

DISTRICT DESCRIPTION

Located just north of the existing downtown, Clements Historic District typifies high-style Queen Anne and Italianate architecture, and is one of the most intact collections of late 19th Century Victorian high-style residential architecture in Denver. It is representative of the City's rapid growth and middle class population of the 19th Century. The district maintains beautiful views of the Rocky Mountains to the west. The properties on the 2100 block of Tremont Pl. now front onto Benedict Park, which historically was housing stock. This district retains a high degree of integrity; some structures have been stuccoed, one non-historic driveway is present and non-historic chain link, wood, and iron fencing in front yards is present.

ORDINANCE

Ordinance #335, #198 & #575, adopted 1975 & amended 1978 & 2009.

No special provisions.

PERIOD OF SIGNIFICANCE

Prior-to and including 1930.

Source: Ordinance #68, series 2010.

Contributing structures are not included in the ordinance.

LISTING CRITERIA

History Architecture Geography

History: Representative of the growing upper-middle class population in Denver who desired to be close to the downtown core without living in the bustle of the city.

Architecture: Exemplifies elaborate Queen Anne style and refined Italianate style architecture popular at the turn of the century.

Clements Historic District

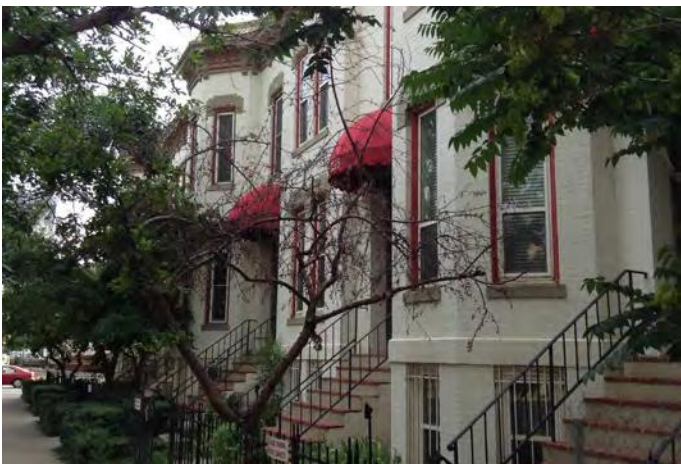
Character-defining Features



1. Tremont Pl. streetscape. Note the uniformity in the front yard setback, the brick buildings, and projecting front porches of these Italianate style structures.



2. Glenarm Pl. streetscape. Note the uniformity in the front yard setback, the brick buildings with fish scale shingle in the upper stories, and projecting front porches of these Queen Anne style structures.



3. Glenarm Pl. streetscape with the Italianate style rowhouse. Note the stoop entries onto the street.

Streets & Streetscape

Streets are on the original Denver diagonal, following the S. Platte River. Alleyways run parallel to the street. Wide asphalt streets with historic low-profile curbs, and no historic curb cuts.

Sidewalks

Wide historic sandstone and new concrete sidewalks separated from the street by a tree lawn with smaller trees.

Land Uses

Predominately residential, with one religious institution, St. Andrew's Episcopal Church (c. 1908) located at 2015 Glenarm Pl.

Lot Sizes & Shapes

Narrow rectangular lots with the traditional 125 ft. depth, a standard dimension for Denver lots.

Building Placement

Buildings within this district primarily front onto the northeast-southwest streets; however, the Queen Anne rowhouse on 21st St. fronts onto one of the "side" streets and non-historic development fronts onto 22nd St.

Setbacks

Uniform front yard setback with at-grade lots. Narrow side yards and larger rear yards to accommodate gardens and accessory structures.



4. Italianate style rowhouse on Glenarm Pl. Note the heavy roof cornice, elaborate window headers, and tall narrow windows.



5. Queen Anne rowhouse on 21st Street. Note the historic sandstone sidewalk, brick construction with stone foundation, steeply pitched slate roof, and the one story porches with fretwork and spindle columns.



6. Elaborate Italianate style single family residence on Glenarm St. Note the stone foundation and brick walls, the projecting offset front porch and entry, the tall, narrow wood windows with elaborate headers and sills, and the heavy decorative cornice.

PRIMARY BUILDINGS

Mass & Form

Building Height: Predominantly two- to three-story structures; one historic one-story house located at 2146 Glenarm Pl.

Building Shapes: Single-family and rowhouses. Complex shapes and asymmetrical masses and appearances on the Queen Anne buildings. The Italianate buildings are simpler in form, generally featuring a rectangular footprint and simple symmetrical massing. The Queen Anne structures often have turrets and towers, while the Italianate structures have bay window projections.

Materials

Brick construction with stone foundations. Wood and stone ornamentation and details.

Roofs

Forward facing gables and cross gables on the Queen Anne structures. Hipped roofs on the Italianate structures. Wood shingled roofs would have historically been found. The Queen Anne rowhouse on 21st St. maintains its original slate roof.

Entries & Doors

Offset front entries with wooden doors. Some structures have double entry doors and some feature transoms above.

Windows

Double-hung, one-over-one, wood windows with stone headers and lintels common, often grouped or paired. The Queen Anne structures have large windows while the Italianate homes feature taller, narrower windows. Historically, windows were recessed in the wall (not flush).

Porches

- Width:** Partial width wooden front porches common; two full width front porches.
- Height:** One-story.
- Projecting:** Yes, typical. Row houses with stoop and inset entries also found.
- Shapes:** Raised square and rectangular shaped, with flat, shed and gabled roofs.
- Materials:** Typically wood; some masonry foundations and piers.
- Porch Ornamentation:** Queen Anne style buildings feature delicate spindle columns and fretwork, while the Italianate porches have square columns with elaborate capitals.

Building Ornamentation

Fish scale shingles in the forward facing gables, turrets, and projecting towers on the Queen Anne homes. The Italianate homes feature over hanging roof eaves, brackets, and heavy cornices.



7. Carriage house structures within Clements Historic District. Accessed from the alleyway, one-story in height and of brick construction with a flat roof.



8. Sidewalk and walkways on Glenarm Pl. Note the at-grade historic sandstone walkways and sidewalks. The sidewalk is about 4-6 ft. in width and the walkways are about 3-4 ft. in width and lead in a straight path to the entryway, note the open front yards with no fencing.

ACCESSORY STRUCTURES & SITE FEATURES

Outbuildings

- Detached:** Yes.
- Access:** Alley access with one historic carriage house fronting onto 21st St.
- Height:** One and two story garages/carriage houses.
- Size:** Large bays could fit one to two cars.
- Shape:** Rectangular with flat roofs.
- Materials:** Masonry and wood.

Walkways

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

Walls & Fences

- Front Yards:** Historically no fencing.
- Side & Rear Yards:** Wooden fences enclose rear and side yards.
- Retaining Walls:** Not historically present.

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.