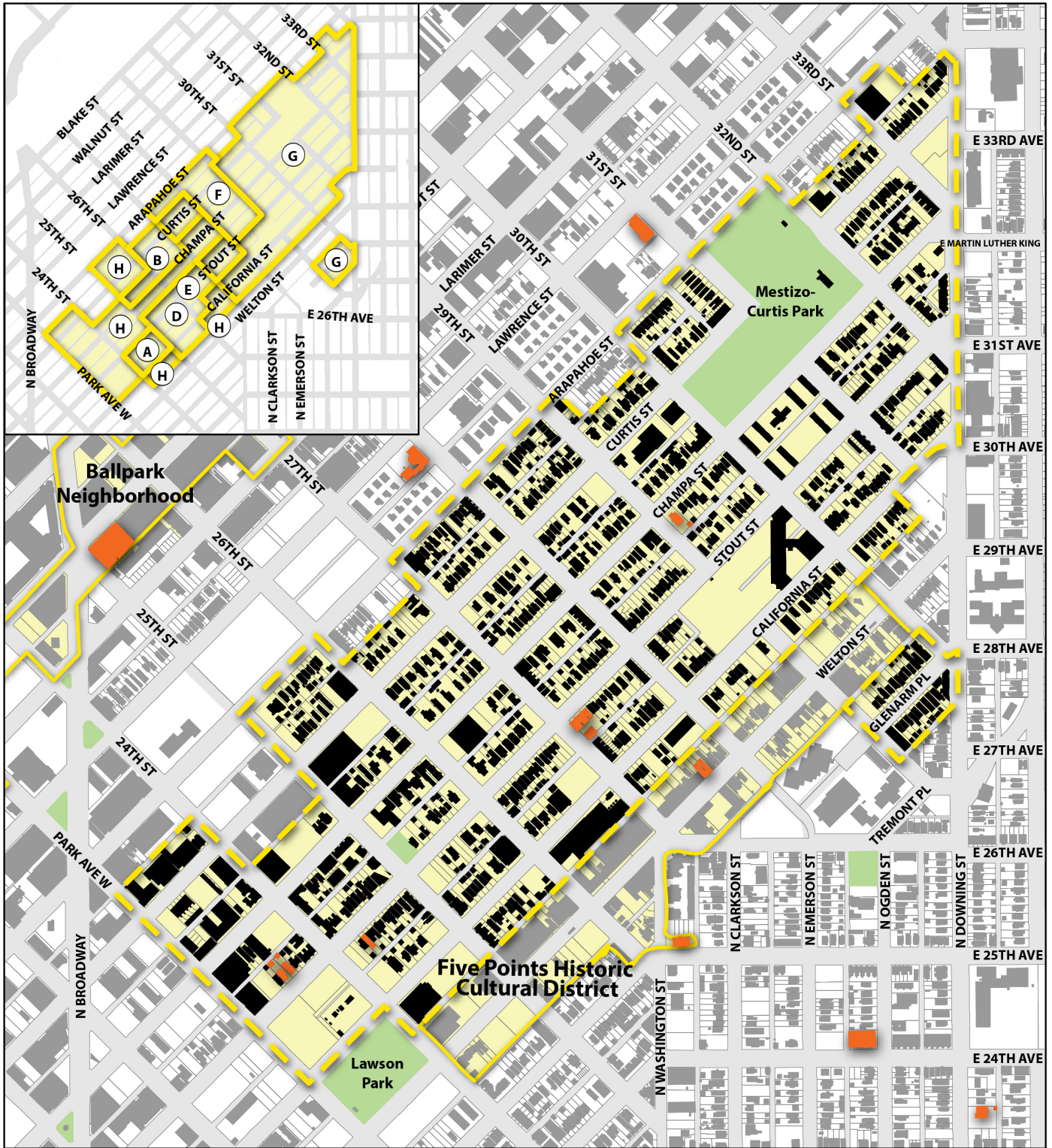


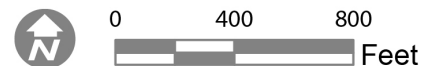
# Curtis Park Historic District

# Character-defining Features



- District Boundary
- Other Historic District
- Property Subject to Design Review
- Individual Landmark
- Building Subject to Design Review

Date: February 2014



## DISTRICT DESCRIPTION

Curtis Park, Denver's first street car suburb, is one of the city's oldest and most diverse residential areas. The neighborhood's heyday was from the late 1870s until 1893. The district is a showcase of architectural styles from that era, including Italianate, Eastlake, Queen Anne, and Victorian eclectic homes. Romanesque, French Second Empire and Gothic Revival buildings are also present, as well as a small number of Bungalow and Classical Denver foursquare homes representing the neighborhood's early 20th century build-out. Curtis Park includes an unusual mix of high style and vernacular homes, with large two-story residences for Denver's business elite located next door to quaint one-story Queen Anne cottages, duplexes and rowhouses built for the city's working and middle class. Altered homes, modern infill and vacant lots are scattered throughout.

## ORDINANCE

Curtis Park "A" #138, adopted 1995;  
 Curtis Park "B" #87, adopted 1995; Curtis  
 Park "C" #222, adopted 1997; Curtis Park  
 "D" #367, adopted 1997; Curtis Park "E"  
 #655, adopted 2007; Curtis Park "F" #437,  
 adopted 2008; Curtis Park "G" #2, adopted  
 2010, Curtis Park "H" #326, adopted 2011.

No special provisions.

## PERIOD OF SIGNIFICANCE

Dependent upon which specific district, but generally ranging from the 1870s to 1926.

Source:

**Curtis Park "A"** - Prior to and Including 1910, Ordinance No. 575, Series 2009.

**Curtis Park "B"** - Prior to and Including 1925, Ordinance No. 575, Series 2009.

**Curtis Park "C"** - Prior to and Including 1915, Ordinance No. 575, Series 2009.

**Curtis Park "D"** - 1870-1891, Ordinance No. 367, Series 1997.

**Curtis Park "E"** - 1890-1910, Ordinance No. 655, Series, 2007.

**Curtis Park "F"** - 1870-1902, Ordinance No. 437, Series 2008.

**Curtis Park "G"** - Prior to and Including 1915, Ordinance No. 2, Series 2010.

**Curtis Park "H"** - Prior to and Including 1915, Ordinance No. 326, Series 2011.

Contributing structures are not listed in the ordinances for Curtis Park "A," Curtis Park "B," Curtis Park "C," Curtis Park "D" and Curtis Park "E." Contributing Structures are listed for Curtis Park "F," Curtis Park "G" and Curtis Park "H."

## LISTING CRITERIA

✓ History      ✓ Architecture      ✓ Geography

**History:** One of Denver's oldest and most intact residential neighborhoods, created as part of the building boom following the arrival of the railroad in 1870.

**Architecture:** Representative of the popular 19th-century Italianate and Queen Anne styles, with other late 19th- and 20th-century styles present.

**Geography:** One of the earliest residential neighborhoods in Denver, representing a range of social and economic backgrounds as demonstrated in the diverse sizes and types of housing in the neighborhood.



1. Streetscape within Curtis Park with eclectic architecture that characterizes the district. Note the simplified Queen Anne cottage in the foreground with orange brick façade in contrast with the elaborate, large Italianate duplex structure in the background with brick façade, stone stringcourses, window headers and sills.



2. Typical streetscape within Curtis Park. Note the uniform front-yard setback of the Queen Anne structure on the left and the Italianate structures on the right, the at-grade front yards and the narrow side yards.



3. A corner view of a Victorian eclectic structure with a primary entrance featuring front gabled porch on the named primary street (shown on left) and a larger full-width porch facing onto the secondary street (shown on right).

## DISTRICT LAYOUT & COMPOSITION

### Streets & Streetscape

Streets are laid out on the original Denver diagonal, following the South Platte River. Wide asphalt streets with historic sandstone curbs. Most yards are at grade with mature vegetation in front yard.

### Sidewalks

Wide historic sidewalks of sandstone are common, separated from the street by a tree lawn with mature trees.

### Land Uses

Predominantly residential with a small number of commercial, institutional and religious structures historically, including a Gothic Revival church (1887) at 2501 California St., the State Armory (1890) at 2565 Curtis St. and Fire Station #10 (1928) at 3201 Curtis St. The neighborhood includes the city's first park, now called Mestizo-Curtis Park.

### Lot Sizes & Shapes

Many lots are 25 feet in width and 125 feet in depth, the traditional dimension for Denver lots, although there is variation of lot sizes throughout the neighborhood.

### Building Placement

Buildings within Curtis Park primarily front onto the named streets, although often smaller homes and rowhouses face onto the numbered streets.

### Setbacks

Uniform front setbacks common from block to block with shallow front yards typical. Multi-family buildings on corners often have reduced setbacks. Narrow side yards resulting from narrow lots with larger rear yards commonplace. On some larger lots, houses are located on the south side of lots. On some numbered streets, houses are on small lots with little to no side setbacks on the alley side.

## DESIGN REVIEW

*All properties within a historic district are subject to design review. When planning a preservation or construction project, it is important to consider the character-defining features of the district.*

*When reviewing proposed changes to a property, the Denver Landmark Preservation Commission uses the **Design Guidelines for Denver Landmark Structures & Districts** in combination with the character-defining features of the historic district to evaluate the project's compatibility with the property and historic district.*

*The character-defining features document for each district generally captures the most prevailing architectural and site features found within the district. In some instances, a structure and site within a district may be the exception to the character-defining features.*



4. Multi-family Victorian eclectic dwelling fronting onto a primary street. Note this repeating projecting towers, the arched windows on the first floor with decorative headers, the transoms above the single entry door, and the decorative pattern roof.



5. Typical early 20th-century commercial development within the district, featuring brick construction and raised parapet hiding a flat roof.

## PRIMARY BUILDINGS

### Mass & Form

**Building Height:** One to two stories in height. Raised foundations and tall ceiling heights provide for tall houses, over 30 feet high, on some blocks.

**Building Shapes:** Single-family residences are prevalent with multi-family row houses and duplex forms intermixed. Massing is blocky and rectangular on most homes, although projecting bays, corner towers and asymmetrical forms are also common on larger two-story homes and buildings.

### Materials

Predominately unpainted brick construction with a small number of stone and frame structures. Foundations are typically brick or stone. Brick structures are typically smooth cut, earth-tone orange brick. Wood siding, porches and details.

### Roofs

Hipped and flat roofs typical on the Italianate-style buildings while Queen Anne and Eastlake style houses typically feature a front gabled roof, sometimes with flared roof eaves. Some mansard, conical, raised decorative parapets and complex hipped and gabled roofs are also found. Some Italianate houses feature broad overhanging eaves with decorative brackets; a few include ornamental iron roof cresting. Dormers are rare. Composite shingles are the most frequently used modern roofing material, imitating original wood shingle roofs.

### Entries & Doors

Offset front entries accessed by raised porches. Wooden single and double doors common; some Italianate examples feature narrow double doors. Most original doors have one or two panes of glass above, with wood paneling below, although some doors are full paneled. Doors with transoms are common; some have sidelights. Multi-family structures have smaller projecting porches, stoops or recessed entries.

### Windows

Individual double-hung, one-over-one wood windows common, although framed window pairs in gable ends, window transoms, and other variations are also found. Most structures feature tall narrow windows, although some paired and arched windows are wider and more rectangular in form. Rounded and segmental arched lintels are common, although other variations such as wooden pedimented lintels, stone drip molds and horizontal stone lintel bands are also found. Highly decorative masonry headers and lintels contribute to building ornamentation. Historically, windows were recessed in the wall (not flush).



6. Typical Eastlake influenced structure within the district. Note the gable front with decorative bargeboards, wrap around one-story porch, elaborate leaded glass windows, tall chimneystack, and decorative stone banding.



7. Typical brick Italianate structure within the district. Note the decorative cornice, the tall narrow windows with elaborate stone window headers and sills, the low pitched roof, rectangular projecting forward bay and stone foundation.



8. Religious institution within the district in the Gothic Revival style. Note the projecting entry tower with steeple, the pointed arched windows with decorative leaded glass and emphasis on verticality.



9. One-story Queen Anne Cottage within the district. Note the raised stone foundation, the paired window bays with arched brick headers, the decorative cornice and brackets and the forward facing gable with a sunburst motif.



10. One-story multi-family Italianate dwelling facing onto a side street. Note the building mass aligns with the sidewalk, the decorative cornice, the segmental arched window and covered stoop entries.



11. Two-story classic Romanesque multi-family stone dwelling facing onto a primary street. The large arched windows, projecting rounded bays and small gable-front arched porches are noteworthy.

## PRIMARY BUILDINGS (continued)

### Porches

<b>General</b>	A large number of homes in the district are missing original porches or have heavily altered porches.
<b>Width:</b>	Partial-width and full-width porches common. The Queen Anne style houses often feature partial-width or wrap-around porches while the Italianate-style homes typically have full- or partial-width porches.
<b>Height:</b>	Typically one story.
<b>Projecting:</b>	Yes, typical. Row houses with stoop and inset entries also found.
<b>Shapes:</b>	Raised rectangular and square shaped with gable, hipped, flat, and shed roofs; some shed roofs on Victorian- and Eastlake-style homes feature small pedimented gables.
<b>Materials:</b>	Masonry and wood foundations common. Wooden columns, railings and ornamentation.
<b>Porch</b>	Queen Anne-style buildings feature wooden
<b>Ornamentation:</b>	spindle columns, brackets and fretwork, while Doric Classical columns are more common on Italianate examples.

### Building Ornamentation

Multiple surfaces, typically with fish scale shingles or other combined ornamentation in front gable of Queen Anne and Victorian eclectic homes. Decorative bargeboards and other applied ornamentation also common. Italianate structures often feature decorative brick banding, ornate and prominent cornices with decorative brackets. Eastlake influenced examples include jigsawed bargeboards and decoration.



12. Elaborate Victorian eclectic home with Italianate influences. The sandstone sidewalk with straight path leading to offset entry on raised front porch is typical.



13. An alley streetscape within the district. Note the primary structure fronting onto the numbered streets with relatively small side-yard setback next to the alley, the two-story carriage house behind the primary structure on the numbered street, the smaller one-story carriage houses in the background, and the service nature of this alley streetscape that allows the district to be free of power lines on the primary and secondary streets.

## ACCESSORY STRUCTURES & SITE FEATURES

### Outbuildings

- Detached:** Yes.
- Access:** Located on the alleyway. A few carriage houses face onto the east-west streets.
- Height:** One- to two-story garages/carriage houses.
- Size:** Typically single bay openings, however double and triple bays are common within this district.
- Shape:** Boxy, rectangular shapes. Flat roofs with parapets, gable roofs, and hipped roofs.
- Materials:** Typically masonry construction, matching the primary residence.

### Walkways

Walkways are straight, typically 3 to 4 ft. in width, often sandstone and lead in a straight path to the front door.

### Walls & Fences

- Front Yards:** Typically open front yards. Some homes have low historic open style wrought iron fencing. Chain link fences are also common but typically are outside the period of significance.
- Side & Rear Yards:** If historic wrought iron fencing is present, it often encloses the side yard. Wood fencing often encloses rear and side yards.
- Retaining Walls:** Not historically present.

