Originally known as the Arlington Park Addition, the land encompassing the Alamo Placita Historic District was developed by the Arlington Park Land Improvement Company in 1889. One notable investor was Robert W. Speer, whose involvement in the neighborhood’s development initiated his political career and led to his election as the Mayor of Denver in 1904. The northern part of the neighborhood, above 4th Avenue, was originally a middle-class residential development and was settled by a large number of Swedish, and later Greek, immigrants. Buildings in this first development area consist of Queen Anne, Classic Cottages, Denver Square, Dutch Colonial Revival, and a small number of Mission-Revival style and Bungalow homes, as well as a few early 20th-century commercial buildings along 6th Avenue. The southern part of the district, located below 4th Avenue, was home to the Arlington Park Amusement Park, which operated intermittently from 1892 to 1902. The City of Denver purchased a portion of the amusement park land for use as a public park in 1911, and the remainder was developed between 1915 and 1942 for residential use. Most of the buildings in the southern development area are Bungalow, Tudor, and Mission-Revival style homes clustered around Alamo Placita Park, designed in 1927 by landscape architect S.R. DeBoer.

**ORDINANCE**

449, adopted 2000

No special provisions

**PERIOD OF SIGNIFICANCE**

1889-1942

Source: Ordinance No. 449, Series 2000

Contributing structures are not included in the ordinance.

**LISTING CRITERIA**

- History
- Architecture
- Geography

History: Representative of Denver’s middle income families during an era of population growth for Denver. Association with Scandinavian and Greek immigrant groups. Strong association with Robert Speer.

Architecture: Features various architectural styles including Queen Anne, Bungalow, Denver Square, Dutch Colonial Revival, and a small number of Tudor and Mission-Revival style homes. Additionally this neighborhood is typical of Denver’s expansion outward.

Geography: Located in the heart of the City, along the Cherry Creek water way and abutting Denver’s nationally and locally designated parkway system. The centerpiece of the neighborhood is Alamo Placita Park, designed by landscape architect S.R. DeBoer in 1927.
Alamo Placita Historic District

1. Streetscape fronting onto Alamo Placita Park. Note the open front lawns with the Denver Hill, and the Tudor style architecture typical of the later development of the neighborhood.

2. Streetscape composed of simplified Queen Anne structures with gambrel roofs. Note the uniform front yard setback, and the moderately sized open front yards.

**DISTRICT LAYOUT & COMPOSITION**

**Streets & Streetscape**

Streets are laid out in the traditional north-south, east-west grid creating long rectangular blocks. Alleyways run north-south within this district. Wide asphalt street with low curbs of historic sandstone and modern concrete. Historic driveway curb cuts onto streets are not common. Lots have a slope of varying pitch in the front yard, known as the Denver Hill.

**Sidewalks**

Wide historic sandstone and new concrete sidewalks separated from the street with a tree lawn, 4’ to 6’ in width. Tree lawns contain small and mature trees.

**Land Uses**

Predominately residential, with a small number of commercial structures along 6th Avenue, and near the intersection of Corona and 4th Avenue. A Denver park, Alamo Placita Park, is located between Ogden Street and Emerson Street, 4th Avenue and Speer Boulevard.

**Lot Sizes & Shapes**

Lots vary greatly in size. The majority of lots are oriented on an east-west axis and are roughly 125’ deep and range from 25’ to 50’ wide.

**Building Placement**

Buildings primarily front onto the north-south streets in this district; however, buildings fronting onto the east-west streets are common. Buildings also front onto Speer Boulevard. Buildings on the north-south streets are often closer to the north property line to maximize southern exposure.

**Setbacks**

Uniform front yard setbacks roughly 30’ to 40’ are consistent throughout the district. Side yards are narrow. Rear yards are large and often accommodate secondary structures.

**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.
Alamo Placita Historic District

Character-defining Features

3. Several early 20th century commercial buildings are located on the south side of 6th Avenue with boxy, symmetrical massing.

4. Streetscape with Queen Anne style cottages. Note the architectural harmony of this block created by the steeply pitched roofs, projecting side entry porches, and overall harmony of the façades.


PRIMARY BUILDINGS

Mass & Form

Building Height: Predominantly 1, 1 ½ and 2 stories.

Building Shapes: Single family and rowhouses with boxy shapes and symmetrical massing. Commercial buildings are also boxy and symmetrical.

Materials

Brick construction is typical, executed with a variety of red and tan brick colors. Foundations are typically brick or stone.

Roofs

Hipped and gabled roof forms dominate. A small number of gambrel roofs and cross-gable roofs are found in the district. Commercial buildings typically have flat roofs with parapets. Composite roofing material is common in lieu of historic wood shingles, though historic barrel and French clay tiles are found on the south side of the district. Tall brick chimneys are common on the Queen Anne structures. Small gable dormers are common on Bungalows and Classic Cottages. Small hipped or shed dormers are found on the sides of some Queen Anne homes.

Entries & Doors

Offset entries are common, but central entries are also found in this district. Historic wooden doors with paneling and lights are common.

Windows

Double-hung wood windows with a variety of light patterns are typical on most residential structures, though wood casement windows are also common on Bungalow and Tudor Revival homes. Windows in this district are vertically proportioned, but wide relative to their height. They are often arranged in double- and single-bay configurations. Leaded glass is commonly found in upper window sashes or transoms in the earlier homes in the district. Commercial buildings typically have large metal display windows. Masonry lintels and sills are typical.
Alamo Placita Historic District

Character-defining Features

6. Dutch Colonial Revival and Queen Anne style dwellings. Both houses have offset entries with projecting one-story porches, and tall chimneys.

7. Duplex structures in the Mission Revival style. Note the stepped parapet and the decorative corner tower at parapet that serves as the overall ornamentation on this simplified, one-story structure.

8. Bungalow with a projecting front gabled and trellised full-width porch. Note the half-timbered detailing in the front gable and the battered brick porch columns.

**PRIMARY BUILDINGS**

**Porches**

<table>
<thead>
<tr>
<th>Width</th>
<th>Partial- and full-width porches are typical except on Tudor Revival-style homes.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>One-story porches are the most common, however, a small number of two-story porches are found in the district.</td>
</tr>
<tr>
<td>Projecting</td>
<td>Yes, though Bungalows can have either projecting porches or porches under the main roof.</td>
</tr>
<tr>
<td>Shapes</td>
<td>Raised square and rectangular forms with shed, hipped and gable roofs.</td>
</tr>
<tr>
<td>Materials</td>
<td>Masonry and wood foundations with wood columns or brick piers. Ornamentation is typically wood.</td>
</tr>
<tr>
<td>Ornamentation</td>
<td>Simplified ornamentation, such as Doric columns with simple balustrades. Cornice returns are a popular motif in the roof line of the porch on Queen Ann structures.</td>
</tr>
</tbody>
</table>

**Building Ornamentation**

Buildings in the district have simplified ornamentation. Queen Anne homes have fish-scale shingles in forward facing gables and decorative barge boards. Bungalow style homes have exposed timbering and large overhanging roof eaves. Stepped and sloped parapets are common on duplexes and rowhouses. Parapets with integrated sign bands are typical on commercial buildings.
Alamo Placita Historic District

Character-defining Features

ACCESSORY STRUCTURES AND SITE FEATURES

Outbuildings

Detached: Yes, and generally located in the rear yard on the north or south of the lot.

Access: Garages and secondary structures are accessed from the alleyways that run north-south within the district. A small number of corner properties have garages that can be accessed from the east-west streets.

Height: 1- and 1 ½-story garages and carriage houses.

Size: One-car garages are common.

Shape: Boxy massing with flat, hipped and gable roof forms.

Materials: Garages and carriage houses are brick and frame construction, typically matching the primary residence.

Walkways

Historic sandstone and new concrete walkways about 3’ wide are common. They lead in a straight path to the entryway and often include steps to accommodate the Denver Hill.

Walls & Fences

Front Yards: Open front yards.

Side & Rear Yards: Wood fences enclose rear and side yards.

Retaining Walls: Retaining walls not common.

9. Alley streetscape with historic one-story masonry garages and a 1 ½-story carriage house, as well as modern garages. The historic garages and carriage houses typically match the ornamentation of the primary building.

10. Bungalow with a full-width porch under the main roof, and a multi-light dormer. Note the central steps and walkway leading in a straight path to the front entry.