

The Denver Architectural Foundation

Guide to Denver Second Edition Architecture

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Foreword by Governor John Hickenlooper





1 Enterprise Hill / Centennial Hill / Clements Historic District

One of the many tiny historic enclaves in this area, Clements is bounded by 21st and 22nd Streets, Glenarm Place, and Tremont Place. Among Denver's oldest residential areas it is part of Alfred Clements Denver addition. Most of the homes were built between 1871 and 1890 for prominent residents of the day. *National Register, Denver Landmark District*

Buildings that stand out include:

1.1 - Clements Rowhouse, 2201-17 Glenarm Place, Architect not known, 1884: Elegant High Victorian Styling with Italianate flair is key to this row of townhomes, which sports a lofty cornice that stretches toward being a mansard roof. Two-story bays and tall, slim windows with prominent caps extend the homes' vertical sensibilities.

1.2 - St. Andrew's Memorial Chapel, 2015 Glenarm Place, Ralph Adams Cram, 1909: In what may be his only work here, East Coast architect Ralph Adams Cram worked in late Gothic Revival for this small church. Commissioned as a memorial by a grieving widower, St. Andrews displays a sober appearance, with dark red brick trimmed with limestone. The interior is more elaborate, though no less formal. Design of the adjacent parish house is attributed to Jacques J.B. Benedict.

2 Ebert Elementary School

410 23rd Street

Montjoy and Frewan, 1924; classroom, library, and lunchroom addition, Murata Outland, 1993

At one time called Crofton-Ebert, this buff brick school is in line with Montjoy and Frewan's other Beaux Arts-influenced buildings, such as Park Hill Elementary School. Ebert's innate symmetry is set off by Neoclassical detailing at the roofline. A later addition strives for simplicity.

3 East Village / Benedict Park Place

Various locations along Park Avenue West Various architects, including Humphries Poli Architects, Studio Completiva, Chris Carvell Architects, B+Y Architects, and in situ DESIGN, 2005 - continuing

The former East Village housing development, constructed to house the press during the never-happened 1976 Olympic Games in Colorado, over the years sank into a state of disrepair and malaise. Built so the city grid was interrupted, East Village eventually became a project under the wing of the Denver Housing Authority using Hope VI federal funding. The street grid was reintroduced, and buildings were located so that they front right on the street. The architects chosen for these projects to a large extent chose a contemporary approach to the variety of housing types found in this mix of affordable and market rate residences. Some projects are more successful than others (the blue dots on 290 Park Avenue West are a real stretch), but this upgrade in housing quality has made a difference in a neighborhood with urban appeal.



7.3 - Walters House, 2663 Champa Street, Frederick Eberly, circa 1888: Queen Anne style predominates in a two-story brick home with a center front gable covered in shingles and marked by elaborate window treatment. Dentils, fancy brick courses, and Eastlake-style ornamentation on the porch are among details on this home.

7.4 - David Crowell House, 2816 Curtis Street, architect not known, circa 1873: Size does not equate lack of attention to detail. In a neighborhood defined by wide variations in house size, the frame Crowell House is pure-and-simple small, but made grand by a Federal-style window on the main facade.

7.5 - Scobey / William A. West House, 2826 Curtis Street, circa 1884: This compact brick home appears to separate into two parts: the smaller one-story section, next to a two-story bay, in which the second floor is an impressive mansard roof containing a single arched window. It reflects ingenious Victorian brought down to earth.

And there is the new:

7.6 - Merchants Row Brownstones, 2665 Champa Street, in situ DESIGN, 2006: This groundbreaking six-unit, three-story project has set the standard for Neomodern infill residential projects that now dot the Curtis Park Historic District. Merchants Row grew out of an earlier project that spurred investment from district residents. When in situ DESIGN's principals undertook Merchants Row, the same funding model - and sense of community ownership - came into play. Merchants Row stands out for its generous windows (in a contemporary interpretation), its accent on verticality (in sync with the massing of historic neighbors), and its use of honest materials, all linked by good proportions and attention to detail.

AIA Colorado Honor Award, 2008, AIA Denver Merit Award, 2006

8 San Rafael District

Bounded by Washington and Downing Streets, and East 26th and East 20th Avenues, San Rafael is the fourth historic district to fit under the Five Points / Curtis Park umbrella.

Development here began as six additions to the city were platted in the early 1870's. The area is another prototypical Victorian residential neighborhood, though a few commercial buildings were part of the development. A heavy concentration of hospitals and medical facilities has marked San Rafael and part of neighboring City Park West - a long-standing fact of life that has led to demolition of some old structures and the Modernist gem, the Boettcher School. The district supposedly takes its name from San Rafael, California, the hometown of developer Henry A. Dubois Jr. Along with fine Queen Anne and other Eclectic styles of the period, the district saw the rise of churches that served the city's African American community.

National Register