January 14, 2020

**Address:** 2000 E 28th Avenue (other associated addresses: 2030-2040 E 28th Ave)

**Legal Description:** CLAYTONS ADD B24 L1 TO 4 & N/2L5

**Current Building Name:** N/A

**Construction Date:** c. 1925-1926

**Source of Information:** Denver Assessor’s Office; Sanborn Insurance Maps from 1904, 1904 (corrected to 1925), 1929-30, 1929 (corrected to 1937), 1929 (corrected to 1951), 1929 (corrected to 1956), 1929 (corrected to 1958), 1929 (corrected to 1961), 1962 (corrected to 1967); Denver City Directories; Denver Householder’s Directory and Street Avenue Guide 1924-1950;

**Architectural**

Architectural Style: One Part Commercial Block

Architect/Builder: N/A

Source of Information: N/A

**Historical**

Original owner: Wolf and Sarah Reiwitz

Original use(s): Commercial

Current use(s): Commercial

Historical background:

This one-story brick one-part commercial block structure with a tile pent roof was constructed c. 1925-1926 in the Clayton’s Addition subdivision at the corner of Race Street and East 28th Avenue. The structure has a distinctive corner entrance facing towards Race Street and East 28th Ave. The structure also retains decorative multicolor brick detailing on its street facing facades as well as decorative terra-cotta tiles with a flower motif over the main entrance. The existing outdoor patio and pergola were later additions to the structure, as are the punched openings to this patio on Race Street, which interrupts some of the original brick detailing.

The Whittier Neighborhood is a mostly residential area. Streetcar tracks were installed along 28th Avenue in 1891, which spurred the development of small businesses along this route. Brick corner stores are the most common type of commercial building found in this neighborhood, though they have become rarer due to development pressures. Of those remaining, many lack integrity. This commercial structure sprung up when Denver was first zoned in 1925 and it was zoned as a Business “B” district. This structure appears to be the last remaining structure from
that time and from that original commercial node. It was also identified as the single remaining multi-retail building in the Whittier neighborhood in the Streetcar Commercial Districts Reconnaissance Survey Final Report by Beth Glandon.

Figure 1 Whittier Neighborhood Zoning, 1925 with the site outlined in red

Figure 10
Whittier Neighborhood Zoning, 1925

SOURCE: City and County of Denver,
"Building Zone Map City and County of Denver"
(Denver, Colorado: City and County of Denver, February 1925).
According to the 1904 Sanborn Maps (corrected to 1925), the original addresses were 2000, 2004, 2006, 2010, 2014 and 2018 E 28th Ave and there were six commercial business spaces. The property was owned by Wolf and Sarah Reiwitz from 1926 to 1929, after which the ownership changed several times through 1945.

This multi-tenant commercial building has been home to numerous neighborhood businesses that have occupied the spaces over time:
• 1926 – Skaggs United Store, Otto C Hansen meats, Brown & Gray beauty parlor, Mrs. Elizabeth M. Nadon dry goods
• 1928 – United Novelty Sales Co, Skaggs Safeway
• 1929 – United Novelty Sales Co, Baudette Aircraft Co, Harry Alexus clothes cleaner
• 1930 – Nettie B Owen confectionary
• 1931 – John Skurko jeweler, Nettie B Owen confectionary
• 1933 – Segall Hyman warehouse (furniture), Acme Sheet Metal Works, OJ & Fannie F Hurley radio rpr
• 1934 – Anna Segall furniture, John A Weber sheet metal works
• 1935 – Mrs. Anna Segall furniture, John A Weber sheet metal works
• 1936 – Anna Segall furniture, Denver Rocky Mountain News station, John A Weber sheet metal works
• 1937 – Virgil R Parks grocery store, Mildred Koonce beauty parlor, R.W & Virginia E. Neddo tailor
• 1976 – Howard’s Liquors
• Unknown dates – Soul Brothers Restaurant, Nita’s Kut Kurl and Glow Cleaning according to old proposed sign permits that appear to be from the 1970s.
• 2009 – M & D’s Café
• Current – Whittier Pub


Designation Eligibility Assessment

Landmark Designation Criteria:
A structure or district may be designated for preservation if, due to its significance, it meets the criteria listed in subsections (1), (2), and (3) below

(1) The structure or district maintains it integrity;

(2) The structure or district is more than 30 years old, or is of exceptional importance; and

(3) The structure or district meets at least 3 of the following 10 criteria:

☒ It has a direct association with a significant historic event or with the historical development of the city, state, or nation;

☐ It has direct and substantial association with a recognized person or group of persons who had influence on society;
☒ It embodies the distinctive visible characteristics of an architectural style or type;
☐ It is a significant example of the work of a recognized architect or master builder;
☐ It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
☒ It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
☒ It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
☐ It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
☐ It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
☐ It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

Integrity: If a structure maintains its integrity, it may be designated for preservation.

☒ Has integrity
☐ Does not have integrity

Does the structure have potential for designation?

☒ Has potential for designation
☐ Does not have potential for designation

The commercial property at 2000 E 28th Avenue is potentially significant for its relationship to the historical development of the city. The multi-unit retail structure was built along the 28th Avenue streetcar lines as a neighborhood serving commercial node in a mostly residential neighborhood when Denver first received “Business” zoning around 1925. Streetcar commercial districts served as an important and integral component of a neighborhood by providing local services to residents such as grocery stores, meat markets, dry cleaners, etc. within walking distance.

The structure is potentially significant for its architectural type. It is a rare example of a one-part commercial block structure. The multi-colored brick and decorative terra-cotta tile work and commercial storefronts are distinctive of corner store structures of that time. Although there have been some alterations to the Race Street elevation, the integrity is good overall.
Located at the corner of Race Street and East 28th Avenue, the property is potentially significant as an established and familiar structure in the neighborhood. Situated on a prominent corner in the Whittier neighborhood, the structure has housed numerous neighborhood businesses over the past 95 years. This long time corner building is an established and familiar part of the neighborhood.

The building is also potentially significant for its rarity. Its architectural type as a one-part commercial block building is increasingly rare in the Whittier neighborhood as the few remaining commercial structures of this era have disappeared or have been redeveloped and altered over time.