owners purchased it in 2018.

21. **References:** Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, Rocky Mountain News

22. **Attachments** ☒ Yes ☐ No

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

Checked by:

Date:

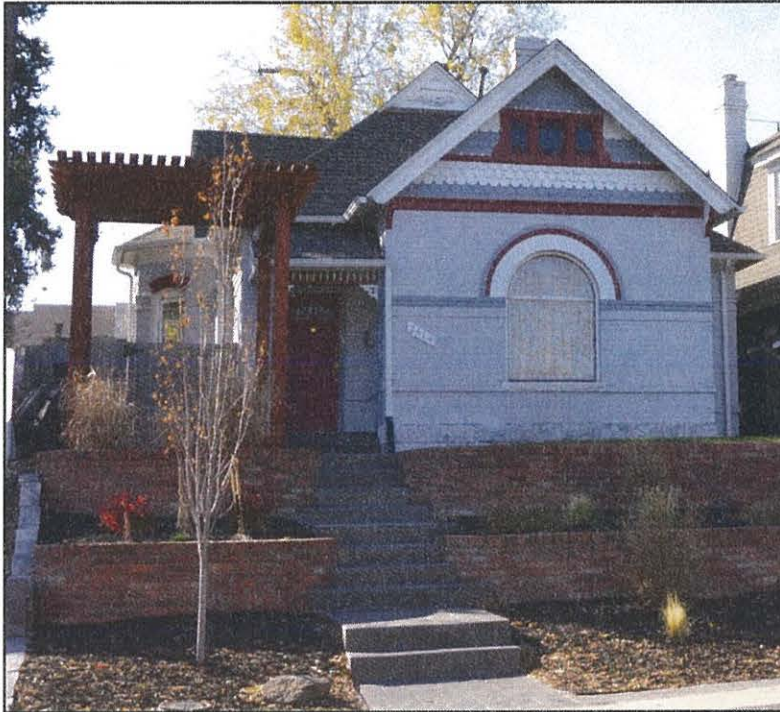
Summary of Information Updated on Form:



Looking northeast at 2623, 2617, and 2613 W. River Dr.



Property in July 1894 (Source: DPL Digital Collections, X-18148)



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2614 West River Drive
3. **Date of Construction:** c.1890 **Source:** Sanborn Map (1893-94), Denver Assessor Records

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne/Central Block with Projecting Bays
5. **Primary Exterior Wall Material(s):** Brick, stone
6. **Primary Exterior Roof Material(s):** Asphalt shingles
7. **Key Architectural Features:** Irregular plan, one story, brick belt course, rusticated stone foundation, arched window openings, decorative wood shingles
8. **Construction History:** Constructed around 1889, large rear addition between 1904 and 1929, some windows replaced
9. **Landscape or Special Setting Features:** Denver hill with multi-level brick retaining wall, steps leading up to house, fenced front yard
10. **Associated existing buildings, features, or objects:** None

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

CONTRIBUTING STATUS (Check one only)
HISTORICAL☒**CONTRIBUTING**☐**NONCONTRIBUTING****13. Architect (if known):** Unknown**Source:** N/A**14. Builder/Contractor (If known):** Unknown**Source:** N/A**15. Original Owner:** Richard Waldschmidt**Source:** Denver Assessor Records**16. Original/Historic Uses:** Domestic: Single Dwelling**17. Current Use:** Domestic: Single Dwelling**18. Historic Building/Structure Name:** Waldschmidt Residence**19. Owner Name and Address (If different from street address):** Jonas and Donielle Markel**20. Historical background:** Previous research on the property conducted for Discover Denver, the Citywide building survey project, significantly contributed to the following history:

According to Denver Assessor Records, the house was built in 1890. No building permit could be found to confirm this date. The first recorded owner is Richard Waldschmidt, who purchased the parcel in 1889, and the city directory for that year lists Waldschmidt at the residence. He and his wife, Mary, emigrated from Germany, and Richard worked as a shipping clerk and collector for the Zang Brewery. The Waldschmidts also owned the three adjoining lots to the west and built two Dutch Colonial Revival houses on them in 1902, one of which is 2620 W. River Dr.

In 1915, Richard died of pneumonia after a short illness. He was a veteran of the Franco-Prussian War and was buried with "full military pomp and ceremony" (*Rocky Mountain News*, March 29, 1915). After Richard's death, Mary sold the house, and it went through several short-term owners until it was purchased in 1921 by Bernard Hensel and his sister, Clara Stemmler.

Clara and her husband, Maurice, are shown living at the house for several years before she and Bernard purchased the house. Various members of the Hensel and Stemmler families are shown living in the home over the next decades. Maurice and Bernard were business partners who owned a grocery and meat market just around the corner on West 23rd Avenue. George Stemmler purchased the house from Clara in 1957, four years after Maurice's death, then sold it in 1969. Once more, the house had several short-term owners before it fell under the ownership of various banking organizations. The home was purchased by Melbourne and Pearl Reeves in 1977 and by the current owners in 2016.

21. References: Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, *Denver Post*, *Rocky Mountain News***22. Attachments**☒

Yes

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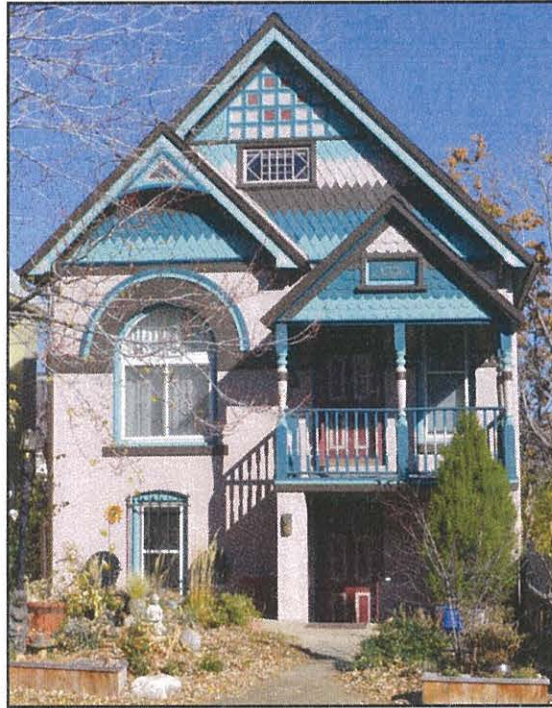
No

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 APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Camera facing south



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2617 West River Drive
3. **Date of Construction:** c.1888 **Source:** Sanborn Map (1890), Denver City Directories

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne/Gable Front
5. **Primary Exterior Wall Material(s):** Stucco, brick, stone
6. **Primary Exterior Roof Material(s):** Asphalt shingles
7. **Key Architectural Features:** Rectangular plan, two stories with subterranean front entrance to lower unit, arched window openings, brick belt course, decorative wood shingles on gables
8. **Construction History:** Constructed around 1888, rear addition between 1904 and 1929, major work in 1995 that included the addition of a stairway to the second floor on the rear and alterations to two exterior door openings (most likely on the south façade that altered the main entrance/access configuration), some windows replaced
9. **Landscape or Special Setting Features:** Angled walkway to front entrances, subterranean front entrance
10. **Associated existing buildings, features, or objects:** None

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

CONTRIBUTING STATUS (Check one only)
HISTORICAL☒ **CONTRIBUTING**☐ **NONCONTRIBUTING**

13. **Architect (if known):** Unknown **Source:** N/A
14. **Builder/Contractor (If known):** Unknown **Source:** N/A
15. **Original Owner:** Unknown **Source:** N/A
16. **Original/Historic Uses:** Domestic: Single Dwelling
17. **Current Use:** Domestic: Single Dwelling
18. **Historic Building/Structure Name:** N/A
19. **Owner Name and Address (If different from street address):** Michael Tobin and Michael Atkins
20. **Historical background:** Previous research on the property conducted for Discover Denver, the Citywide building survey project, significantly contributed to the following history:

Building permits were not located for the construction of the house, which was likely built in 1888 or 1889, based on a newspaper advertisement listing it and the two neighboring homes for sale (*Rocky Mountain News*, March 4, 1889). The two nearby homes have nearly identical features and were likely built at the same time by the same builder. The original address for the property was 252 River Drive. The first owner listed in Denver Assessor Records is Paul Luebke, who purchased the home in 1912. A 1908 *Denver Post* article lists a transfer of ownership for this property from an H. V. Rudolph to Tillie Diehl (Denver Post, July 31, 1908), but research was unable to confirm earlier owners. The house frequently appears for rent in early newspapers; it is likely that the house was originally built as a rental property. Residents appear in city directories as early as 1891 and change frequently between 1891 and 1908. Notable among early renters was the Plattner family, who lived here in 1898 and 1899. Andrew Plattner and his siblings John, Samuel, Fred and Nicholas were all residents of the house. Andrew was the oldest, born in 1867 in Ireland. Andrew and his brother, John, established the Plattner Implement Company at 1520 Wazee St.

Charles and Tillie Diehl owned and lived in the home between 1908 and 1912. Charles worked as a clerk during his time here, and Tillie as a laundress. Paul Luebke purchased the home from the Diehls in 1912, and lived here with his wife, Katie, son, Paul Jr., and daughters, Alvena and Mary. Paul was a German immigrant who arrived in Denver in 1901 and worked as a driver for the nearby Zang Brewery. The Luebkes owned the home for eight years, and it appears that they rented it out to members of the Ress family in the early 1920s before purchasing the property at 2572 W. River Dr. in 1921. Henry Ress, the son of Joseph Ress, purchased the home from the Luebkes in 1926. Joseph Ress was an Italian immigrant who came to the United States some time prior to 1896 when he was naturalized. He married Orsola "Della" Libera in 1899 in Central City. Joseph was a saloonkeeper in Russell Gulch, a mining camp outside of Central City; he and Orsola raised their family there, including sons Henry, Author, Toullo and Earnest. After moving to Denver, Joseph, his wife, and sons all appear to have lived at 2617 River Dr. at one time or another during the family's nearly 40-year ownership.

In 1930, the house was occupied by Peter Ress, his wife Elizabeth, and Peter's younger brother, Ernest. Peter was working as a baker and Ernest as a stamp maker. Sometime in the 1940s, ownership was transferred from Henry to Ernest, who continued to live there while also taking in boarders, such as a fireman. In 1951, ownership was transferred to Peter, then to Mabel Irene Ress and others in 1962. From 1962 to present day, ownership has changed hands multiple times. The current owners purchased the property in 2002.

21. **References:** Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, *Denver Post*

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY

22. Attachments

☒

Yes

☐

No

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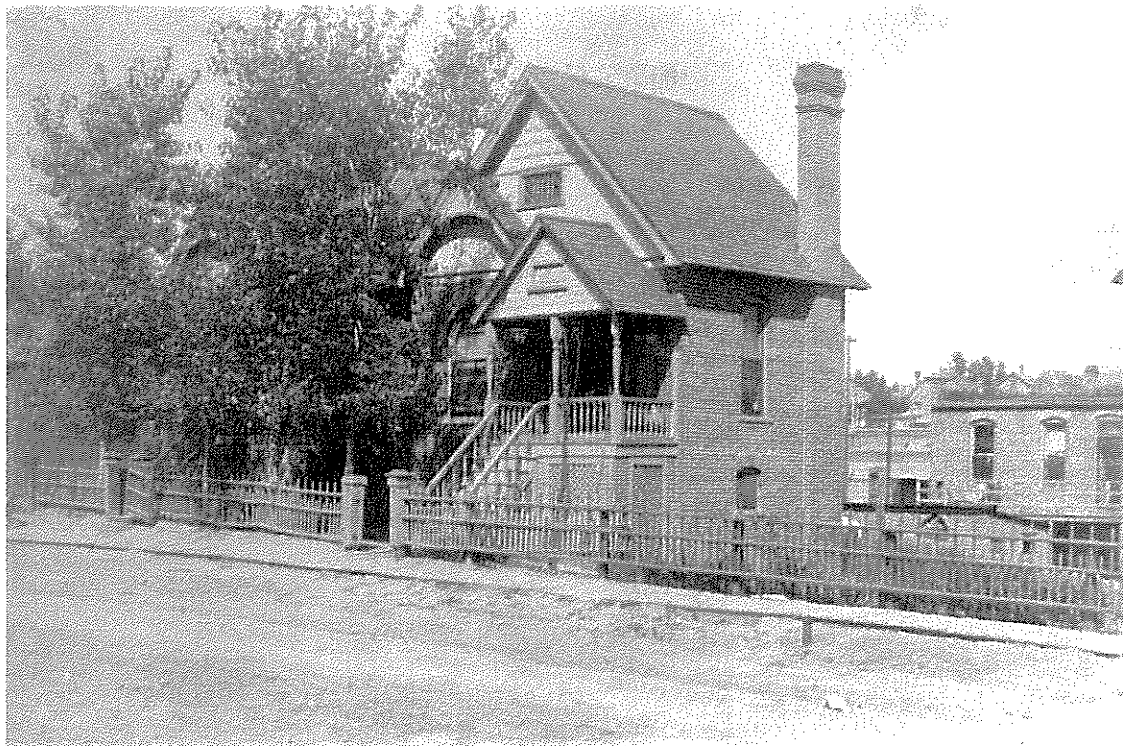
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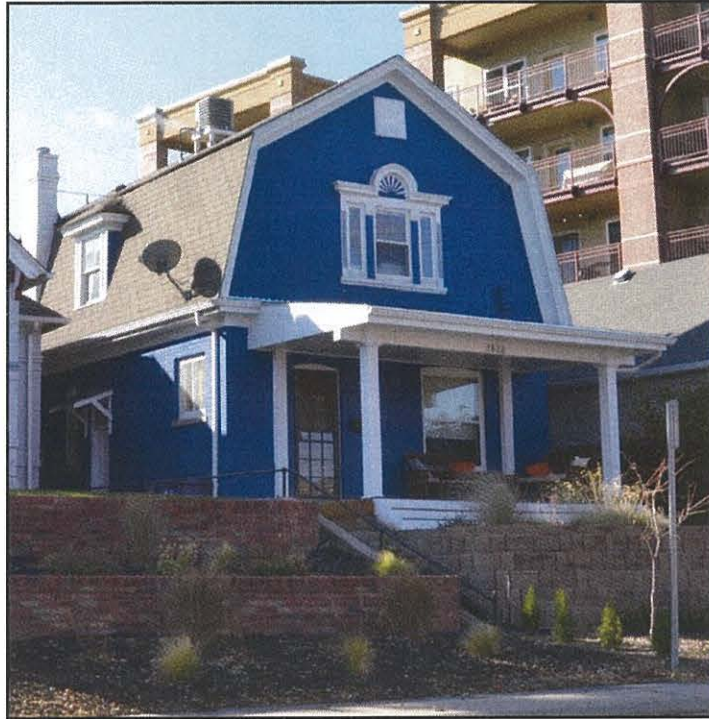


Looking northeast at 2623, 2617, and 2613 W. River Dr.

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Property in July 1894 (Source: DPL Digital Collections, X-18150)



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2620 West River Drive
3. **Date of Construction:** 1902 **Source:** Denver Building Permit #367

ARCHITECTURAL

4. **Architectural Style/Building Type:** Dutch Colonial Revival
5. **Primary Exterior Wall Material(s):** Brick, wood
6. **Primary Exterior Roof Material(s):** Asphalt shingles
7. **Key Architectural Features:** Rectangular plan, two stories, gambrel roof, Palladian window
8. **Construction History:** Constructed in 1902, cinder block garage built on rear of property in 1935, windows replaced
9. **Landscape or Special Setting Features:** Terraced landscaping with stone retaining walls, steps leading up to entrance from sidewalk
10. **Associated existing buildings, features, or objects:** Detached brick garage on rear of property

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. **Architect (if known):** Unknown **Source:** N/A
14. **Builder/Contractor (If known):** Zimmerman & Cansell **Source:** Denver Building Permit #367
15. **Original Owner:** Richard Waldschmidt **Source:** Denver Building Permit #367
16. **Original/Historic Uses:** Domestic: Multiple Dwelling
17. **Current Use:** Domestic: Single Dwelling
18. **Historic Building/Structure Name:** Waldschmidt-Lonskey Residence
19. **Owner Name and Address (If different from street address):** Christopher and Ashley Morgan
20. **Historical background:** The Denver Assessor lists the date of construction for the property as 1906; however, Denver Building Permit #367 was issued in 1902 for the construction of a one-story brick house measuring 22 feet by 33 feet for a cost of \$4,000. The house's footprint appears on the 1903-04 Sanborn Map and is depicted as a two-story building. It appears that the one-story brick house building permit from 1902 was supplanted by a 1906 two-story build. R. (Richard) Waldschmidt, who lived next door at 2614 W. River Dr. and owned Lots 19-21, was listed as the owner. Zimmerman & Cansell were listed as the builders, and it appears that they likely constructed a house that was identical to 2620 W. River Dr., as the footprint for the house on the west adjoining lot was the same. An undated historic photograph depicts 2620 W. River Dr. with a house next to it that has the same gambrel roofline, second story window opening, and setback. Zimmerman was also the builder of the brick foursquare at 2606 W. River Dr.

Richard and his wife, Mary, emigrated from Germany, and Richard worked as a shipping clerk and collector for the Zang Brewery. The property was advertised for sale in a 1908 newspaper as a "6-room modern brick...2 blocks west of Zang's brewery; walking distance" (*Denver Post*, February 23, 1908), but it appears that it did not sell at that time. In 1915, Richard died of pneumonia after a short illness. He was a veteran of the Franco-Prussian War and was buried with "full military pomp and ceremony" (*Rocky Mountain News*, March 29, 1915). After his death, Mary sold 2614 W. River Dr. In June of 1916, she then sold 2620 W. River Dr. and the third house (no longer extant) to Fred W. Strater. The property at 2620 W. River Dr. was quick to change hands when Edgar Cornish and Jane Harvey Izett acquired it the following year. None of those individuals were listed as residents, and it appears they rented it out to a switchman for the Denver & Rio Grande Railroad, several employees of the Colorado & Southern Railway, firemen, and a stenographer for the Denver and St. Louis Railroad. In 1918, the birth of a boy to Cephas Jones, whose address was listed as 2620 W. River Dr., was announced in the newspaper (*Rocky Mountain News*, November 10, 1918).

In 1920, Charles and Mary Lonskey, purchased the property. Charles was a foreman for the Denver & Rio Grande, and he may have died around 1947. In 1935, the Lonskeys built a cinder block garage measuring 14 feet by 18 feet for a cost of \$250 on the rear of the property. Mary was listed as a widow in the city directories following that year, and the resident of the house was listed as William McCenna, a warehouse foreman for the Denver & Rio Grande, from 1948 to 1968. Residents/owners that followed McCenna were John Bowser (mechanic), Donald Cardenas (painter for Denver Housing Authority), and Le Roy Apadaca (employee at Denver Hilton). The current owners purchased the property in 2014.

21. **References:** Denver County Assessor records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, *Rocky Mountain News*, *Denver Post*

22. **Attachments** ☒ Yes ☐ No

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Checked by:

Date:

Summary of Information Updated on Form:

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Camera facing southeast

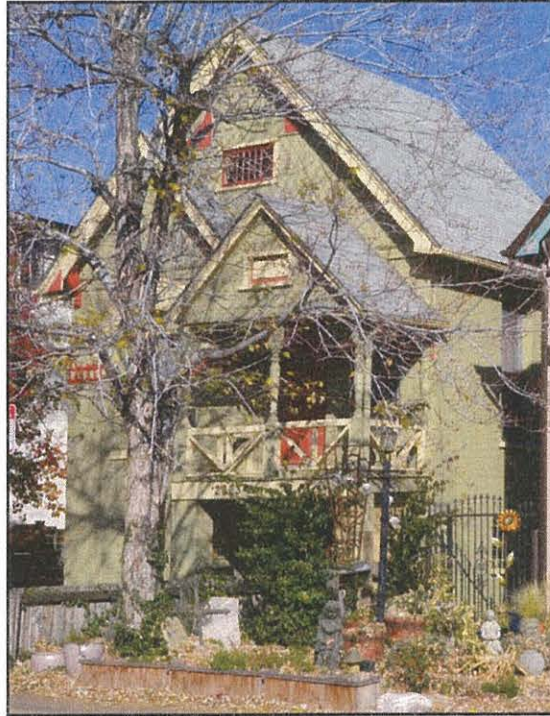


Looking west at garage on rear of property

CITY AND COUNTY OF DENVER - HISTORIC DISTRICT APPLICATION: INDIVIDUAL PROPERTY INVENTORY



Property and nearly identical house next door, before the 1950s (Source: District Steering Committee)



IDENTIFICATION

1. **District Name:** River Drive Historic District
2. **Building/Structure Street Address:** 2623 West River Drive
3. **Date of Construction:** c.1889 **Source:** Denver City Directories, Denver Assessor Records

ARCHITECTURAL

4. **Architectural Style/Building Type:** Queen Anne/Gable Front
5. **Primary Exterior Wall Material(s):** Brick
6. **Primary Exterior Roof Material(s):** Asphalt shingles
7. **Key Architectural Features:** Rectangular plan, two stories with subterranean front entrance to lower unit, arched window openings, patterned brick, decorative wood shingles on gables
8. **Construction History:** Constructed around 1889, one-story brick addition to the rear in 1917, later alterations to the south façade that altered the main entrance/access configuration
9. **Landscape or Special Setting Features:** Walkway to front entrances, subterranean front entrance
10. **Associated existing buildings, features, or objects:** None

RECORDING INFORMATION

11. **Date Form Completed:** December 2018
12. **Completed By:** Kristi H. Miniello

CONTRIBUTING STATUS (Check one only)

☒

CONTRIBUTING

☐

NONCONTRIBUTING

HISTORICAL

13. **Architect (if known):** Unknown **Source:** N/A
14. **Builder/Contractor (If known):** Unknown **Source:** N/A
15. **Original Owner:** John Petterson **Source:** Denver Assessor Records
16. **Original/Historic Uses:** Domestic: Single Dwelling
17. **Current Use:** Domestic: Single Dwelling
18. **Historic Building/Structure Name:** Petterson Residence
19. **Owner Name and Address (If different from street address):** Joseph Kennedy
20. **Historical background:** Previous research on the property conducted for Discover Denver, the Citywide building survey project, significantly contributed to the following history:

Building permits were not located for the construction of the house, which was likely built in 1888 or 1889, based on a newspaper advertisement listing it and the two neighboring homes for sale (*Rocky Mountain News*, March 4, 1889). The two nearby homes have nearly identical features and were likely built at the same time by the same builder. In 1889, Bernhard W. Muehlhausen, a clerk at the nearby Zang Brewery, was the first recorded occupant of the house. The original address for the property was 256 River Drive.

The earliest owner on record is John Petterson, a Swedish immigrant who came to the United States in 1855 as a young boy. Denver Assessor Records show that Petterson purchased the property in 1897, although city directories show him living here as early as 1891. John, an express messenger for the Denver & Rio Grande Railroad, lived here with his wife, Elizabeth, and their daughter, Calla. Sometime after Calla graduated from East High School around 1908, she contracted typhoid fever. She and her mother moved to Los Angeles in 1911 for her health, but John stayed in Denver. He began taking in boarders and kept one room for himself.

Unfortunately, John took his own life after coming home one night in August of 1912. The article about his death mentions that he lived at 2623 W. River Dr. for 23 years (*Denver Post*, August 26, 1912). The house passed to Elizabeth, who continued to rent it while she remained in California. Tenants included an inventor, a farmer, and two ladies that were employed by the Inland Box & Label Company. A permit for the addition of a one-story brick addition measuring 12 feet by 16 feet on the rear of the house was filed by the owner, Ida W. West; however, there is no record of her purchasing the property.

Joan and Albert Martin purchased the house in 1920 and sold it to Mary Jane and Frank Terrell in 1924. Frank, a teamster, was born in England in 1858 and emigrated to the United States in 1881. The couple lived in the house for many years, and Frank remained there after Mary Jane's death in 1937. The next long-term owners were Omar and Mabel Jones. The couple moved from Indianapolis, where Omar worked as a truck driver. In Denver, Omar worked as a guard at the Burns Detective Agency. The couple lived at the house into the 1970s. The current owners purchased the property in 2009.

21. **References:** Denver County Assessor Records, Denver Assessors Lot Indexes 1860-1917, Denver City Directories, Denver Householder Directories, Sanborn-Perris Map Co. Fire Insurance Maps, Federal Census Records, *Denver Post*, *Rocky Mountain News*

22. **Attachments** ☒ Yes ☐ No

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

Checked by:

Date:

Summary of Information Updated on Form:



Looking northeast at 2623, 2617, and 2613 W. River Dr.