

200 Block South Lincoln Street Historic District



An Application For Landmark District Designation

200 Block South Lincoln Street

Date: 16 February 2016

1. DISTRICT IDENTIFICATION

Boundaries of District

Includes nine properties on the west side, house numbers 201, 207, 209, 213, 223, 227, 233, 241, 243 and six properties on the east side, house numbers 214, 218, 224, 238, 242, 246 of the 200 Block of South Lincoln Street.

Legal Description:

A portion of the Re-Subdivision of Blocks 1, 2 & 3, and a portion of the Re-Subdivision of Blocks 10, 11 & 12, Gallup’s South Broadway Subdivision as originally recorded in Arapahoe County, located in the SE ¼ of Section 10, Township 4 South, Range 68 West of the 6th P. M., City and County of Denver, State of Colorado, more particularly described as follows:

All of Lots 27 through 38, Re-Subdivision of Blocks 1, 2 & 3, Gallup’s South Broadway Subdivision.

The South ½ of Lot 4 and All of Lots 5 through 12, and the North 3.5 feet of the West 60 feet and the North 5 feet of the East 60 feet of Lot 13, Re-Subdivision of Blocks 10, 11 & 12, Gallup’s South Broadway Subdivision.

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Historic Name of District:	None
Current Name of District:	None
Proposed Name of District:	200 Block South Lincoln Street Historic District
Historic Uses:	Residential
Present Uses:	Residential
Zone Districts:	U-TU-B2, UO-3

Explain how the boundaries were determined:

All of the 15 homes, within the historic district, are of Queen Anne architecture, including two cottage Queen Anne style houses, seven Queen Anne’s with turrets, and six high style Queen Anne residences. On the west side, the houses are likely the largest collection of William Lang Queen Anne style homes in a row, which still retain integrity. The homes on the east side represent a collection of high style Queen Anne houses that were built within the same few years as the homes on the west side, the period from 1889-1895. All of the houses were built shortly after the Broadway street car line began running from 18th Street to Alameda in 1889. This allowed for the residents moving into this new area of Denver to easily travel from their homes to downtown Denver and other commercial districts, which contributed to spurring development towards Denver’s southern border. The 200 block of South Lincoln Street is now a prominent location as a main artery into downtown Denver.

2. APPLICANT(S) AND PREPARER INFORMATION

Name: Anita Lynch (preparer and primary point of contact)

Address: 227 South Lincoln Street, Denver, CO 80209

Phone: 303-917-0967; 303-993-4656

Email: nlynch1@comcast.net

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

Name: Terry Gulliver

Address: 227 South Lincoln Street, Denver, CO 80209 **Phone:** 720-320-2410; 303-993-4656

Email: twgulliver0@gmail.com

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

Name: Gertrude Grant

Address: 242 South Lincoln Street, Denver, CO 80209

Phone:

303-514-9920; 303-744-3882

Email: gertiegrant@estreet.com

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

Application prepared by (if not listed above): n/a

Name:

Phone:

Address:

Email:

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

3. STATEMENT OF SIGNIFICANCE

Category 1. History: *To have historical significance, the district shall be 30 or more years old or have extraordinary importance to the historical development of Denver, and shall:*

a) Have direct association with the historical development of the city, state, or nation:

The time from 1890 to the Silver Crisis in 1893 was a period of intense growth within Colorado and specifically in the Denver area. There was competition between incorporating districts and developers around Denver, the street railway system expanded, and Denver businesses were growing. The City of Denver also began expanding its borders to increase tax revenue and eventually annexed the Town of South Denver. This area of South Lincoln is a reflection that growth and change. The period most significant for these houses are from construction in 1889 through the 1895, correlating with this early growth of Denver, founding of streets, the establishment of rail corridors, and incorporation into the City of Denver.

Phil Goodstein's book, *Denver Streets*, explains that developer Henry C. Brown became one of the first in Denver to plot an area parallel to the cardinal directions. This deviated from Denver's earliest diagonal grid that was plotted near the confluence of the Cherry Creek and South Platte River and ran parallel to the two streams. Since originally plotted, Lincoln Street has retained its name through various city-wide changes in street names; particularly an 1897 initiative to re-order them under the Maloney System, but originally the street was an avenue.

Construction on the residences of the 200 block of South Lincoln began when Alameda served as the City of Denver's southern boundary with the Town of South Denver. The six structures on the east side of Lincoln, and six of the nine structures on the west side of the Lincoln, were completed before South Denver was incorporated into Denver in December of 1892. As Denver rapidly expanded its boundaries to incorporate neighboring towns during its peak growth period from the 1870 to the 1890, the remaining three houses on the west side were built in 1895. Millie Van Wyke's book, *The Town of South Denver*, explains that the City of Denver needed to annex the Town of South Denver in order to add more taxable property. Additionally, Denver industries, such as the street railway and water companies were already serving the nearby towns, which also contributed to their incorporation into the City of Denver.

All of the houses were built shortly after the Broadway street car line began running from 18th Street south to Alameda in 1889. This expansion of the trolley system allowed new residents to easily travel from their homes to downtown Denver and other commercial districts. In *Denver's Street Railways, Volume 1: 1871-1900*, by Don Robertson and Morris Cafky, the book explains that improved streetcars were employed on this route to enhance the experience of the riders. Soon after the Broadway cable car line was completed, trolleys became the standard for Denver's street railway system. H.H. Wolcott, of Denver Tramway Company, proposed updating and expanding the Broadway line to Englewood. *Denver's Street Railways* explained that the Town of South Denver and Englewood then became more interconnected as it became possible for people to live further away from commercial districts and their places of employment. By the early 1890s, there were three different street railway companies with routes within walking distance of South Lincoln, the Denver Tramway Company, the Denver Circle Railroad, and the Metropolitan Railroad, which provided easy access to Denver and other surrounding areas and spurred the growth of development along South Lincoln.

Category 2. Architecture: *To have architectural importance, the structure or district shall have design quality and integrity and shall:*

a) Embody distinguishing characteristics of an architectural style or type:

The district contains an intact collection of 15 Queen Anne residences built between 1889 and 1895, a dominant style of architecture towards the end of Denver's peak 19th century growth period. On the west side of the block are eight homes designed by prominent Denver architect William Lang. One of the homes, 223 South Lincoln Street may also be a Lang designed home as it contains many of the same features as the other eight homes, but the records have not documented this. These 15 homes, which range from smaller cottages to high-style homes, are excellent examples of Queen Anne architecture. While the decorative elements vary for house to house, overall, they demonstrate classic Queen Anne style, including asymmetrical forms, steeply pitched roofs, often with front facing gable roofs, corner towers, wrap around porches, turned porch spindles, varying wall textures, verge board or bargeboard decoration, decorative chimneys, and gingerbread detailing and brackets. The Queen Anne style that is characterized by decorative embellishments and detailing is easily seen in the houses along the 200 block of South Lincoln Avenue.

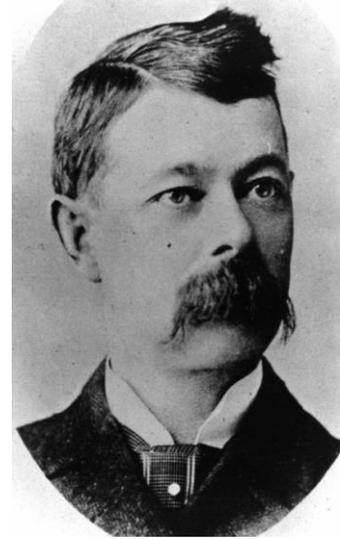
After the Silver Crisis of 1893 and the severe downturn in the economy, new construction in Denver slowed and architecture became less extravagant because of financial constraints, as some citizens believed that extravagant spending on homes contributed to the recession. The decrease in funding following the Panic of 1893 is embodied in the three Denver Square residences, located just south, and outside, of the district, which were built in 1906. These Denver Square style residences, which became a

common residential design that was affordable single-family and multi-family homes in Denver following Denver's peak growth period, are in contrast to the Queen Anne style homes in the district.

b) *Be a significant example of the work of a recognized architect or master builder:*

William Lang: (Photo: Resource 2, Brantigan)

William Lang designed eight houses on the west side of the 200 block of South Lincoln Street. A *Biography of William A. Lang*, by Charles O. Brantigan explains that there a number of buildings listed on the National Register of Historic Places that Lang designed on his own or in partnership with Marshall Pugh. Of the roughly 250 Denver buildings that Lang designed in Denver, the most well-known are the Molly Brown house and the Castle Marne mansions. Brantigan also explained that Lang saw a demand to design lower cost housing with the same "characteristically eclectic flair" as the mansions he designed. It was noted that he built townhouses in rows of five or so, proceeding from the simple to the more complex. The row of eight Lang houses, separated by one house with no record of the architect, on the block of 200 South Lincoln Street is likely the largest intact group of Lang homes remaining in Denver. (Resources 3, 4, 5 Brantigan)



The Lang homes on this block are not only a relatively large grouping of Lang homes, but they were also constructed towards the end of his life, as the architect entered a downward spiral that culminated in his death. Following the Silver Crisis, the market for elaborate homes disintegrated and William Lang was in serious financial trouble. Lang's biography explains that he had built so many homes that he had about \$200,000 worth of loans when the Panic of 1893 struck, he would quit claim on them to anyone willing to assume the loans. Lang continued to practice architecture and designed houses for wealthy individuals that were less affected by the Silver Crisis. (Resource 2, Brantigan).

Although Lang still had some success after the Silver Crisis, he never recovered from financial downfall. Brantigan's biography explains that "Lang was clearly not a manager," and his inability to recover was likely due to a falling out with his agent, Mattie Fox. Additionally, his wife, Delia, was bedfast and unable to advise William as she had in the past and had taken the lead as William suffered from mental breakdown. The final blow to William's career was his separation from his wife, which left William without his most important advisor who was also likely running his business. After the collapse of his business, financial downfall, and the separation from his wife, he was hit by a train August 21st 1897.

F H Perkins

F H Perkins was the architect and builder of 4 of the 6 houses on the east side of this district, all built in 1890 and was also the builder of 223 S. Lincoln on the west side, which was built in 1889. (Resource 8 Building Permits) After the silver crash of 1893, F H Perkins apparently left Denver and moved to California, before finally settling in Seattle. In southern California he designed buildings for Senator W A Clark. From 1903-1923, he practiced architecture in Seattle. Some of his Seattle work is in the Spanish Colonial Revival style reflects his California background. Perkins designed many commercial buildings, apartments, and houses throughout Seattle. Among his designs are the Forest Ridge Convent and School (1910), hotels in the International District and the Denny Regrade, and numerous apartment buildings on Capitol Hill and Queen Anne Style (resource www.seattle.gov/tour/historical/districts/id/id) and was a registered architect with offices in the Lumber Exchange Building. A number of his designs are

designated as Seattle Historical Sites by the Seattle Landmarks Perseveration Ordinances. (<http://web6.seattle.gov/DPD/HistoricalSite/QueryResult.aspx?ID=1510532656>)

Category 3. Geography: To have geographical importance, the structure of district shall:

- a) *Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city:*

Lincoln Street was a quieter two-way street in Denver when these homes were built. The street was laid out circa 1864 by Henry C Brown on 160 acres between Broadway and the alley between Grant and Logan, and from 11th and 20th Avenues. Brown deviated from the diagonal grid of downtown Denver, which was laid down parallel to Cherry Creek, and established the north-south, east-west grid favored by federal land policies. Brown's grid drew opposition, but he was able to obtain plat approval from the territorial legislature in 1868. Lincoln, Grant, and Sherman were streets named after Civil War heroes. Lincoln Street was originally an avenue contrary to the typical rule of north-south streets and east-west avenues. This district lies towards the southern edge of the Speer Neighborhood and the West Washington Park Neighborhood. The border of the two neighborhoods was originally the border between the City of Denver and the Town of South Denver.

South Lincoln Street is currently a main artery into downtown Denver and thousands of commuters now drive by these houses each day on their way to downtown Denver, making these buildings a high-traffic showcase of Denver's Queen Anne architecture. South Lincoln Street as a major route into downtown Denver is a splendid showcase of this large collection of turn of the century Denver architecture that retain an enormous amount of integrity.

4. Architectural Description

a. Location and Setting

The 200 Block South Lincoln Street Historic District is located in the southwest corner of the Speer Neighborhood, south of downtown Denver and Capitol Hill. It is considered to be a part of Speer Neighborhood as well as Baker Neighborhood. It is bordered on the South by Alameda Street, on the west by South Broadway, on the north by Cedar Street and on the east by East Sherman Street. South Lincoln Street is a one-way street, going north. The district is located one block east of south Broadway, and is a heavily traveled area by pedestrians as they pass the district on their way to restaurants and shops on Broadway. The homes are part of West Wash Park which is a vibrant neighborhood of thousands of older homes, including Queen Anne's, Denver Squares, and Classic Cottages. Other noteworthy neighborhood historic structures and districts in close proximity to this district are detailed below. (<http://www.denvergov.org/maps/map/historiclandmarks>)

Grant Avenue Community Center

Grant Avenue Church, located at 216 S. Grant Street, was constructed in 1908 and was listed on the Colorado State Register of Historic Places in 2001. Originally, this 30,000-sqaure-foot structure served as a place of worship for the Grant Avenue United Methodist Church, but in 2000 the Church donated the building and property to the community, creating the Grant Avenue Community Center & Sacred Place, Inc. Today, the Community Center is used by more than twenty local organizations and community groups, serving approximately 2,000 people each week. In the beautiful historic sanctuary, one can see magnificent original stained-glass windows and one of Colorado's finest historic pipe organs. The building is still used for weddings, as well as for weekly church services for the Grant Avenue United Methodist Church and Pathways Church. Over the past 100 years, this building has served as a focal point for local social, educational, health-related and spiritual gatherings, as well as a meeting space for state and national conferences.

Byers Junior High School

William and Elizabeth Byers owned the land at 150 S Pearl Street, site of Byers Junior High, from 1890 until they donated it to the Denver Public Schools in 1919. In approximately 120 years the property has only had two owners. Byers Junior High was constructed in 1921. It sat vacant for nearly a decade from around 2001 until 2013. When the Denver School of Science and Technology (DSST) announced its plans to open four new schools, neighbors jumped on the opportunity to promote a new Byers charter school, and extensive renovation began in 2013. This building is an individually designated Denver Historic Landmark.

Grant Historic District

This Historic District is two blocks east of South Lincoln Street Historic District and encompasses 13 homes as well as the Grant Avenue Methodist Church, constructed in 1908, which itself has been historically designated. The Grant Avenue Historic District also contains several Lang homes. This district is bordered on the north side by Maple Street and on the south side by Cedar Street. The 200 block of South Lincoln is bordered on the north by Cedar Street.

Baker Neighborhood Historic District

This Historic District is two blocks to the west of South Lincoln Street district and encompasses approximately 50 homes, which also includes several Lang homes. This district encompasses more worker and middle class housing from the late 19th to early 20th centuries.

South Broadway Christian Church

South Broadway Christian Church, built in 1891, is located at 23 Lincoln Street and is a Denver Historic Landmark largely because of its unique architectural design. The church was designed by Lang and Pugh. The style is Romanesque and is constructed of lighter tints of Castle Rock lava stone (rhyolite). Several of Lang's homes in Denver, including Marne Castle, were composed of this same stone. This church has the appearance of a medieval castle with a square tower and a crenellated turret. Again, the turret is one of Lang's signature architectural designs. (<http://www.southbroadway.org/history>)

b. Architectural Description Major Features

Queen Anne Style

According to the style guide on the Historic Denver website, Queen Anne style architecture first came to prominence in the US during the 1876 Philadelphia Centennial Exposition. It is believed the Watts-Sherman House (1874) in Rhode Island is the first example of the Queen Anne style in the United States. Architect H.H. Richardson was the architect who designed the Watts-Sherman House and Brantigan's *Biography of William Lang* explains that the Richardsonian style "characterized [Lang's] best work in Denver." Queen Anne architecture was one of the most popular styles of architecture in Denver from 1874 until its decline following the 1893 panic. The Historic Denver style guide explains that following the silver crash the style was seen by some Denverites as being representative of "the attitude of foolishness and exorbitance that" caused the 1893 panic and the style became much less common. (Resource 10)

All of the homes in this district embody many of the typical Queen Anne Style features including: corbelled paired chimneys, gabled roof, stained glass, eclecticism, asymmetry, contrast, and even excess. Roofs are steeply pitched and provided visual interest and variety. The high-style Queen Anne houses have elaborate staircases and some have the original stained glass windows.

Other Queen Anne attributes on these homes include: asymmetrical massing, dominant facing front gables, two-story, corner towers/turrets, wrap around porches, bas-relief details, dentil moldings, stained art glass, turned porch spindles, verge board or bargeboard decoration, decorative tall chimneys, gingerbread detailing and brackets, finials, dogtooth coursing and ornate front dormer windows. The Queen Anne cottages of 213 and 223 S Lincoln Street have the specific traits particular to this specific style: corbelled pair chimneys, variegated shingles, gable roofs, and plain trim around exterior front windows, decorative exterior woodwork, 1 to 1 1/2 story, and Stained Art Glass in 213 (not original). For additional information, please see the Individual Inventory Sheets.

c. Historical and Physical Integrity

In comparing the footprints from the Sanborn maps of 1904 and 1929 and current layouts, there has been very little altering of the facades. The lots are narrow and thus any additions have been those added onto the back of the building. In many of the buildings, the original “garage” or outbuilding was scraped and modern garages were added. These are not visible from the street view, so the buildings in general appear unaltered and all of the buildings still retain the Queen Anne integrity. None of the buildings has been “popped up” and all of the homes are in remarkably good condition, with several having been restored, retaining the façade and basic original structure. All homes were built within the period 1889-1895, with the majority designed and built by either William Lang (on the west side) or FH Perkins (on the east side).

One of the buildings, 213 South Lincoln, which was the first building constructed (1889), is a Queen Anne cottage and is less elaborate than the high style Queen Anne residences on the east side and lacks the turret of those on the west side. The Sanborn maps show an almost identical building to 213 which is no longer there (lot 33) and it is shown on an overlay of the 1929 Sanborn map to have burned down and is noted as “case 325060.” That lot is now part of 213 South Lincoln Street.

The setbacks of the buildings are consistent with one another and unchanged from the original structures. All of the homes in this district are the original structures and are over 120 years old. This area of Denver became depressed in the second half of the twentieth century and the interior of many of the residences were in need of repair and revamping. However, the exterior of the homes remain fairly unaltered and still retain the exterior features that are visually reflective of the architecture from the period of significance.

Due to extreme fires in early Denver history, the city passed laws requiring brick construction. The buildings in this district reflect the “no wood construction” prohibition. Most of the Lang buildings are of the original “brick” which was made of light-gray lavastone quarried from butte tops near Castle Rock used as the foundation. This lavastone is the same material used in the Castle Marne Mansion.

d. Method Used to Determine Structures as Contributing

- All 15 buildings in the district are contributing as evidenced by their Queen Anne style and were all built in the period of 1889-1895. Resources from the Denver Public Library Western History Sections, as noted in the Resources, were used to verify building permit dates, names of architects/builders, as well as Sanborn maps that showed the original footprints of the buildings.
- All structures in district were constructed and are visually reflective of the period of significance of the late 1800's.
- The structures are representative of Queen Anne architecture, reflecting all or the vast majority of stylistic features used in the period of significance.

- All structures front entrance(s) are oriented to the street and have a front setback compatible with the other structures.
- All structures retain their original exterior integrity, considering the seven aspects of integrity (location, design, setting, materials, workmanship, feeling and association as defined in the Denver Landmark Preservation Ordinance.)
- Although there are some alterations or additions, they are typically at the rear of the properties and are largely not visible.

5. History of the District and Its Association

a. History of the District and Its Associations

The development of the district began at about the same time as the Broadway street car line began running from 18th Street to Alameda in 1887. The street car line allowed the residents moving into this new area of Denver to easily travel from their homes to downtown Denver and contributed to development at Denver's southern border.

Shortly after the Broadway cable car line was completed, trolleys became the standard for Denver's street railway system. H.H. Wolcott, of Denver Tramway Company, proposed updating and expanding the Broadway line to Englewood. *Denver's Street Railways* detailed that on Christmas in 1889, the new Broadway Trolley made its maiden voyage and the City of Denver, the Town of South Denver, and Englewood became more interconnected than ever before increasing the value of these properties.

From 1890 until the Silver Crisis in 1893 there was a period of intense competition and expansion between emerging corporations in Denver. In these three years, most of the homes in this district were constructed and Denver's street railway system rapidly expanded. The 200 block of South Lincoln district was surrounded by three different street railways, the Denver Tramway Company, the Denver Circle Railroad, and the Metropolitan Railroad, making the district a quiet residential area with easy access to Denver and surrounding areas. As Denver businesses expanded, the City of Denver was also expanding as a means of increasing tax revenue by incorporating surrounding towns, such as South Denver.

Another industry in Denver that was very competitive at this time was the water industry. In Jerome Smiley's book, *History of Denver*, he explains that in Denver's early history, it was common practice for wells to be dug to support surrounding communities. In 1886, nine miles above Denver, galleries were dug under the Cherry Creek by Domestic Water Company that supplied filtered water to the city. In 1889 another conduit was dug under the South Platte River twenty-two miles above the city that used gravity to deliver water to the city by the Citizens Water Company. Since new water collection and delivery systems were built shortly before the structures in this district were constructed, there was no need to dig wells to supply the residents with water. On the Colorado Division of Water Resources website in the GIS and Maps section, there is a map that shows all of the known wells that have been dug and there are no wells near this district because of the improved water system in Denver at the time. This likely made this a more desirable area to build homes.

Platting and Development

Records show that Blocks 1 to 3, 10 to 16, 25 to 32, 41-44, Gallop South Broadway, later called Gallup South Broadway Subdivision, were first deeded on March 10, 1866 from the United States to Orloff Overbaugh. In 1864, Orloff deeded parts to Elizabeth M. and William N. Byers which included this district. (Resource #16 The Title Guaranty Company).

"In 1859 Byers moved to Denver to take advantage of recent gold strikes in the area. Taking the printing presses of the defunct *Bellevue Gazette* by oxcart, he and J. H. Kellom were the authors of a handbook to the gold fields, published that year. Robert W. Furnas, in 1859 associated with the *Nebraska Advertiser*, later recalled that Byers had bought the equipment of the defunct and had it taken by ox team to Denver, then in western Kansas Territory, where he used it in the publication of the *Rocky Mountain News*. *The Rocky Mountain News* was the first newspaper printed in Colorado; it continued publication until 2009.

Upon moving to Denver he built and lived in several mansions, including the one now known as the Byers-Evans House. The Byers-Evans House is now a museum, and is located next to the Denver Art Museum in downtown Denver. Around 1889 Byers and his wife relocated outside of the City of Denver into the community known as "South Denver," which was organized as a "dry" community. They lived in a mansion on a large tract of land between Washington and Pearl streets; many historical sources list 171 Washington as the address of their home.

The original owner of seven of the Lang homes was WB Merrill. The 1890 business directory listed his partner for that year as Wolcott. (Reference 2, Denver Library). Together, they were the original owners of the eight Lang homes on this block. The business directory and the building permits do not specify which Wolcott was involved in building the homes, but the Wolcott's were a prominent family in the Denver region and it may have been H.H. Wolcott who worked for the Denver Tramway Company or a relative of H.H. who built these homes in this prime location a block away from Denver Tramways Companies street railway and the homes were shortly after located at the center of Denver after South Denver was annexed.

b. Period of Significance

The 15 houses to be included in this historic district were built in a six year period between 1889 and 1895. The period of significance for this district begins shortly after the construction of the first structures in 1889 and extends to and includes 1895. The homes in this district are fine examples of the homes that were built during Denver's building boom period that ended with the Silver Crisis in 1893. The homes also demonstrate how development of homes directly correlated with the construction of street railways as explained in 5a.

6. Resources

1. Assessor's Records: <http://www.denver.gov/assessor/TheRealPropertySection/AlternativeSearch>
2. Brantigan, Charles O., "Biography of William A. Lang: Version 2.0," Evolving Research Document, 2007.
3. Brantigan, Charles O. (Editor), *The Denver Building Permits File, Volume II: The Denver Building Permits File, 1989-1095*, Copyright 1998.
4. Brantigan, Charles O. (Editor), *The Denver Building Permits File, Volume V: Building Announcements in Periodicals Before 1908 Indexed by Name*, Copyright July 2000.
5. Brantigan, Charles O. (Editor), *The Denver Building Permits File, Volume VI: Building Announcements in Periodicals Before 1908 Indexed by Year, Month, Day, Publication; Indexed by Street Fronted On; Indexed by Legal Description*, Copyright July 2000.
6. Denver City Directory 1890, Denver Public Library
7. Denver Library: web site History.denverlibrary.org ; Mile High History: Building History Tutorial
8. Denver Building Permits

9. Goodstein, Phil H., *Denver Streets: Names, Number, Location, Logic*. Denver, New Social Publications, 1994.
10. Historic Denver, "Guide to the Architectural Styles of Denver." Accessed July 27, 2013. <http://www.historicdenver.org/resources/style-guide/>
11. Norgren, Barbara, Dianna Litvak, and Dawn Bunyak, "West Washington Park Neighborhood: Reconnaissance Survey and History Report," Denver, West Washington Park Neighborhood Association, April 2002.
12. Robertson, Don, and Morris Cafky, *Denver's Street Railways, Vol. 1: 1871- 1900: Not an Automobile in Sight*. Denver: Sundance Publications Ltd., 1999.
13. Sanborn Maps. 1909; 1929
14. Smiley, Jerome C., *History of Denver*. Denver: Old Americana Publishing Company, 1901.
15. Stone, W.F. (1918) *History of Colorado*. S. J. Clarke Publishers. p 499
16. The Title Guaranty Company: *Abstract Title to Lot 32, Resubdivision of Block 1,2 and 3 Gallup's South Broadway Subdivision*
17. Van Wyke, Millie, *The Town of South Denver: Its People, Neighborhoods and Events Since 1858*. Boulder, Pruett Publishing Company, 1991.
18. http://en.wikipedia.org/wiki/History_of_Denver
19. <http://www.southbroadway.org/history>

7. Public Outreach

Log of Outreach to Neighbors for Historic Designation

March 23, 2015: Created letter of invitation for meeting for April 11 from 10 am – 12 noon and mailed to all owners of prospective homes.

Received notice from Todd and Ryan (238), Nick (207), unable to attend but will make contact with John Olson (Historic Denver) for more info if needed.

Received notice from Carolyn and Eric (224) they are interested in getting info and will attend.

Received notice from Karen Hinkel (209 and 243) she is out of town but Tony Hinkel will attend. They are supportive.

Received notice from Keri (214) that she will attend and Daniel is a maybe. She is supportive of designation.

April 8, 2015: called Pat and Peggy (241) to remind them of meeting.

Sent e-mail to Simone to remind her. We had conversations previously.

Sent e-mail to Elisabeth to remind her. We had also had conversation and she was very interested.

Never heard from: Chelsea (233), David (218), Stacey (213).

April 11, 2015- Met with John Olson, Historic Denver, who gave a handout of general information and frequent questions which were distributed to all present.

April 15, 2015- Sent to those not present: (1) a copy of the Information Sheet that John Olson handed out at the meeting (2) a copy of meeting summary (3) a cover letter and (3) a sheet to sign and return

indicating support or non-support. Included information on Mr. Olson's contact and encouraged contacting him for questions. Packets were sent to: Chelsea Wyatt (233); Elisabeth Wright (201); Karen Hinkel (owner of rental at 243); Nick Amrhein (owner of rental at 207); Stacey Ohlsson (owner of rental at 213); David Sloan (218); Todd Hartzo and Ryan Sotirakis (238).

April 28, 2015.- Received all **fifteen** statement of support/non-support from owners of proposed buildings. Fourteen were "in support"; one was not in support. John Olson, Historic Denver has made previous attempts to meet with the owner at 233 to discuss any concerns and to provide information and the owner has stated she is not in favor of here home being included.

June 12, 2015: Note: the home at 213 South Lincoln was purchased by the 213 South Lincoln LLC which is strongly in favor of historic preservation for this block.

October 10, 2015: Sent by mail, letter of invitation for meeting with Kara Hahn and Barbara Stocklin-Steeley, Landmark Preservation, for November 4, 2015 at 6:30 at the home of Carolyn Alden and Eric Bennett and mailed to all owners of prospective homes.

Received RSVP from the following: will attend: Todd and Ryan (238), Nita Lynch and Terry Gulliver (227); Carolyn and Eric (224); Karen and Tony Hinkel (209 and 243); Kerri-Anne and Daniel (214); Doris Burd (246); Simone (223); 213 South Lincoln, LLC; Chelsea the owner of 233 is unable to attend but Justin who lives there will attend in her stead.

Gertie (246 and 242) unable to attend.

No response from: Pat and Peggy (241); Nick (207), Elisabeth (201); David (218).

October 27, 2015- sent an e-mail reminder to all homeowners of the meeting for November 4, 2015.

November 4, 2015- Homeowners met with Kara Hahn and Barbara Stockton-Steeley. They presented detailed handouts, links to relevant web sites and the ***Denver Guidelines for Denver Landmark Structures and Districts (August 8, 2014)***, a 200 plus page booklet of all information relevant to our application and district designation and design. They answered questions and concerns that participants had. The owner of the home who is opposed (233 South Lincoln Street) was out of town but her representative, Justin, stated they are still opposed to the district designation.

November 6, 2015- Sent a letter to all homeowners who were not present with a summary of the meeting and included a form to fill out and sign which indicated if they are in favor of or opposed to the District Designation as discussed.

Received forms back from all 15 homeowners, with 14 signing in favor of Historic Designation and the owner of 233 South Lincoln opposed.

January 26 , 2016- Sent an e-mail to all homeowners of the scheduled Public Hearing for March 15, 2015 at 1 pm.

February 2, 2016- Sent a letter to all homeowners (including to the new address for the owner of 233 South Lincoln since she moved and did provide me their new address). Information included:

"The Public Hearing will be held on **March 15, 2016** at the Wellington Webb Municipal Building, 201 West Colfax Avenue, Denver, CO 80202. The hearing begins at 1:00 pm but we have been informed that

there are a few other hearings prior to ours, so ours might not begin until maybe 1:30 pm. It is still recommended to arrive at 1:00 pm to sign in. You will also receive a paper to fill out if you wish to speak. The time limit for public comments is 3 minutes per person. Please allow several hours on your schedule for the hearing. “..

“After the public comments, the hearing will be closed and the Landmark Preservation Commission will discuss and vote on whether or not to forward this to City Council for a vote. There are a few other steps along the way and this will be detailed in the communication from The Landmark Preservation Staff.

The other date that is important to have on your calendar is **May 16, 2016 at 6 PM**. This is the City Council Public Hearing and the time that the City Council will vote on the final action for our application for Historic Designation.

If you have any questions please contact:

Kara Hahn | Senior Planner-Landmark Preservation
Community Planning & Development | Planning Services
City and County of Denver
720.865.2919 Phone | kara.hahn@denvergov.org “

Conclusion of Outreach:

All homeowners have been provided with accurate and detailed information on Historic Designation and were given ample time and opportunity to become fully informed on Historic District Designation process, restrictions and benefits.

8. Individual Inventory Sheets

EXHIBITS

Exhibit A: *Map of the proposed district boundaries*

Exhibit B: *List of proposed houses and owners*

Exhibit C: *Signatures of Homeowners East Side*

Exhibit D: *Signatures of Homeowners West Side*

Exhibit E.: *Denver Building Permit Files*

Exhibit F.: *Sanborn Maps*

Exhibit G: *Recommendation of West Washington Park Neighborhood Association Study*

Exhibit H: *227 S. Lincoln St. Designating Ordinance for Historic Preservation*

Exhibit I: *Mayors Design Award 2016 for 227 South Lincoln Street*

Exhibit J: *Letters of Support*

Historic District Nomination

Inventory Sheet



Date of Photo: 2015 Contributing? Yes

Address: 214 South Lincoln Street Year Built: 1890

Style: High Style Queen Anne Original Building Name: n/a

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

Architect unknown DLM#: _____

Builder: unknown Nat'l Register Hist Places: _____

Other buildings in view 208 S. Lincoln Street to the left (north); 218 S. Lincoln St. to the right (south)

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

Significant Modifications: It was restored & remodeled down to the studs in 2003/2004. New walls, floors, electrical, HVAC, plumbing system & roof from that renovation. A front porch was added in 2014 and there is a modern garage at the back of the house which opens onto the alley. Finishes include Venetian plaster, original and renovated stained glass, antique light fixtures & extensive recessed lighting. Original woodwork and hand carved trim are retained and restored. There are 10 ft ceilings on main floor and 9 ft. ceilings on other levels.

Design Features: This 2 ½ story Queen Anne has gingerbread decoration, asymmetrical massing, dominant front facing gable, bay window, porch, a tall chimney, and brackets. This was historically a single family home.

Historic District Nomination Inventory Sheet



Date of Photo: March 2014 **Contributing?** YES

Address: 218 S. Lincoln Street **Year Built:** 1891

Style: Queen Anne **Original Building Name:** n/a

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

Architect: FH Perkins **DLM#:** n/a

Builder: FH Perkins **Nat'l Register Hist Places:** n/a

Other buildings in view: Building on the left (north side) is 214 S. Lincoln Street, Building on right (south side) is 224 S. Lincoln Street.

Comments: The original owner was JM Ermerius.

Significant Modifications: The 1904 Sanborn map shows a porch on the front, a small rear porch, and a shared outbuilding with 214 S Lincoln. The 1929 Sandborn map shows an addition to the outbuilding, which was not present in the 1904 map. A newer porch and gable were added at some point in time. There have been minimal other alterations to the building. There is a newer two-car garage that opens to the back alley. This is a single family home.

Design Features: This 2 ½ -story Queen Anne residence was constructed to be a single family house. The house features gingerbread decoration, asymmetrical massing, dominant front facing gable, a bay window, front porch, a tall chimney, brackets, and finial, all typical Queen Anne features.

Historic District Nomination

Inventory Sheet



Date of Photo: March 2014 Contributing? Yes

Address: 224 S. Lincoln Street Year Built: 1891

Style: Queen Anne Victorian Original Building Name: _____

Direction of Façade: West Current Building Name: _____

Architect: FH Perkins DLM#: _____

Builder: FH Perkins Nat'l Register Hist Places: _____

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

Significant Modifications: The 1904 Sanborn map shows a wraparound porch, a rear porch, and a shared outbuilding with 238 S Lincoln Street. There have been no significant modifications to this house apart from adding a detached garage.

Design Features: This is one of the only homes on the block that has never been divided into multiple units or used as a boarding home, and it retains almost all of the original woodwork, cast iron radiators and fireplace mantels with original tile work in both front and rear parlors, as well as the functional "servants staircase" in the back of the house off the kitchen. This two-and-a-half-story, high style Queen Anne has gingerbread decoration, asymmetrical massing, a dominant front facing gable, bay window, wraparound porch, a tall chimney, brackets, finial, art glass, turned ornamental spindles, and verge board.

Historic District Nomination

Inventory Sheet



Date of Photo: 2014 **Contributing?** Yes

Address: 242 South Lincoln Street **Year Built:** 1891

Style: Queen Anne **Original Building Name:** n/a

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

Architect: FH Perkins **DLM#:** _____

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

Other buildings in view: n/a

Comments: n/a

Significant Modifications:

The 1904 Sanborn map shows a large wraparound porch on the front and a small rear porch. The 1929 Sanborn map shows a small out-building in the back which was not present in the 1904 map. After WWII this house was divided into a boarding house with a front hall closet bathroom and a shower enclosure in the front hall. A large demi-lune stained glass window in the stairwell was destroyed when an attic fire was extinguished.

Two years after the current owner purchased the house in 1977, a rear 2 ½ story addition, not visible from the street, was added including an expanded 1st floor kitchen with rear deck and an apartment on the second and third floors with a separate rear entrance. The footprint and façade of the front and sides were not altered, wooden storm windows were added and the front porch was restored. The original oak and manually grained pine wood work on the first floor remains in the front four rooms including sliding doors between the front and rear parlors. An inconspicuous cut out in the stairway woodwork is a reminder of the former front hall shower.

Design Features:

This house has an almost identical floor plan and façade to that of 224 S. Lincoln. The high style Queen Anne has gingerbread decoration, asymmetrical massing, dominant front facing gable, wraparound porch, bay window, art glass, turned spindles, verge board, tall chimney and brackets.

Historic District Nomination Inventory Sheet



Date of Photo: 2014 **Contributing?** Yes

Address: 246 South Lincoln Street **Year Built:** 1891

Style: Queen Anne **Original Building Name:** n/a

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

Architect: Frank A Smith **DLM#:** _____

Builder: Frank A. Smith for Sophie Schlumph, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: n/a

Comments: n/a

Significant Modifications:

The 1904 Sanborn map shows a small front porch, a small rear porch, and a small outbuilding. The 1929 Sanborn map shows a large out-building in the back, which was not present in the 1904 map. The garage with small storage shed still stands and was there in 1979 when the property was bought by the next-door neighbors, who still own it. The rear porch including a second story porch collapsed in the mid 1980's and was replaced with a simple back deck with second story porch. The original front porch has been restored with brick walls and flag stone steps and capstone. The house was divided into two units before 1977. In the mid-1980's the current owners eliminated the enclosed "servants staircase" and enlarged and upgraded the kitchens on both floors.

Design Features:

The two-story Queen Anne features gingerbread decoration, with somewhat asymmetrical massing, a dominant front facing gable, a porch, turned spindles and verge board. Inside, the front hallway has the original stain glass window, original staircase banister and pressed paperboard in the front hall staircase. The first floor living room has the original stained glass window and fireplace.

Historic District Nomination Inventory Sheet



Date of Photo: Summer 2014 **Contributing?** Yes

Address: 201 South Lincoln Street **Year Built:** 1890

Style: Queen Anne **Original Building Name:** n/a

Direction of Façade: East **Current Building Name:** n/a

Architect: William Lang and Marshall Pugh **DLM#:** _____

Builder: Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: 207 S. Lincoln to the south (left)

Comments: n/a

Significant Modifications:

The 1904 Sanborn map shows a porch on the front and a small extension on the back of the house. The 1929 Sanborn map shows another small side and rear addition, which were not present in the 1904 map. A new composition roof was added and there have been minimal other alterations to the building. The inside of the house was updated yet still retained the façade features.

Design Features:

The 1890 single-family two-story corner house at 201 South Lincoln features a corner turret, front porch, turned spindles, dormer window, textured surfaces, and a brick chimney. William Lang with his partner Marshall Pugh designed this Queen Anne home that was built by Schamuel and Wolcott. The original owner was WB Merrill.

Historic District Nomination

Inventory Sheet



Date of Photo: 2014 **Contributing?** Yes

Address: 207 South Lincoln Street **Year Built:** 1891

Style: Queen Anne **Original Building Name:** n/a

Direction of Façade: East **Current Building Name:** n/a

Architect: William Lang and Marshall Pugh **DLM#:**

Builder: Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: n/a

Comments: n/a

Significant Modifications:

The Sanborn map of 1904 shows a porch on the front, a small extension on the back of the house, and a small outbuilding. The 1929 Sanborn map shows an additional outbuilding in the back which were not present in the 1904 map. There have been minimal other alterations to the building.

Design Features:

This two-story Queen Anne structure still reflects the original style on the interior and exterior of the house. The home has a corner turret, front porch, turned spindles, and a brick chimney. At an unknown time, stucco was added.

Historic District Nomination Inventory Sheet



Date of Photo: July, 2015 **Contributing?** Yes

Address: 209 South Lincoln Street **Year Built:** 1891

Style: Queen Anne **Original Building Name:** n/a

Direction of Façade: East **Current Building Name:** n/a

Architect: William Lang and Marshall Pugh **DLM#:** _____

Builder: Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: 213 S. Lincoln to the South (left)

Comments: n/a

Significant Modifications:

The 1904 Sanborn map shows a porch on the front, a small extension on the back of the house, and two small outbuildings. The 1929 Sanborn map shows another outbuildings, which was not present in the 1904 map. A new roof was added as well as a porch gable. There have been minimal other alterations to the building.

Design Features:

The single-family Queen Anne style residence has a conical corner turret, bas-relief, front porch, turned spindles and brick chimney. There is some fish scale trim above front window.

Historic District Nomination

Inventory Sheet



Date of Photo: April, 2015 **Contributing?** Yes

Address: 213 South Lincoln Street **Year Built:** 1889

Style: Queen Anne Farmhouse **Original Building Name:** n/a

Direction of Façade: East **Current Building Name:** n/a

Architect: William Lang **DLM#:** _____

Builder: Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: 209 South Lincoln on the right (north side)

Comments: n/a

Significant Modifications:

The Sanborn map of 1904 shows a porch on the front and a small extension on the back of the house and two small outbuildings. The 1929 Sanborn map shows one small outbuilding in the back. A newer composition roof was added about 12 years ago on the original roof line. There has been very little structural change to this building.

Design Features: This one and a half story brick Queen Anne was designed by William Lang and was the first to be built in this district of the sixteen Queen Annes on this block. Public records date the house as being constructed in 1886, but the building permit is dated 1889. This house is a Queen Anne cottage, which has the

basic form and simplicity of the Vernacular Farmhouse, but with the addition of Queen Anne exterior elements. Typically 1 1/2-stories, this style uses Queen Anne ornamentation in an understated and less complex manner. Decorative woodwork is not as elaborate and used less frequently, but includes eyebrow arches over doors and windows. This house has a corbelled main chimney, a gable roof with decorative barge boards and a small dormer. The house now sits on a double lot as there was originally a house on lot 217. The Sanborn maps show an almost identical building to 213 which is no longer there (lot 33) and it is shown on an overlay of the 1929 Sanborn map to have burned down and is noted as "case 325060." That lot is now part of 213 South Lincoln Street. The builder of the single-family home is unknown but the original owner was Schamuel and Wolcott who built the other Lang homes on the block, so they likely constructed this home as well.

Historic District Nomination

Inventory Sheet



Date of Photo: 2015 **Contributing?** Yes

Address: 223 South Lincoln Street **Year Built:** 1890

Style: Queen Anne Cottage **Original Building Name:** n/a

Direction of Façade: East **Current Building Name:** n/a

Architect: Unknown but likely William Lang **DLM#:** _____

Builder: FH Perkins for EW Waybright, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: n/a

Comments: n/a

Significant Modifications:

The Sanborn map of 1904 shows a small front porch. This building has had very few structural alterations or additions. It was subdivided into apartments at one time and is currently a two-unit building with one unit with a kitchen, living area, bedrooms and baths upstairs and a kitchen, living area, bedrooms and bath downstairs. There is a small wooden porch on the back of the house with stairs to the outside. There was a small garage on

the back of the house made of stucco which was not present in the 1904 Sandborn maps but is present in the 1929 maps. This was torn down in 2015 due to safety issues.

Design Features: This single-family home has an unknown architect. It is the only Queen Anne on the west side of the street that cannot be verified as being designed by William Lang. The builder of the home was FH Perkins, according to 1889 permit records. This two-story cottage Queen Anne has corbelled pair chimneys, variegated shingles, a gable roof, decorative woodwork, and is plain around the windows. The original owner of this home was EW Waybright.

Historic District Nomination

Inventory Sheet



Date of Photo: December 2013 **Contributing?** Yes

Address: 227 South Lincoln Street **Year Built:** 1890

Style: Queen Anne **Original Building Name:** n/A

Direction of Façade: East **Current Building Name:** Gulliver/Lynch House

Architect: William Lang and his partner Marshall Pugh **DLM#:** _____

Builder: Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: building on the left (south side) is 233 South Lincoln Street; building on the right side is 223 South Lincoln (north side)

Comments: This home received *Denver Historical Landmark* designation in September, 2014. It was also featured in the West Washington Park Tour of homes in 2012 and was awarded the *Mayor's Design Award 2015* in the category of "This Is Home."

Significant Modifications: When the house was divided into two rental units in the 1950's (dates estimated based on building materials that were discovered during a 2010 renovation), the bathroom on the 2nd

floor toward the rear of the house was expanded as well as a hallway that extended toward the back to a 2nd story porch. Below the porch, a single bedroom had been added to the main floor in the 1950's. The original home had 4 bedrooms, all on the second story. This home was saved from foreclosure in 2010 by Mike Brownson and was renovated as a single family home. In the 2010 renovation, the rear of the house was extended, incorporating the lower bathroom, rear entry and closet and the master suite above. Also added was a front porch cover (none existed previously, although the 1909 Sandborn map shows a small porch)) and a small dormer roof above the window that is above the front porch. During the reconstruction, all windows were replaced with new energy efficient double hung windows that matched the size and shape of the original. Most of the original room layouts remained the same during the renovation in 2010. The only changes to room layouts for the existing structure were addition of an upper bathroom and closet, and moving the lower bathroom from the present pantry location to the new structure in the rear of the house (now a half bath.), which are not visible from the front façade. A new roof was added during the renovation, keeping the same roofline as in the original home. Decorative elements were added to the front of the house at this time as none existed in 2008 other than some horizontal moldings in the upper part of the turret. A new garage was added as well. The turret (both first and second floors) which was one of Lang's trademarks, is retained on the front façade as are the side gables on the north side room. There are no plans to alter the exterior of the home.

Design Features: This single-family residence features the original Lang staircase and a light open interior that is often not associated with Victorian style homes. It is a two-story building, with a two-story side bay, a conical corner turret, a front facing gable, turned spindles, brackets, classical ornament, brick chimney, and under many layers of paint, a slate fireplace was recovered with the original etched design. It embodies many features of the Queen Anne style.

Historic District Nomination Inventory Sheet



Date of Photo: 2014 **Contributing?** Yes

Address: 233 South Lincoln Street **Year Built:** 1895

Style: Queen Anne **Original Building Name:** n/a

Direction of Façade: East **Current Building Name:** n/a

Architect: William Lang **DLM#:** _____

Builder: Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: n/a

Comments: n/a

Significant Modifications:

The Sanborn map of 1904 shows a small front porch; a new porch has been added or extended, with an upstairs landing and a wood porch railing on the top level. There is an extended room on the back of the house (single story) as well as a patio and a two-car garage, none of which is visible from the front of the house. A new roof has also been added at some point, keeping the same original roof line. Most of the original room layouts remained the same. The turret (both first and second floors) which was one of Lang's trademarks, is retained on the front façade as are the side gables on the north side room.

Design Features: This single-family home was built after the Silver Crisis in 1895 and was designed by William Lang with his partner Marshall Pugh, constructed by Schamuel and Wolcott, and was originally owned by WB Merrill. It is less complex than some of the other Lang homes in this district, which might have been the result of less funding for ornate designs on buildings. It contains a corner turret, front facing gable, brick chimney, front porch, and turned spindles.

Historic District Nomination Inventory Sheet



Date of Photo: 2014 **Contributing?** yes

Address: 241 S. Lincoln St **Year Built:** 1895

Style: Queen Anne **Original Building Name:** n/a

Direction of Façade: East **Current Building Name:** n/a

Architect: William Lang and Marshall Pugh **DLM#:** _____

Builder: Schamuel and Wolcott **Nat'l Register Hist Places:** n/a

Other buildings in view 233 S. Lincoln Street (north side to the right)

Comments: Built after the Silver Crisis of 1893 ; originally owned by WB Merrill

Significant Modifications: Stucco added to the outside façade and has undergone a complete redesign of the kitchen and upstairs bathroom; porch and gable over the porch were added; older garage in back that opens onto the alley.

Design Features: This single family house features the original Lang staircase and a light open interior that is not often associated with Victorian style homes. It is a two-story building, with a two-story bay, two-story corner turrets, front facing gable, brick chimney, front porch, and turned spindles, embodying many features of the Queen Anne style.

Historic District Nomination Inventory Sheet



Date of Photo: 2014 **Contributing?** Yes

Address: 243 South Lincoln Street **Year Built:** 1895

Style: Queen Anne **Original Building Name:** n/a

Direction of Façade: East **Current Building Name:** n/a

Architect: William Lang and Marshall Pugh **DLM#:** _____

Builder: Schamuel and Wolcott for WB Merrill, the original owner. Nat'l Register Hist Places: N/A

Other buildings in view: North side is 241 South Lincoln Street (to the right); South side is a Denver Square duplex not included in the Historic District

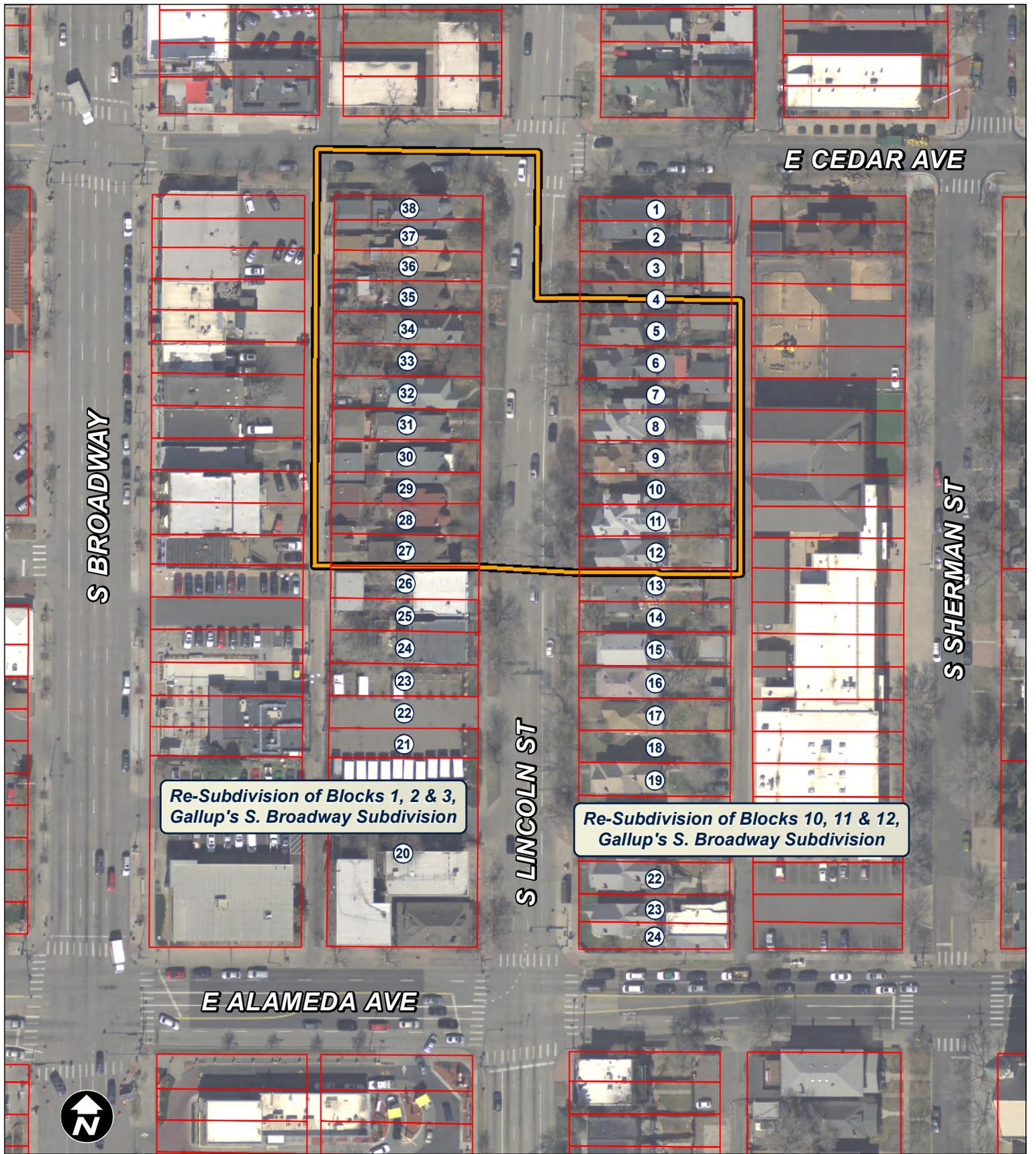
Comments: n/a

Significant Modifications:

The 1904 Sanborn map shows a small front porch, a small extension on the back of the house, and an outbuilding. The 1929 Sanborn map shows a small rear addition, which was not present in the 1904 map. This carriage house is currently a living space. Stucco has been added to the outside. The main house was converted to a duplex, with one unit upstairs and one unit downstairs. There have been minimal other alterations to the building.

Design Features:

The Eclectic Queen Anne house contain a conical corner turret, steep gable, brick chimney, front porch, and turned spindles. The dormer front window displays decorative shingles.



Re-Subdivision of Blocks 1, 2 & 3,
Gallup's S. Broadway Subdivision

Re-Subdivision of Blocks 10, 11 & 12,
Gallup's S. Broadway Subdivision

Proposed South Lincoln Street Historic District

 **Proposed District Boundary**

See attached legal description

Exhibit B: List of Proposed Houses and Owners

The 200 South block of Lincoln Street is an historic district, due to its significant examples of recognized architects or builders history, design quality and integrity and embodiment of architectural style or types architecture and importance to the historic development of Denver and is worthy of preservation

Summary description of houses on 200 S block of Lincoln St

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

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

Exhibit C: Signatures of Home Owners East Side of Lincoln

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Daniel Horton and Kari-Anne Samuelson

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

214 S. Lincoln Street Denver CO 80209. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 214 S. Lincoln Street Denver CO 80209 as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

Kari-Anne Samuelson

Date: 11-13-2015

DH

Date: 11-13-15

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) David Sloan

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 218 S Lincoln St. I/We am/are the **Owner(s)** of this property.

DS I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 218 S Lincoln St as one of the houses included in this district designation.

_____ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

Date: 12/27/15

Date: _____

Historic District Designation

200 Block South Lincoln Street

To Whom It May Concern:

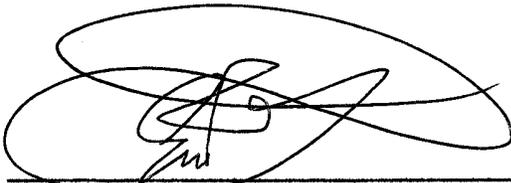
I, We (print name(s)) p Eric Bennett

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 224 S. Lincoln Street, Denver CO 80209. I/We am/are the Owner(s) of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 224 S Lincoln Street, Denver CO 80209 as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:



Date: 11/7/2015

Date: _____

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) RYAN SOTIRAKIS & TODD HARTZO

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

238 SOUTH LINCOLN STREET. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 238 S. LINCOLN ST. as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

[Signature]

Date: 11/9/15

[Signature]

Date: 11/9/15

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, ~~we~~ (print name(s)) Gertrude Grant

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 242 S. Lincoln St, Denver CO 80209. I/We am/are the Owner(s) of this property.

I/~~we~~ am/~~are~~ in favor of the proposal and support this Historic District Designation and support my/our house at 242 S. Lincoln St as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

Gertrude Grant

Date: November 9, 2015

Date: _____

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

~~1/2~~We (print name(s)) Doris E. Burd and Gertrude Grant

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

246 S. Lincoln St., Denver, CO, 80209. ~~1/2~~We ~~am~~are the **Owner(s)** of this property.

X ~~1/2~~We ~~am~~are in favor of the proposal and support this Historic District Designation and support my/our house at 246 S. Lincoln St. as one of the houses included in this district designation.

~~_____~~ ~~I/We am/oppose~~ the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

Doris E. Burd

Date: 11/9/15

Gertrude Grant

Date: Nov 9, 2015

Exhibit D: Signatures of Home Owners on West Side of Lincoln

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Isabehn might

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 201 S. Lincoln St.. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 201 S. Lincoln St as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

Isabehn might

Date: 01/27/16

Date: _____

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Nicholas P. Amrhein

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 207 S. Lincoln St. I/We am/are the **Owner(s)** of this property.

I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 207 S. Lincoln St. as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

N P Amrhein

Date: 11/12/15

Date: _____

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Karen E Hunkel

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 209 S Lincoln St. I/We am/are the **Owner(s)** of this property.

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

_____ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

K. Hunkel

Date: Nov 5, 2015

Date: _____

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) 213 South Lincoln, LLC

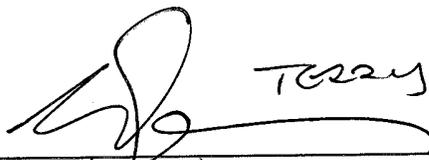
have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

213 South Lincoln St, Denver, CO. I/We am/are the **Owner(s)** of this property.

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

_____ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:



(Agent)

Date: 11/6/15

Date: _____

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Simone McGinnis

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 223 S. Lincoln St. Denver CO 80209 I/We am/are the **Owner(s)** of this property.

SM I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 223 S. Lincoln St. Denver CO 80209 as one of the houses included in this district designation.

_____ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

[Signature]

Date: 11/04/15

_____ Date: _____

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Anita Lynch and Terry Gulliver

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 227 S. Lincoln St, Denver, CO 80209. I/We am/are the **Owner(s)** of this property.

I am/are in favor of the proposal and support this Historic District Designation and support my/our house at 227 S. Lincoln St, Denver, CO 80209 as one of the houses included in this district designation.

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

Anita Lynch
Terry Gulliver

Date: 11/5/2015

Date: 11/6/15

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Chelsea M. Nyffels

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

Owner(s) of this property.

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

I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at 233 S. Lincoln Street as one of the houses included in this district designation.

Comments: *The restrictions are too far-reaching and would impinge on our property rights, which we guard very seriously*

Chelsea M. Nyffels

Date: 11/17/2015

Date: _____

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Patrick K + Margaret E Moroney

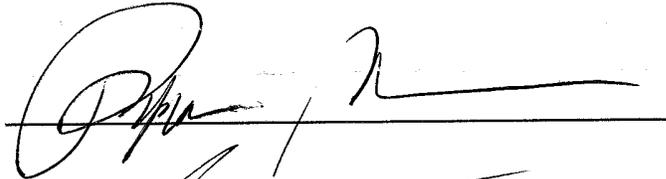
have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at:

241 S Lincoln St. I/We am/are the **Owner(s)** of this property.

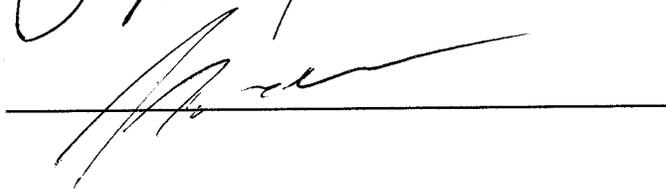
 I/We am/are in favor of the proposal and support this Historic District Designation and support my/our house at 241 S Lincoln St as one of the houses included in this district designation.

_____ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:



Date: 11/18/15



Date: 11/18/15

Historic District Designation

200 Block South Lincoln Street

(Note: Only sign if you are the deeded owner of the property)

To Whom It May Concern:

I, We (print name(s)) Karen E. Hinkel

have been informed of the proposed application for the Historic District Designation to be named "200 Block South Lincoln Street Historic District" which would include my home at: 243 S. Lincoln St. I/We am/are the **Owner(s)** of this property.

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

_____ I/We am/oppose the proposal and do not support this Historic District Designation and do not support my/our house at _____ as one of the houses included in this district designation.

Comments:

Karen E. Hinkel

Date: Nov 5, 2015

Date: _____

243-227 209-201 → correct only 7 house missing 32, 33, 34 see

Identifying Number	Story	Description	Site	Cost	Fronting streets	Between	Local Description Address Block-Lots	Architect	Builder	Contractor	Time	Editor Notes
188919-12.00#1251.00	1.00	brick dwelling & barn	25x48	2200	Oliver	Twenty-Third And Twenty-Fourth Aves	Schumers 28:26-27		Angel, Jeremiah L	Stricker, Mr	60	
188919-12.00#1252.00	1.00	brick dwelling	26x43.5	2000	S Water	Fifth And Sixth Aves	Sumner, AS adn 5:11-12		Cottrill Roberts & Co	Arnold, Mary	60	
188919-12.00#1253.00	3.00	2 basement brick store	22x40	5000	Larmer	Eleventh And Twelfth	West Denver 10.5		Friedhoff, Chas	Fisher, H	60	
188919-12.00#1254.00	1.00	four brick dwellings	31x28	2600	Delany	Thirty-Seventh And Thirty-Eighth	Ironbon 1st adn to 40:3-6		Halligan, A	Cathill, Julia	60	
188919-12.00#1255.00	1.00	double brick dwelling	25x50	1600	Twelfth Ave	8 Twelfth And 8 Thirteenth	Writers 1st 31-40		Snyder, John	Hogan, Mary	60	
188919-12.00#1256.00	1.00	brick dwelling & barn	31:58:44	1700	8 Twelfth	First Ave And Ellsworth	Lake Ancher 4:5 .5 of 22		Lambert, JM	Snyder, John	60	
188919-12.00#1257.00	1.00	brick dwelling	23:50:50	1300	S Trenton	Ellsworth And Bayaud	Lake Ancher 17:20		Lambert, JM	Campbell, JM	60	
188919-12.00#1258.00	1.00	brick dwelling	22x26	700	Palmer	Pairrow And Warrick	Central sub 11:20:5 .5 19		Landberg, C	Landberg, C	30	
188919-12.00#1259.00	1.00	brick addition	22x16.6	700	Stout	Twenty-Seventh And Twenty-Eighth	Hunters reab 8:31-32		LeBlanc, JL	Turney, JF	30	
188919-12.00#1260.00	1.00	brick barn & outhouses	18x22	500	River	Eighteenth And Nineteenth Aves	McColloughs 4:20-s .5 19		Sinclair, JB	Terrell, AB	30	
188919-13.00#1261.00	1.00	brick barn	16x18	300	S Seventh	Thirtieth And Fourteenth Aves	Hunts adn 8:13		Goldfarmer, H	Goldfarmer, H	30	
188919-13.00#1262.00	1.50	brick barn	26x30	1200	Lafayette	Twenty-Eighth And Twenty-Ninth Aves	McManna 5:7		Bachiel & Peterson	York, AM	60	
188919-13.00#1263.00	1.00	brick barn & out houses	19x24	350	S Eleventh	Cor Third Ave	Summers 5:20		Langridge, B	Oliver, Mrs A	30	
188919-13.00#1264.00	1.00	brick barn	12x15	200	Merion	Thirtieth And Thirty-First Aves	Downings 15:4		House Construction Co	Walchmidt, L	30	
188919-13.00#1265.00	2.00	2 brick dwellings	44:0x23	12000	S Fourteenth	S Fourteenth And S Fifteenth	Bransway Terrace 1:7-10 1-3		House Construction Co	House Construction Co	90	
188919-13.00#1266.00	2.00	3 brick dwellings	27:6x45	71500	S Fourteenth	3-4	Broadway Terrace 1:1,2,3,7,8,9		House Construction Co	House Construction Co	90	
188919-13.00#1267.00	1.50	8 brick dwellings	40:5x27.4	54500	Linnole	Cedar And Alameda	Reab 1-2-3 Gallipia South Busy D:35:38 27-31		Schumers & Wolcott	Merrill, WB	90	
188919-13.00#1268.00	2.00	2 brick dwellings	40:6x27.4	11000	S Thirteenth	Second And Third Aves	Fairmont 9:34-36		House Construction Co	House Construction Co	90	
188919-13.00#1269.00	1.00	brick dwelling & basement stone	22:6x27	600	S Ninth	Seventh And Eighth Aves	Hunts adn 36x .5 4		Prish, WJ	Brown, Robert	30	
188919-13.00#1270.00	3.00	brick business bldg & basement store	65x80	2300	Seventeenth Ave	Pennsylvania And Pearl	Clementia adn 28:5:21-23		Prish, WJ	Shalbooth & Russell	90	
188919-13.00#1271.00	4.00	brick business bldg & basement store	25x115	7000	Wasee	Fifteenth And Sixteenth	East Denver 16:27		Ripley, AS & Son	Lee, Henry	90	
188919-13.00#1272.00	2.00	brick terrace (5 houses)	125x82	6500	Thirty-Fourth Ave	Humboldt And Franklin	Fortis adn 4:14-15		Scott, George	Westley, Evt	90	
188919-13.00#1273.00	0.00	Second story brick add & repairs	30x37	2350	Thirteenth Ave	Cor Evans	Evans sub 45:38-40		Monder & Herriman	Stiller, Mrs	60	
188919-13.00#1274.00	2.00	double brick dwelling	36x40	4800	Franklin	Twenty-Third And Twenty-Fourth Aves	Schumers 28:6-7		Fleming Bros	Smith, SB	90	
188919-13.00#1275.00	1.50	brick dwelling	24x37	3000	Commercial	S Fourteenth And S Fifteenth	Albire Bros sub 5:16-20		Fleming Bros	Fleming Bros	90	
188919-13.00#1276.00	1.50	brick dwelling	24x47	5000	Mairons	Twenty-Eighth And Twenty-Ninth Aves	Catee, AB adn 4:18-19		Smith, Chas J	Smith, Chas J	90	
188919-14.00#1277.00	1.00	brick dwelling	25x46.6	2600	Commercial	8 Fourteenth And 8 Fifteenth	Albire Bros sub 5:16-20		Fleming Bros	Fleming Bros	90	
188919-14.00#1278.00	1.50	brick dwelling	24x45	3700	Commercial	S Fourteenth And S Fifteenth	Albire Bros sub 5:16-20		Fleming Bros	Fleming Bros	90	
188919-14.00#1279.00	1.00	frame addition	18x15	350	Market	Thirty-Ninth And Fortieth	Bowen 24:57		Allen, EC	Allen, EC	60	
188919-14.00#1280.00	1.00	brick dwelling	21:5x44	1250	Ninth Ave	8 Ninth And 8 Tenth	Hunts adn 30:7		Hornor, FJ	Anderson, AR	60	
188919-14.00#1281.00	1.50	brick dwelling	22x32	2100	S Ninth	Thirtieth And Thirtieth Aves	Hunts adn 9:25		Bittern, LW	McBreen, Andrew	90	
188919-14.00#1282.00	1.00	brick dwelling	22:8x47	1600	S Water	Sixth And Seventh Aves	Elmwood 17:37-38		Thurman & Horner	Harr, Hannah E	60	
188919-14.00#1283.00	1.50	brick dwelling	23x43:10	3000	Humboldt	Sixteenth And Seventeenth Aves	Fark Avenue adn 28:27-28		Stech & Hopkinson	Chabert, JP	90	
188919-14.00#1284.00	2.00	3 brick & stone dwellings	53x32	18000	Second Ave	S Fourteenth And Evans	Broadway Terrace 15:16-18		Moore & Ernertine	Moore & Ernertine	90	
188919-14.00#1285.00	2.00	brick barn	14x25	500	Santa Fe	Fifth And Sixth Aves	Summers 3:15		Miller	Phillips & Godfrey	30	
188919-14.00#1286.00	2.00	brick dwelling	32:8x59:4	6000	S Fifteenth	Cor Fourth Ave	Broadway Terrace 8:18-20		Oliver, Wm	Webb, Ed	50	
188919-14.00#1287.00	2.00	brick dwelling	25x40	3000	Market	Nineteenth And Twentieth	East Denver 38:24		Oliver, Wm	DeWood, L	50	
188919-16.00#1288.00	1.00	brick addition	12x16	1000	Fourteenth Ave	Santa Fe And Clark	Writers 1st 15:blank		Meyer, DL	Lemont, Mr	30	
188919-16.00#1289.00	1.00	brick building	14x15	30	Larmer	Twenty-First And Twenty-Second			Whithead, Dr	Meyer, DL	30	
188919-16.00#1290.00	1.00	brick shop	15x13	50	Fifteenth St	Champa And Stout			Whithead, Dr	Whithead, Dr	30	
188919-16.00#1291.00	1.00	stone brick dwellings	21x46	5200	Humboldt	Twenty-Fifth And Twenty-Sixth	Schumers 13:5-6-7		Galbrough, Robert B	Galbrough, Robert B	90	

Identifying Number	Block	Description	Area	Code	Frontage address	Backstreet	Legal Description	Architect	Builder	Owner	Time	Editor Notes
(189018-21.00#1494.00)	2.00	brick store building	25x50	3000	Fourth Ave	S Thirtieth And S Twentieth	Summers 2:17		Gustine & Sanford	Van Warner, Isaac P.	90	
(189018-22.00#1495.00)	0.00	out windows in brick building	blank	210	Curtis	Washington And Clarkson	East Denver 9:8-blank			Gronner, SA	30	
(189018-22.00#1496.00)	1.00	two brick dwellings	21.5x46	3600	Martin	Thirty-Fourth And Thirty-Fifth Aves	Ponds adn 2:57		Morrison, Jr	French, CE	90	
(189018-22.00#1497.00)	1.50	brick dwelling	22x50	2800	Lincoln	Cedar And Alameda	Gallop South Broadway sub 123-32		Perkins, FH	Wright, BW	0	
(189018-22.00#1498.00)	1.00	brick dwelling	21x30	1300	Williams	Thirty-Seventh And Thirty-Eighth Aves	Provident Park 13-17		Jacobs, D	Maloney, Annie	90	
(189018-22.00#1499.00)	1.00	brick dwelling	26.3x21	1250	Kent	Palmer And Clinton	Vaduet 88:16-17		Crowell, C	Montague, CW	90	
(189018-22.00#1500.00)	2.00	brick store building	25x65	3500	S Seventh	Tenth And Eleventh Aves	Hunts adn 25:30	Gardner, WH	Haasan, WH	Henry, L	90	
(189018-22.00#1501.00)	1.00	brick add to dwelling	8x13	250	Central	Sixteenth And Seventeenth Sts	Fasserman adn 8:16	Van Stone Bros	Van Stone Bros	King, HC	90	
(189018-22.00#1502.00)	2.00	double brick dwelling	31x42	6000	Twenty-Fourth Ave	Osage And Jay	Koussatz 2:29-30	Van Stone Bros	Van Stone Bros	Van Stone Bros	90	
(189018-22.00#1503.00)	2.00	brick terrace (3 houses)	52x44	10000	Ogden	Twenty-Third And Twenty-Fourth Aves	Kenjize 2:29-30	Van Stone Bros	Van Stone Bros	Van Stone Bros	90	
(189018-22.00#1504.00)	1.50	two brick dwellings	21x30	5600	Lafayette	Twenty-Ninth And Thirtieth Aves	Downings 18:19-20	Van Stone Bros	Van Stone Bros	Magnave, CP	90	
(189018-23.00#1505.00)	1.00	frame coal sheds	16x200	2000	N E OF UP	Thirty-Third And Thirty-Fourth Sts			Colo Fuel Co	Colo Fuel Co	90	
(189018-23.00#1506.00)	2.00	brick barn	22x22	500	Market	Thirty-Fifth And Thirty-Sixth Sts	Witters H 1 E-5	Chambers, JB	Richard, Frank	Garbarra, James	30	
(189018-23.00#1507.00)	1.50	brick dwelling	22x44	3000	Franklin	Twenty-Seventh And Twenty-Eighth Aves	Downings 31:11		Chambers, JB	Chambers, JB	90	
(189018-23.00#1508.00)	2.00	brick terrace 3 houses	57x38	5000	Fourth Ave	Car S Water	Sumner, N adn 5:1-3	Phillips & Backus	Phillips & Backus	Root, George H	90	
(189018-23.00#1509.00)	1.50	brick dwelling	25x32.5	2800	Inaice	Sixth And Seventh Aves	Capitol Hill B Div 151:27-28	Burdell, W F & Co	Burdell, W F & Co	Jackson, OM	60	
(189018-23.00#1510.00)	1.00	brick dwelling	25x51	2500	Halset	Fourth And Fifth Aves	Driving Park Place 5:17-18	Archer, Jim F	Archer, Jim F	Furham, MJ	90	
(189018-23.00#1511.00)	1.00	brick dwelling	32.5x54.5	3062	Halset	Fourth And Fifth Aves	Driving Park Place 5:18-19	Archer, Jim F	Archer, Jim F	Furham, MJ	90	
(189018-23.00#1512.00)	1.00	brick dwelling	21x40	1600	S Water	Second And Third Aves	Fairmont 6:28	Nelson, WM	Nelson, WM	Haynes, L	90	
(189018-23.00#1513.00)	2.00	brick dwelling	36.5x50	7000	Humboldt	Sixteenth And Seventeenth Aves	Park Avenue adn 27:10-11	Maker, J	Maker, J	Greens, DS	90	
(189018-23.00#1514.00)	1.00	brick dwelling	21x28	1600	S Twelfth St	First Ave And Ellsworth	Lake Archer 4:20	Bowen, CT	Bowen, CT	Baker, CR	90	
(189018-23.00#1515.00)	0.00	second story brick add	23x22	1000	Bell	Fairview Ave And Nineteenth St	Central sub 13:6	Harnet, JH	Wright, Brady, & Turner	Harnet, JH	90	
(189018-25.00#1516.00)	1.50	three brick dwellings	26x38	10500	Alameda	Alta And Porter	Blackfishen Place 29:20,24	Mittig, FB	Warriss, CO	Wright, Mrs Mariah	90	
(189018-25.00#1517.00)	1.00	brick dwelling	23x30	1100	Jurina	Euclid And Murdoch	Vaduet 67:28	Buell, JS	Buell, JS	Seif, JJ	90	
(189018-25.00#1518.00)	2.00	brick dwelling	29x43	6000	Saint Ann St	Fourteenth And Colfax	Chamberlain sub 3:9-10	Rice & Ross	Rice & Ross	Not, Theodore	50	
(189018-25.00#1519.00)	1.50	brick barn	23x30	700	Lafayette	Twenty-Fourth And Twenty-Fifth Aves	Schimmers adn 19:blank	Schwamforth & Gardner	Schwamforth & Gardner	Dennitt, Chas	50	
(189018-25.00#1520.00)	2.00	brick barn	39.5x25	2500	Logan	Sixteenth And Seventeenth Aves	Clementia adn 30:13-16	Gardner, Perry	Gardner, Perry	Haggerty, P	60	
(189018-25.00#1521.00)	1.00	brick dwelling	21x30	1500	Palmer	Kent And Scott	7:22	Gardner, Perry	Gardner, Perry	Daynes, Perry	60	
(189018-25.00#1522.00)	1.00	brick barn	26x40	1300	Twenty-Third Ave	Washington And Clarkson	San Rafael 6:blank	Lang & Pugh	McNulty, PJ	Holl, AE	90	
(189018-25.00#1523.00)	2.00	three brick dwellings	28x48	16500	Hill	Colfax And Sixteenth Aves	Wyman 33:33-36	Donavan & Brindage	Donavan & Brindage	Dally, Mrs Sarah	90	
(189018-25.00#1524.00)	1.00	brick dwelling	22x36	1000	Gilpin	Thirty-Seventh And Thirty-Eighth Aves	Hyde Park adn 6:6	Goodnow, Franklin	Proctor, EJ	Shepard, CM	30	
(189018-25.00#1525.00)	1.00	brick add to dwelling	16x24	600	S Thirtieth St	Third And Fourth Aves	Reimont 2:25	Lee & Liden	Proctor, EJ	Johnston, Wm A	90	
(189018-25.00#1526.00)	2.00	brick dwelling & barn	31x41	5500	Downing	Twenty-First And Twenty-Second Aves	San Rafael 2nd filing 9:23-25	Lee & Liden	Purdie, Wm	Wanberger, C	90	
(189018-25.00#1527.00)	1.00	brick terrace 3 houses	57.6x113.6	7500	Twenty-First Ave	De Lafayette	Schimmern adn 40:15	Ash, JJ	Ash, JJ	Zaller, M	0	
(189018-26.00#1528.00)	1.00	brick store building	35x41	1600	S Ninth	Seventh And Eighth Aves	Hunts adn 35:30	Noble, William	Noble, William	Noble, William	90	
(189018-26.00#1529.00)	1.00	two brick dwellings	21.5x46	4400	Humboldt	Nineteenth And Twentieth Aves	Gebathuler adn 61:7-8	Noble, William	Noble, William	Noble, William	90	
(189018-26.00#1530.00)	1.00	two brick dwellings	21.5x46	3650	Hill	Thirty-Second And Thirty-Third Aves	Ponds adn 23:22-23	Noble, William	Holmes, AP	Ridgely, David	90	
(189018-26.00#1531.00)	1.00	two brick dwellings	21.5x46	3600	Gilpin	Thirty-Eighth And Thirty-Ninth Aves	Provident Park 8:5-6	Noble, William	Holmes, AP	Ridgely, David	90	
(189018-26.00#1532.00)	1.00	two brick dwellings	21.5x46	3600	Gilpin	Thirty-Eighth And Thirty-Ninth Aves	Provident Park 8:8-9	Noble, William	Holmes, AP	Ridgely, David	90	
(189018-26.00#1533.00)	1.00	two brick dwellings	21.5x46	3600	Gilpin	Thirty-Eighth And Thirty-Ninth Aves	Provident Park 9:21-22	Noble, William	Holmes, AP	Ridgely, David	90	
(189018-26.00#1534.00)	1.00	three brick dwellings	21.5x46	5800	Williams	Thirty-Eighth And Thirty-Ninth Aves	Provident Park 8:26-27-28	Noble, William	Holmes, AP	Ridgely, David	90	

Index Number	S	Description	Size	Cost	Address	Street	Other	Between	Legal Description	Architect	Builder	Owner	T	Notes
11900011-27-042143.0	1	frame residence	25x30	500		Stuart		Forty-Fourth & Forty-Fifth				Trotter, H.M.	1	
11900011-27-042144.0		bridge over alley		500				Forty-Fourth & Forty-Fifth				Trotter, H.M.	1	
11900111-27-042145.0	1	brick wagon shed	24x34	300		Wabaco & Wynkoop		Math & Tenth				Trotter, H.M.	1	
11900111-27-042146.0		frame barn	45x50	100	1000	South Water						Tracy, George	1	
11900111-27-042147.0	2	brick residence	28x30	5000		South Emerson						Ingram, William H.	1	
11900111-27-042148.0	1	brick addition to residence	12x16	300		Albion		Twenty-Third & Twenty-Fifth	Part of 16-41-40			Brooks, E.P.	1	
11900111-27-042149.0	1	brick addition to building	25x75	1000	1440-40	Plymouth		Twenty-First & Third-Second				Ramsay, R.T.	3	
11900111-28-042150.0	1	brick residence (partial roof)	37x23 1/2	3000		Bliss		Forty-Second & Forty-Third	Van Camp 2:21-22			Hicks, M.C.	1	
11900111-28-042151.0	1	brick residence	30x35	1500		Utrecht		West Forty				Desanck, J.	3	
11900111-28-042152.0	2	brick addition to residence	20x43	3000	1824	Washington				Vanan, Emma Phyllis		Long, Henry	3	
11900111-28-042153.0	1	brick addition to residence	12x13	300	3824	Deputy						Hargrove, P.P.	3	
11900111-28-042154.0	2	apartment house (8 units)	45x55	10000		Capon		Sixteenth & Seventeenth				Regan, P.J.	3	
11900111-28-042155.0	3	addition to St Luke's hospital	68x32	7000		Peart	St Luke's Hospital	Sixteenth & Twentieth		Edwards, W. Harry		Danston, A.	3	
11900111-30-042156.0	1	frame barn	60x50	150	1425	South Pearl		West Thirty-Third & West Thirty-Fourth				St Luke's Hospital	3	
11900111-30-042157.0	2	brick residence	34x36.5	3000		Boakwell F		Ohio & Exposition	Sagamore Hill 1:7-8			Wasky, Thomas L.	3	
11900111-30-042158.0	1	brick residence	26x40	1000		South						Comstock, M.C.	3	
11900111-30-042159.0	2	brick residence	50x45	10000		Washington				Fisher, William E.		Blair, Nathan M.	1	
11900111-30-042160.0	1	brick residence	22x45	1000		Franklin & First						Holster, U.S.	10	
11900111-30-042161.0	1	repairs and alterations to steel export bldg		400		Marion		Thirty-Fourth & Thirty-Fifth		Building Inspector		Hannay, J.W.	1	
11900111-30-042162.0	1	repairs and alterations to frame building		700		Lawlor		Twentieth & Fourteenth		Building Inspector		City & County of Denver	1	
11900111-30-042163.0	1	brick boiler house	30x35	3000		Fleventh Street		Champa & Stout				City & County of Denver	0	
11900111-30-042164.0	2	brick residence	24x32	3500	3877	West Sixteenth		Forty & Fifty		Parson, F.W.		Sisters of St Francis	0	
11900111-30-042165.0	2	unlighted wall of residence	10x10	100	2301-15	Eleventh		Thirtieth & Fourteenth				Rick, C.E.	1	
11900111-30-042166.0	1	porches and utilities to barn	12x22	275	707	Conno		Forty-Second & Forty-Third				Stowers, E.B.	3	
11900111-30-042167.0	1	brick residence	28x45	2000		South Court		Forty-Seventh & Forty-Eighth				Hensley, L.E.C.	1	
11900111-30-042168.0	1	brick residence	26x35	300	2541	South Trenton		Seventh & Eighth				Kenney, C.H.	1	
11900111-30-042169.0	1	brick store room and coal house SHED	38x42	2000		Lawlor						Parquell, Ann	1	
11900111-30-042170.0	1	brick residence (double)	30x42	3000		Lawlor						Johnson, O.L.	2	
11900111-30-042171.0	1	brick residence (double)	30x42	3000		Lawlor						Strongman, Peter M.	1	
11900111-30-042172.0	1	brick addition to residence	17x22	600	3644	Kidman		Thirty-Third & Thirty-Fourth	Porter Highlands 2:7:1 to 4:11			Haley, Ann	2	
11900111-30-042173.0	1	brick residence	30x42	3000		Walt		Thirty-Third & Thirty-Fourth				Haley, Ann	2	
11900111-30-042174.0	1.5	brick residence	28x42	3000		Boakwell F		West Forty-Second & Forty-Third				Conkock, William G.	2	
11900111-30-042175.0	1	brick residence	24x32	3000		Conno		Forty-Fifth & Forty-Sixth	Beauly 36:17-18			Milann, F.	1	
11900111-30-042176.0	1	brick residence	24x32	3000		Conno		Thirty-Third & Thirty-Fourth	Sagamore Hill 2:1-2			Cullum, J.W.	1	
11900111-30-042177.0	1	brick residence	24x32	3000		Conno		Eleventh & Twelfth	Findings Subdivision 1:7 Part 11:12			Shannon, Ann	3	
11900111-30-042178.0	7	brick residence (triple)	38x40	10000		Lincoln		Albion & Cedar	College South Addition West 10:10:24 35-36	Hastington, George W.		Swab, S.	2	
11900111-30-042179.0	0	brick apartment (4 units), open shop	30x71	5000		South Pearl		Alameda & Dakota	Byers East Subdivision 10:5:20-21-22			Kirney, H.J.	10	
11900111-30-042180.0	1	brick residence	15.5x45	1000		South Trenton		Third & Fourth				Mason, S.H.	3	
11900111-30-042181.0	1	brick residence	24x38	1000		Eighth Street		West Twenty-Third & Platte Street				Carver, E.A.	1	
11900111-30-042182.0	2	brick residence	24x38	1000		Bliss		Transverse & Fourteenth				Schmidt, C.O.	1	
11900111-30-042183.0	2	brick residence	30.5x25.5	4000		Sherman		North Denver 2:7				Farrington, J.D.	4	
11900111-30-042184.0	2	brick residence	23x32	3000		Bliss		Riverside 10:13-14				Meyer, O.W.	1	
11900111-30-042185.0	1	brick barn	20x27	500	4254	East		Fourth & Fifteenth		Fisher, William E.		Guil, Charles P.	4	
11900111-30-042186.0	1	brick barn	20x27	500		East		Sixth & Seventh				Swardcut, Mrs J.A.	3	

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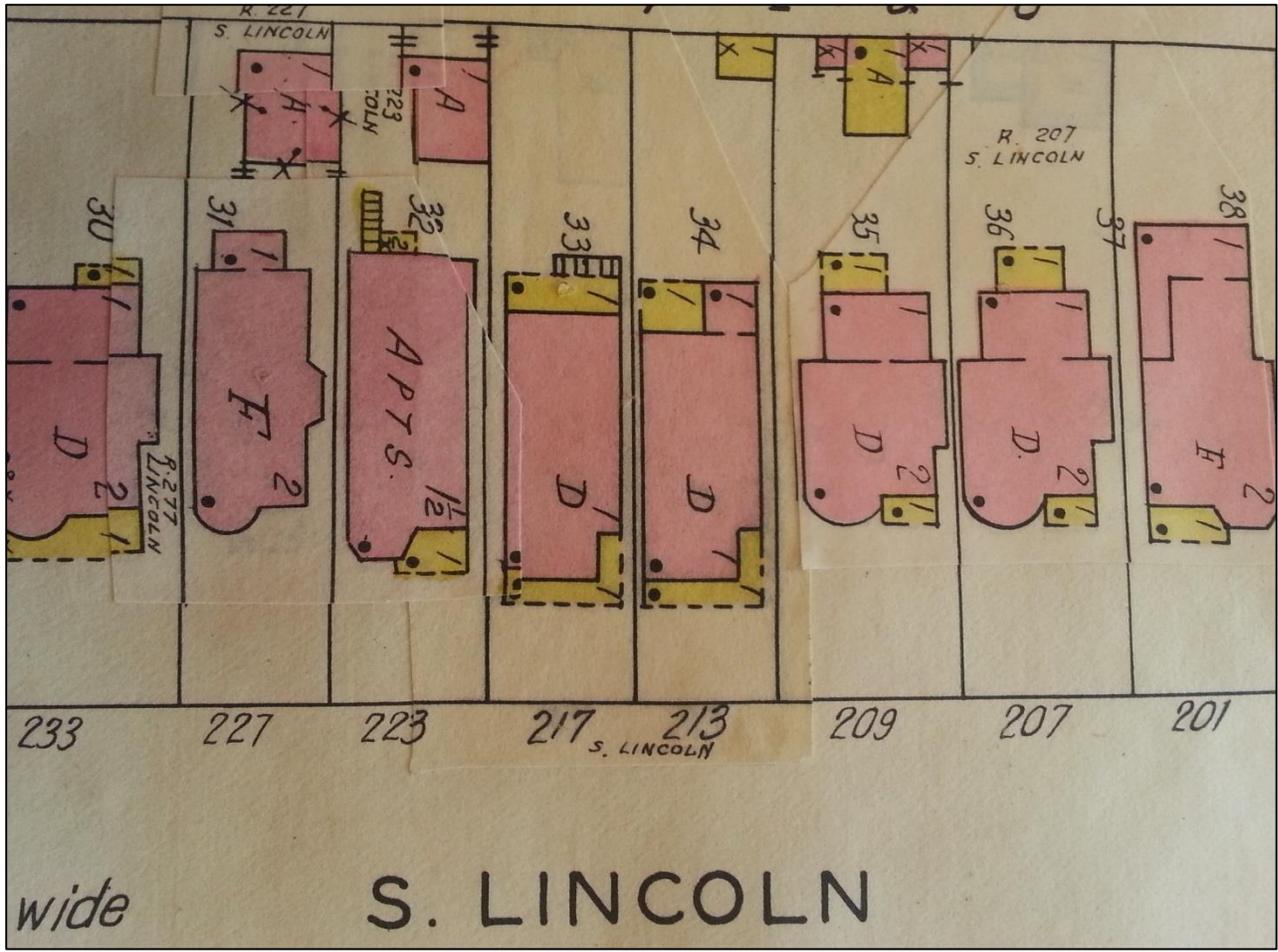
Identifying Number	Story	Description	Size	Cost	Fronting on address	Returns	Legal Descriptions Address Block/Units	Architect	Builder	Owner	Title	Editor Notes
188918-19-00#1071.00	1.50	S brick dwellings	21x32	17500	S Trenton	Cor Thirteenth Ave	Witters 181 20 19-25			Cooper, Jimmie F	60	
188918-19-00#1072.00	2.00	double brick dwellings	28x44	3200	Eleventh	Champa And Scott	West Denver 1318		Dole, William A	Walley, JJ	60	
188918-19-00#1073.00	2.00	brick business block	74x90	10000	Sixteenth	Cor Glenarm	East Denver 173-29-32	Quayle, William	Hartman, Frank	Hartman, Bl	90	
188918-19-00#1074.00	2.00	brick dwelling	21x30	3000	Fearl	Sixteenth And Seventeenth Aves	Hunts adn 299-27	Wilson, DB	Hallack, EF & Co	Hudson, John W	60	
188918-19-00#1075.00	1.00	brick dwelling	21x26	600	S Eighth	Ninth And Tenth	Clumts adn 28-35		Hartson, Peter	Freynolds, Miss	60	
188918-19-00#1076.00	1.00	brick dwelling	23x41	1200	Palmer	Fairview And Waples	Central sub 11-18-19		Seckman, PG	Lindbergh, C	60	
188918-19-00#1077.00	5.00	two wings to Glenarm hotel	35x46-6	25000	Glenarm	Fifteenth And Sixteenth	East Denver 173-19-20	Huddart, John J	Coas & Carberry	Wright, EP	90	
188918-19-00#1078.00	1.00	brick addition	22x30	600	Bell	Nineteenth And Fairview	Central sub 13-6		Layman, WP	Nolanfrancesco, Michael	30	
188918-19-00#1079.00	2.00	brick dwelling	36x48	6500	Humboldt	Twenty-Eighth And Twenty-Ninth	McManns 5-16-17		Burbaue & Vaughn	Doom Chamberlin & Co	90	
188918-19-00#1080.00	2.00	brick dwelling	32x48	5500	Humboldt	Twenty-Eighth And Twenty-Ninth	McManns 5-18-19		Burbaue & Vaughn	Doom Chamberlin & Co	90	
188918-19-00#1081.00	3.00	8 1/2 bayment terrace (9 houses)	40x127 (6) 40x60 (3)	100000	Eighteenth Ave	Legin And Grant	Clemmets adn 264-1-5	Lee, CH	Rosenfeld Construction Co	Rosenfeld Construction Co	90	
188918-20-00#1082.00	2.00	brick dwelling	23x41	3000	Lincoln	Cedar And Alameda	Resub Gallups 10-1112-12		Smith, Frank A	Schluenger, Sophie	90	
188918-20-00#1083.00	1.50	brick dwelling	25x48	2800	S Eleventh	Tenth And Twelfth Aves	Hunts adn 22-36-37		Dole, William A	Walls, PA	60	
188918-20-00#1084.00	1.00	brick dwelling	22x26	600	Bell	Nineteenth And Fairview	Central sub 11-5		Layman, WP	Place, Paul	30	
188918-20-00#1085.00	1.00	brick dwelling	19x30	800	Palmer	Prospect And Euclid	Central sub 2-26		Bowen, John	Elliott, L	60	
188918-20-00#1086.00	1.00	brick store	25x50	1500	Larimer	Thirty-Fourth And Thirty-Fifth	Witters, H 8-24		Himmelfeber, Daniel	Wygert, Mr	60	
188918-21-00#1087.00	1.00	brick market building	25x34	1500	Santa Fe	Third And Fourth Aves	Suntara 1-16		Snyder, John	Bryder, John	40	
188918-21-00#1088.00	2.00	6 stbe brick dwelling	30x32	8000	Sherman	First And Second Aves	Reite 4-19-20		Stacy, MD	Seaucan, Mrs AB	90	
188918-21-00#1089.00	1.00	brick add to barn	9x21	200	Grant	Nineteenth And Twentieth Aves	Armans, HC 34-20		O'Connor, TW & Co	Strayer, JW	30	
188918-21-00#1090.00	1.00	brick store	22x45	1500	Humboldt	Cor Thirtieth Ave	Downings 13-15		McCallin, PP	Perry, B	30	
188918-21-00#1091.00	1.00	brick addition	6x16	75	California	Cor Twenty-Third	Stiles adn 146-1		Cleveland, Chas	Best, JW	40	
188918-21-00#1092.00	0.00	putting brick second story on kitchen	10x14	150	Fourteenth Ave	Evans And 8 Thirtieth	Witters 1st 1:blank					
188918-22-00#1093.00	0.00	retriangle roof of frame add	15x20	15	Eleventh	Cor Chicago	West Denver 29-1			Cook, Mrs CH	30	
188918-22-00#1094.00	1.00	brick store house	25x70	900	Lawrence	Eighteenth And Nineteenth	East Denver 66-17-18		McCoy, JW	Van Wommr, Isaac P	15	
188918-22-00#1095.00	1.00	brick addition	27x35	1000	Champa	Twenty-Third And Twenty-Fourth	Stiles adn 122 11-12			Body, H	30	
188918-22-00#1096.00	3.00	6 basement hotel building	50x90	30000	Stout	Thirteenth And Fourteenth	East Denver 137 11-12	Stackert, A Morris	Boyer, Frank	Timrman, George W	90	
188918-22-00#1097.00	0.00	repairs on dwelling	blank	1200	Sherman	Fifteenth And Sixteenth Aves	East Denver 37 5-6				60	
188918-22-00#1098.00	1.50	brick dwelling	21x40	1000	Arlington	Kent And Scott	Witters, H North Denver adn 14-21	Edbrooker, Frank E	Forbes & Worcester	Thatcher, JS	60	
188918-22-00#1099.00	1.50	mine brick dwellings	22x38	13500	Bevard	Alamo And Evans	Bryce sub 48-13-21			Forbes, LE	90	
188918-23-00#1100.00	2.00	brick dwelling	26-10x44-6	3200	Park	Sixteenth And Seventeenth Aves	Park Avenue adn 24-1-4	Lang & Pugh	Angell, Jeremiah L	Goff, M	90	
188918-23-00#1101.00	2.00	brick dwelling	28-2x46-3	4000	Park	Sixteenth And Seventeenth Aves	Park Avenue adn 24-1-4	Lang & Pugh	Angell, Jeremiah L	Goff, M	90	
188918-23-00#1102.00	2.00	brick dwelling	24x40	3000	Sixteenth Ave	Logan And Pennsylvania	Clements adn 300-37-38		Kelly, AJ	Corcoran, Thomas	60	
188918-23-00#1103.00	1.50	brick dwelling	21-6x44	2500	Lawrence	Thirty-First And Thirty-Second	Case and Eberts adn 42-13-14	Lang & Pugh	Schamuel, P	Rost, Chas	90	
188918-23-00#1104.00	2.00	brick dwelling	35x53	5500	Marion	Cor Twenty-Third	Skinner Bros resub 3-14-15		Chambers, JR	Rutze, H	60	
188918-24-00#1105.00	1.00	double brick dwelling	24x30	400	S Tenth	Ellsworth And Bayaud	Lake Archer 13-3			Morris, Henry W	60	
188918-24-00#1106.00	1.00	brick dwelling	12x14	200	S Tenth	Ellsworth And Bayaud	Lake Archer 13-4			Lesch, Chas	60	
188918-24-00#1107.00	1.50	3 brick dwellings	21x24	5400	Sewenth	Curtis And Colfax	West Denver 100 8-10	Shewers, FM	Porter & Yohe	Coc, WH	90	
188918-24-00#1108.00	2.00	brick & stone dwelling	26x53	6750	Hallett	Twenty-Ninth And Thirtieth Aves	Brown 4-13-14	Murdock, James	Garrison, GA	O'Leary, JP	30	
188918-24-00#1109.00	1.00	repair brick dwelling	22x40	225	Franklin	Twenty-Third And Twenty-Fourth	Downings 20-21-22		King	Lafferty, Wm J	30	
188918-24-00#1110.00	1.00	brick market building	11x22	100	Stout	Second And Third Aves	Stiles adn 147-73			McElvray, Miss M	60	
188918-24-00#1111.00	1.00	brick dwelling	21-10x37-6	1200	S Thirteenth	Second And Third Aves	Fairmont 9-38				60	
188918-24-00#1112.00	2.00	warehouse	50x125	1500	Delany	Fourteenth And Fifteenth	East Denver 11 1-4			Colorado Soap Co	60	
188918-26-00#1113.00	2.00	brick addition	22x20	2000	Curtis	Twenty-Second And Twenty-Third	East Denver 91-20		Smith, Alvy	Frisee, August	60	
188918-26-00#1114.00	2.00	store & terrace	5 50x60 1 48x100	22000	Gulpani	Cor Thirty-First	Downings 6-10-15			Sonley, Orlando B	90	
188918-26-00#1115.00	2.00	brick dwelling	blank	3500	Williams	Seventeenth And Eighteenth		Augill, Scott		Augill, Scott	90	

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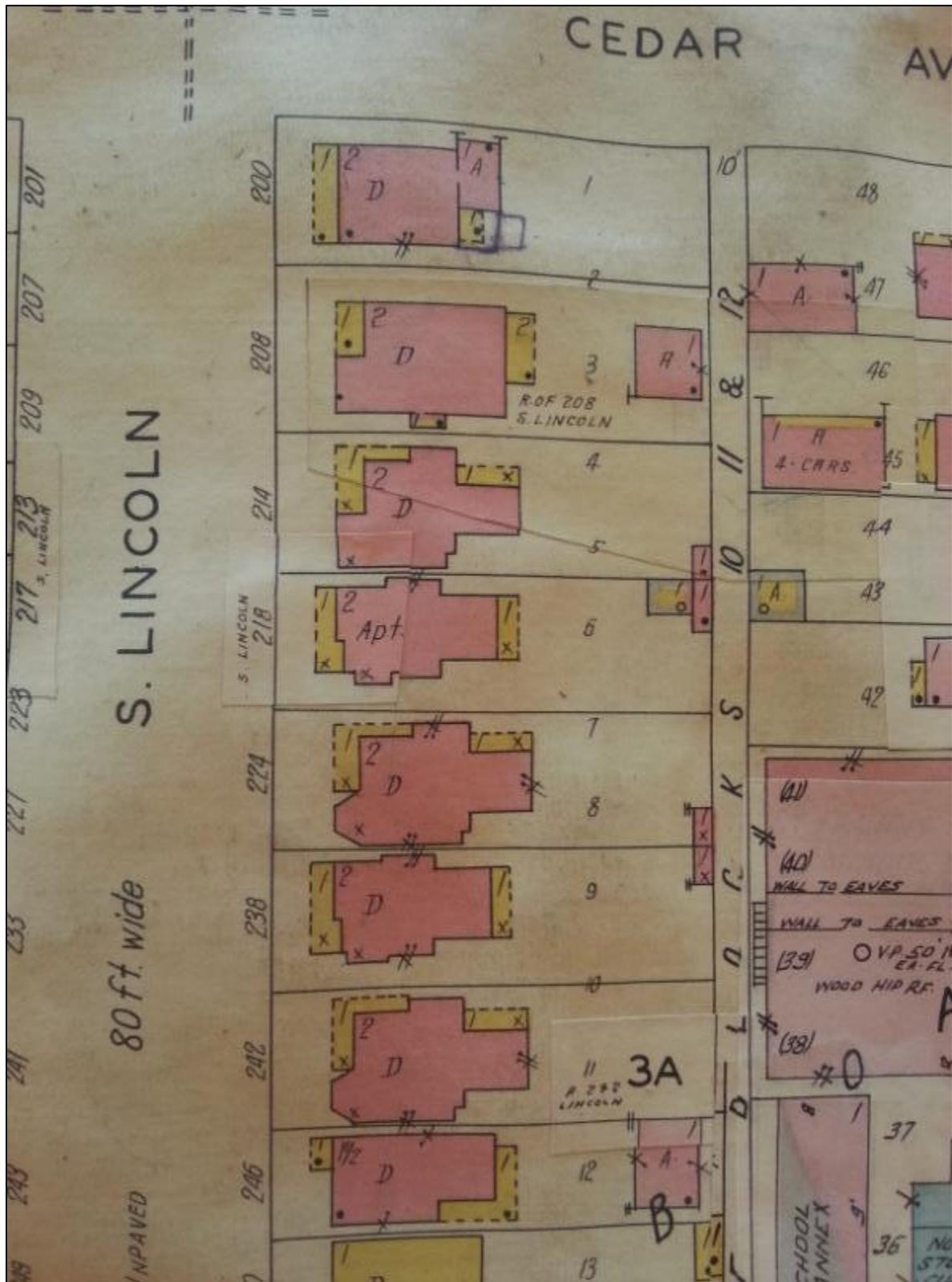
Identifying Number 1890/2-10.00#213.00	Story	Description	Size	Cost	Fronting square feet	Between	Legal Descriptions Addition, Block-Lots	Architect	Builder	Contract	Time	Editor Notes
1890/2-10.00#213.00	1.50	brick dwelling	25x45.9	3000	Alta	Fourth And Fifth Aves	Arlington Park 12:35-36	Milburn, MF	Milburn, MF	Dalley, J.L. & VanHorn, MO	90	
1890/2-10.00#214.00	2.00	double brick dwelling	34x55	3500	Sixth Ave	S Twelfth And S Water	Sumner, AB adn 4:37-40	Churchill, WD	Churchill & Dyer	McClellan, Mrs	90	
1890/2-10.00#215.00	1.00	brick dwelling	22x36	1200	S Tenth	Ellsworth And First Ave	Lake Archer 8:5-18	Westphal, Jacob P	Hitchcock & Westphal	Daley, Wm	60	
1890/2-10.00#216.00	1.50	brick dwelling	21x38	1800	S Eleventh	Ellsworth And Bayaud	Lake Archer 12:5-25	Westphal, Jacob P	Hitchcock & Westphal	Hitchcock & Westphal	60	
1890/2-11.00#217.00	1.00	brick building	30x60	1300	Wewatta	Eighth And Ninth Sts	West Denver 7D:blanc	McSwain, C	McLoud, AG	Osco Granerct Roofing Co	60	
1890/2-11.00#218.00	1.00	brick building	20x26	1000	Clear Creek	Fairview And Wainless	Witlers, H North Denver 0-4		Williams, JP	Evans, Evan	60	
1890/2-11.00#219.00	2.00	brick barn	21x42	1500	Bece	Twentieth And Twenty-First Aves	McCulloughs 2nd filing 1:1-5-2	Angell, Jeremiah L	Angell, Jeremiah L	Angell, Jeremiah L	90	
1890/2-11.00#220.00	1.50	brick dwelling	25x46	2500	Race	Twentieth And Twenty-First Aves	McCulloughs 2nd filing 1:1-5-2	Angell, Jeremiah L	Angell, Jeremiah L	Angell, Jeremiah L	90	
1890/2-11.00#221.00	1.00	brick outbuilding	10x18	100	Lawrence	Twenty-Eighth And Twenty- Ninth	Cass and Eberts adn 47-6		LeBlanc, JL	Gurda, JB	30	
1890/2-11.00#222.00	1.50	brick dwelling	23x47	3600	Clarkson	Sixteenth And Seventeenth Aves	Park Avenue adn 21:15	Casin, Alex	Stenth & Hopkinson	Lee, Mary A	90	
1890/2-11.00#223.00	1.50	brick dwelling	24x37	4000	Alta	Fourth And Fifth Aves	Arlington Park 11:19-20	Fleming Bros	Fleming Bros	Dale, WW	90	
1890/2-11.00#224.00	1.50	brick dwelling	24x37	4000	Alta	Third And Fourth Aves	Arlington Park 12:21-22	Fleming Bros	Fleming Bros	Cranston, EM	90	
1890/2-11.00#225.00	1.50	brick dwelling	22x40	3000	Maple	Lincoln And Sherman	Byers add to Broadway sub 1-5		Smith, Frank A	Barris, C	90	
1890/2-12.00#226.00	1.00	brick barn	18x25	500	Thirty-First	Market And Blake	Cass and Eberts adn 18:1-2	Kuykendall Bros	Kuykendall Bros	Kuykendall Bros	30	
1890/2-12.00#227.00	1.00	brick barn	12x26	500	Pearl	Thirteenth And Fourteenth Aves	Smiths, JW adn 83:36		Barratt, George	Ballentine, GW	30	
1890/2-12.00#228.00	1.50	two brick dwellings	22x44	5500	Twenty-Eighth Ave	Cluain And High	Downings 33:27-30		Smith, HR	Merchant, RF	90	
1890/2-12.00#229.00	1.00	brick dwelling	44x38	1800	S Seventh	Tenth And Eleventh Aves	Hunts adn 25:9-10		Haug, James	Haug Bros	90	
1890/2-12.00#230.00	1.50	brick barn	16x22	500	Venue	Tenth And Eleventh Aves	Brown Smith and Porter 90:14- 15		Olinnell, AM	Stuckfield, HC	60	
1890/2-12.00#231.00	2.00	brick dwelling	24x41	4000	Ingle	Fourteenth And Colfax	Herr reub 6:23-24	Billings, Orvil	Billings, Orvil	Cox Bros	90	
1890/2-13.00#232.00	1.00	brick dwelling	21x30	1500	Clifton	Euclid And Prospect	Viaduct 49:25	Herrigan, A	Vernon, RD & Co	Vernon, RD & Co	60	
1890/2-13.00#233.00	2.00	brick dwelling	22x45.9	3000	Champs	Twenty-Fourth And Twenty-Fifth Sts	Stiles adn 121:5		Herrigan, A	Herrigan, A	90	
1890/2-13.00#234.00	3.00	2 basement brick store building	33x125	17000	Curtis	Twentieth And Twenty-First Sts	East Denver 95:24-25		Holmberg, A	Grimm, SA	90	
1890/2-13.00#235.00	0.00	Third sty add (unconhabited)	150x100	11000	Broadway	Our Fourteenth Ave	Evans sub 24:1-4	Balcomb & Rice	Sampson, Wm	Potter, D	90	
1890/2-13.00#236.00	2.00	brick dwelling	29x51	8700	Clarkson	Twelfth And Thirteenth Aves	Capitol Hill sub 1:12-13	Murdock, James	Winnor & Winnor	Williams, TH	90	
1890/2-13.00#237.00	1.00	2 brick dwellings	21x42	2400	Palmer	Prospect And Colorado	Downings 12:12-13	Quirk, William	Nortling, J	Abern, Wm J	60	
1890/2-13.00#238.00	2.00	2 basement brick & stone school	84x64	35000	Arlington	Car Murock	North Denver 22:1		Mount Lumber Co	School Dist #17	90	
1890/2-13.00#239.00	1.00	two brick dwellings	21x24	1400	Race	Seventeenth And Eighteenth Aves	McCulloughs 8:3-4	Maister, Isaiah	Maister, Isaiah	Lewis, LD	90	
1890/2-13.00#240.00	1.00	brick dwelling	22:6x21:0	610	Twenty-Seventh Ave	High And Williams	Hyde Park adn 10:37		Halligan, A	Sum, CR	60	
1890/2-13.00#241.00	2.00	brick dwelling	22x45	2000	Williams Archer	Thirty-Ninth And Fortieth Broadway And Idaho	Provident Park 4:16		Mount Lumber Co	Mount Lumber Co	90	
1890/2-14.00#242.00	1.50	brick dwelling	22x58	2800	Archer	Sixth And Seventh Aves	Monstelus and Walkers reub 1-9 & w 5-8		Lewis, Wm	Grant, Wm	90	
1890/2-14.00#243.00	2.00	brick dwelling	23x43	2000	S Ninth	Alameda And Cedar	Hunts adn 41:1-5 13	Willin & Tobias	Willin & Tobias	Willin & Tobias	90	
1890/2-14.00#244.00	1.50	two brick dwellings	26x38	11000	Lincoln	Alameda And Cedar	Remub B 10-11-12 Gallups B Way 0:6-11	Perkins, Mr	Perkins	Ermerius, JM	90	
1890/2-14.00#245.00	2.00	two brick dwellings	22x49	12000	Lincoln	Alameda And Cedar	Remub B 10-11-12 Gallups Dr- 11	Perkins, Mr	Perkins	Ermerius, JM	90	
1890/2-14.00#246.00	1.00	frame barn veneered with brick	9x10	150	Merrill	Prospect And Barber	Viaduct 48:14		Hiltsh, James	Renss, James	10	
1890/2-14.00#247.00	2.00	2 basement double brick dwelling	45x48	6000	Downing	Twentieth And Twenty-Second Aves	San Rafael 3rd filing 46:14-15	Huddart, John J	Van Stone Bros	Murphy, Michael	90	
1890/2-14.00#248.00	2.00	double brick dwelling	44x50	6000	Humboldt	Sixteenth And Seventeenth Aves	Park Avenue adn 28:33x34	Maider, Peter E	Maider, Peter E	Miller, WP	90	
1890/2-14.00#249.00	1.50	brick dwelling	20x39.5	4000	Eleventh Ave	Columbine And Josephine	Rollings sub 22:1-4	Balcomb & Rice	Christensen & Duath	Kistler, WH	90	
1890/2-14.00#250.00	1.50	brick dwelling	20x40	4500	Eighth Ave	Sherman And Grant	Arlington Heights 21:1-2	Balcomb & Rice	Hatchings, W & Co	Beeson, WH	90	
1890/2-14.00#251.00	2.00	double brick dwelling	50x35.6	9000	Thirteenth Ave	S Fourteenth And S Fifteenth Sts	Evans sub 23:19-20		Frank, W	White, Mrs MAA	90	
1890/2-14.00#252.00	2.00	brick dwelling	34x22	2000	Thirty-Fifth	Market And Blake	Witlers B 34:17		Halligan, A	Smith, J	90	
							Case and Eberts adn 20:11		Barstuck & Co	Wright, M	30	

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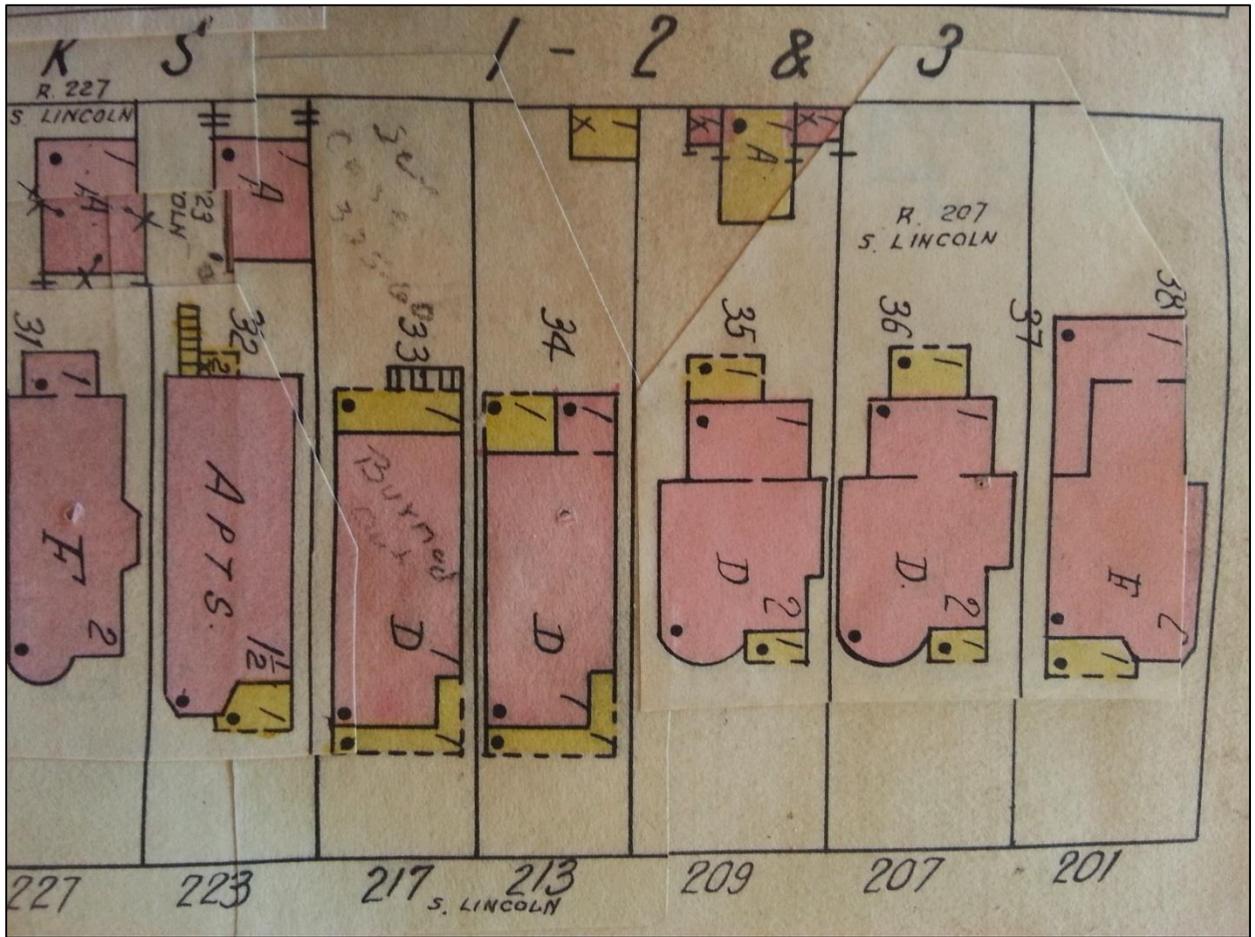
Exhibit F: Sanborn Maps



Sanborn Map (1923)
201 – 233 South Lincoln Street



Sanborn Map (1923)
 200 - 246 South Lincoln Street



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

Exhibit G: Recommendation of West Washington Park Neighborhood Association Study

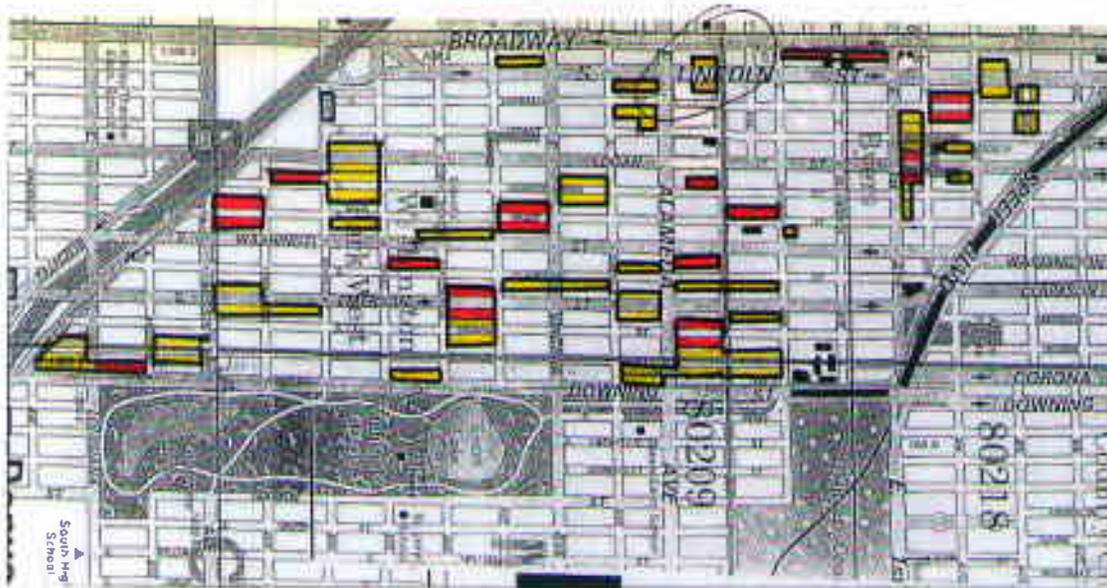
West Washington Park Neighborhood
Reconnaissance Survey and History Report
4/19/06

Figure I Recommended Historic Districts

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



Figure I WEST WASHINGTON PARK NEIGHBORHOOD SURVEY



BY AUTHORITY

ORDINANCE NO. **0506**
SERIES OF 2014

COUNCIL BILL NO. 14-0665
COMMITTEE OF REFERENCE:
Neighborhoods and Planning

A BILL

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

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

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

(2) Architecture.

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

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

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

227 South Lincoln Street was designed by the important Denver architect William Lang. Lang designed eight homes on this block creating a cohesive and distinctive streetscape along the 200 Block of South Lincoln Street. He was one of Denver's greatest residential architects during the 1880s and 1890s. Lang is best known for designing the Molly Brown House and Castle Marne.

(3) Geography

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

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



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

R \$0.00

ORD

2014113266
Page: 1 of 2
D \$0.00

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

3 Section 1. That based upon the analysis referenced above, and the evidence received at
4 the public hearings, certain property herein called the Gulliver-Lynch House at 227 South Lincoln
5 Street, and legally described as follows, together with all improvements situated and located thereon,
6 be and the same is hereby designated as a structure for preservation:

7 Lot 31, Re-subdivision of Blocks 1, 2 and 3 Gallup's South Broadway Subdivision.

8 Section 2. The effect of this designation may enhance the value of the property and of the
9 structure, but may delay or require denial of building permits found unacceptable by the Landmark
10 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures
11 and Districts and Section 30-6 of the Denver Revised Municipal Code.

12 Section 3. This ordinance shall be recorded among the records of the Clerk and Recorder
13 of the City and County of Denver.

14 COMMITTEE APPROVAL DATE: August 20, 2014.

15 MAYOR-COUNCIL DATE: August 26, 2014.

16 PASSED BY THE COUNCIL September 15 2014

17 Christopher J. Henderson - PRESIDENT

18 APPROVED: [Signature] - MAYOR SEPT 16 2014

19 ATTEST: [Signature] - CLERK AND RECORDER,
20 EX-OFFICIO CLERK OF THE
21 CITY AND COUNTY OF DENVER
22

23 NOTICE PUBLISHED IN THE DAILY JOURNAL Sept 11 2014; Sept 16 2014

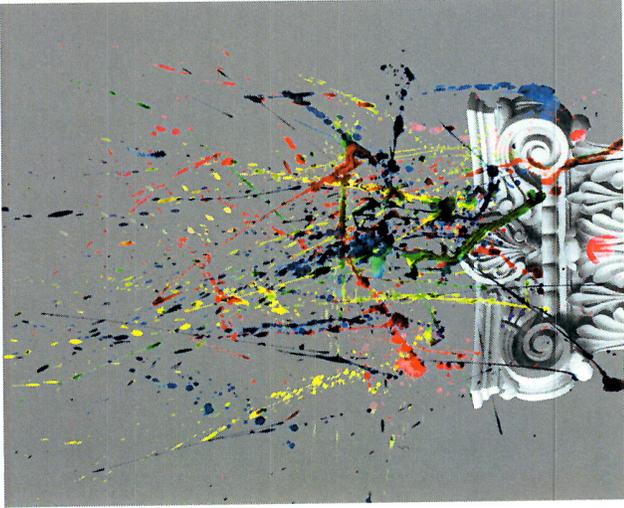
24 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: August 28, 2014

25 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
26 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
27 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
28 3.2.6 of the Charter.
29

30 D. Scott Martinez, City Attorney

31 BY: [Signature], Assistant City Attorney Date: 28 Aug, 2014
32





MAYOR'S DESIGN AWARDS 2015

Category:
This Is Home

Presented to

The Gulliver-Lynch House

for its contribution to imaginative design in Denver neighborhoods on this day, October 29, 2015. Thank you and congratulations!

Michael B. Hancock, Mayor

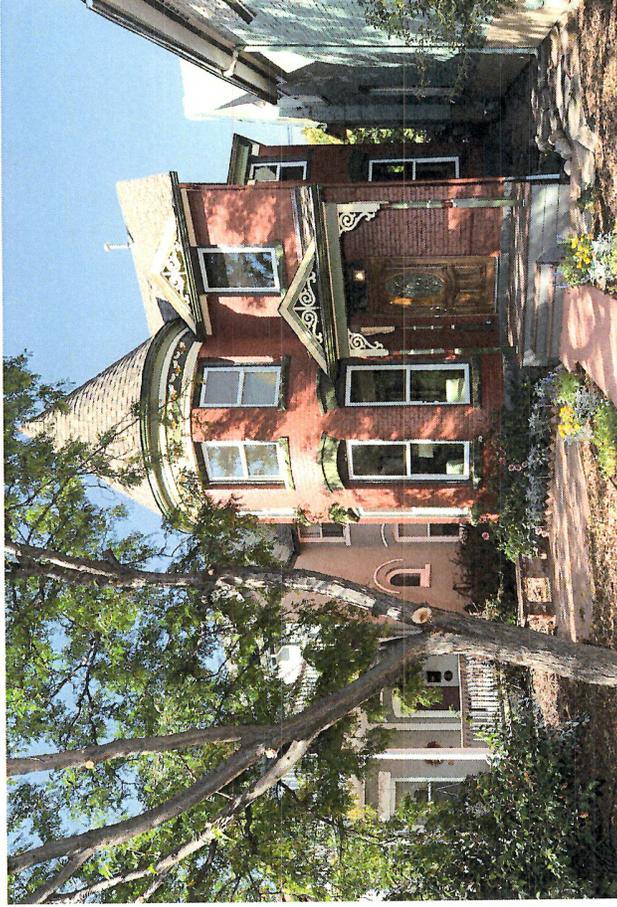


Exhibit J: Letters of Support



February 12, 2016

Mr. Martin Goldstein
Chair
Landmark Preservation Commission
Community Planning and Development
Wellington Webb Municipal Office Building
201 West Colfax Ave., Dept 205
Denver, Colorado 80202

Dear Mr. Goldstein:

I am writing you to express my support of the Landmark District Designation application for the 200 South Block of Lincoln in Denver, CO.

This application was submitted previously to the Landmark Preservation Commission (LPC), but it was withdrawn in order to allow further outreach to all owners included in the proposed district. Outreach included discussions with Historic Denver and meetings with LPC staff. All owners have now been informed of the benefits and restrictions that go along with Historic Designation through meetings, detailed handouts, and links to further resources.

The resulted application for a historic district contains not only what could be the most concentrated block of William Lang designed houses in Denver, one of Denver's most prolific architects of the late 19th century and the architect of our very own Molly Brown House Museum, but also some of its most high style Queen Anne residences.

We are very pleased with the result and we feel it will be a real boost to their block just as historic districts have assisted with vitality in other established districts in the City of Denver.

We believe the neighbors have worked hard towards this effort and their work is a testament to their belief in the value and uniqueness of their block. It is a pleasure to support this work to protect an integral piece of Denver's history.

Thank you for your consideration to vote in favor of creating this District.

Sincerely,

A handwritten signature in blue ink that reads "John P. Olson". The signature is stylized and cursive.

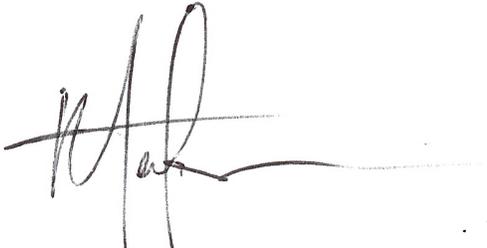
John P. Olson
Director of Preservation Programs

Letter of Support
for
200 South Lincoln Historic District

Landmark Preservation Commission
Denver

Date:

We, the undersigned business owner operating in the 200 S block of Broadway, support the application for historic district designation for the residences directly to the east of us, in the 200 S block of Lincoln Street.

William Montague  02/13/2016

WILLIAM MONTAGUE
FAWRENHET'S BOOKS
210 S. BROADWAY
DENVER CO 80209

Letter of Support
for
200 South Lincoln Historic District

Landmark Preservation Commission
Denver

Date: 2/10/2016

We, the undersigned business owner operating in the 200 S block of Broadway, support the application for historic district designation for the residences directly to the east of us, in the 200 S block of Lincoln Street.

*Dorothy J. Morris - manager Bards Coffeehouse
For Chris Graves 238 S. Broadway*

Letter of Support
for
200 South Lincoln Historic District

Landmark Preservation Commission
Denver

Date: 02/09/2016

We, the undersigned business owner operating in the 200 S block of Broadway, support the application for historic district designation for the residences directly to the east of us, in the 200 S block of Lincoln Street.



HOME-LIQUOR .
236 . S . BROADWAY
DENVER , CO 80209 .

Letter of Support
for
200 South Lincoln Historic District

Landmark Preservation Commission
Denver

Date: 2/8/16

We, the undersigned business owner operating in the 200 S block of Broadway, support the application for historic district designation for the residences directly to the east of us, in the 200 S block of Lincoln Street.



W.A. WHITTAKER, JR

NBS ELECTRONICS

230 S. BROADWAY

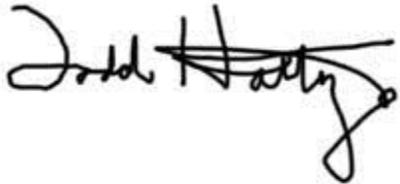
80209

February 15, 2016

To Whom It May Concern,

I strongly support the Historic Landmark Designation for "200 Block South Lincoln Street". Such a designation will help to ensure the preservation of these historical homes on that block. I own 238 South Lincoln Street.

Regards,

A handwritten signature in black ink that reads "Todd Hartzo". The signature is written in a cursive style with a large, sweeping flourish at the end.

Todd Hartzo



February 12, 2016

Landmark Preservation Commission
201 W Colfax Av, Dept. 205
Denver, CO 80202

Proposed project for designation: 200 Block South Lincoln Street Historic District

Hearing: March 15, 2016

To Whom It May Concern:

The West Washington Park Neighborhood Association (WWPNA) supports the historic designation of the 200 S Block of Lincoln Street for the following reasons:

The proposed district includes 15 residential structures on both sides of the north end of the 200 block of South Lincoln Street. The district meets the required criteria for designation in all three categories: historic, architectural and geographic significance.

Historic significance: All the structures were built between 1887 and 1900 when the streetcar started operating on south Broadway.

Architectural significance: All of the structures were built in the Queen Anne style popular in the 1880's and 1890's with asymmetrical facades and predominant front gables. Seven of the houses on the west side have towers and eight of the nine on the west side were designed by the nationally recognized architect, William Lang, either solo or as part of the firm Lang and Pugh. A number of Lang houses are on the National Register of Historic Places, including the Molly Brown House and Castle Marne, both in Denver.

Geographic significance. The proposed district has a prominent location on either side of a major entry way into downtown Denver.

The proposed district is zoned U-TU-B2 UO-3 and is an historic resource the preservation of which is consistent with both the Denver Comprehensive Plan and Blueprint Denver. Located in an area of stability under Blueprint Denver, designation of the proposed Lincoln Street Historic District will encourage investment in restoration and preservation of the buildings within its boundaries.

The WWPNA Board of Directors considered this motion during its regularly scheduled monthly meeting on February 2, 2016 when a quorum was present. The Board voted to support the motion for historic designation by a vote of 11-1-0.

The West Washington Park Neighborhood Association, (WWPNA) is a Registered Neighborhood Organization. Our boundaries are Speer Boulevard on the north, I-25 on the south, Downing Street on the east and Broadway on the west and include approximately 9400 total residences and businesses. The proposed historic district is within the boundaries of the organization. Our voting membership is voluntary and requires an annual dues payment of \$15 per household (\$8.00 if over 65). Currently there are over 400 paid members.

Sincerely,



Nicholas Amrhein

President, West Washington Park Neighborhood Association



Baker Historic Neighborhood
Association
P.O. Box 9171
Denver, CO 80223
board@bakerneighborhood.org

Officers

President

Luchia Brown
303-733-5040

Vice-President

Felix Herzog

Secretary

Frank Matapuile

Treasurer

Richard Parker

Members-at-Large

David Ford
Mathew Wasserburger
Michael Wilcox

Zoning Chair

Steve Harley

February 15, 2016

Denver Landmark Preservation
Wellington Webb Municipal Office Building
201 West Colfax Ave., Dept 205
Denver, Colorado 80202

To Whom It May Concern:

The Baker Historic Neighborhood Association (BHNA), a registered neighborhood organization (RNO) bounded by I-25 to the west, 6th Avenue to the north, Lincoln Street to the east and Mississippi to the south, writes in support of the application for historic designation for the 200 block of South Lincoln Street. Having been through the process of getting a good part of the association designated as historic, we now reap the benefits of the hard work that was done by the many volunteers 15 years ago. The western side of Lincoln Street falls within the boundaries of BHNA, and we recognize the need for historic designation for the following reasons:

Historic significance: The structures were built between 1887 and 1900 when streetcars operated on South Broadway.

Architectural significance: The structures were built in the Queen Anne style popular in the 1880s and '90's with asymmetrical facades and dominant front gables. Seven of the houses on the west side have turrets and eight of the nine on the west side were designed by the nationally recognized architect, William Lang. A number of Lang houses are on the National Register of Historic Places, including the Molly Brown House and Castle Marne, both in Denver.

Geographic significance: The proposed district has a prominent location on either side of a major entry way into downtown Denver.

The proposed district is zoned U-TU-B2 UO-3 and as an historic resource, the preservation of which is consistent with both the Denver Comprehensive Plan and Blueprint Denver. Located in an area of stability under Blueprint Denver, designation of the proposed Lincoln Street Historic District will encourage investment in restoration and preservation of the buildings within its boundaries.

Sincerely,

Luchia Brown
President
Baker Historic Neighborhood Association

A Better Community Through Cooperation