**DISTRICT DESCRIPTION**

This small addition, designed as a neighborhood for those wishing to move east from Capitol Hill, was predominantly occupied by the social elite of Denver. The land was purchased in 1887 by Samuel P. Morgan from the Catholic Church, who historically had used the land as a cemetery. The majority of the homes located in the district were built between 1910 and 1930 in the styles popular during the City Beautiful movement, including Classical Revival, Mediterranean Revival, and Tudor styles as well as a Denver Square with Craftsman ornamentation. These high-style homes were often designed by prominent Denver architects including Fisher and Fisher, Maurice Biscoe, Biscoe and Hewitt, and Burnham Hoyt.

**ORDINANCE**

10, adopted 1978

No special provisions

**PERIOD OF SIGNIFICANCE**

Period of Significance not stated in the ordinance.

Contributing structures are not included in the ordinance.

**LISTING CRITERIA**

- History
- Architecture
- Geography

History: Morgan’s Subdivision is associated with numerous persons who had a significant influence on local Denver history.

Architecture: The district is associated with a number of prominent early Denver architects and designed with a distinctive architectural character influenced by the City Beautiful movement.
Morgan’s Subdivision Historic District | Character-defining Features

1. Represents a typical streetscape within Morgan’s Subdivision with a sloped large front yard and wide pedestrian sidewalk separated from the street with a tree lawn and mature trees. Note the slightly atypical smaller sidewalk abutting the curb.

2. This square corner lot has a large front and side yard with mature trees. Note the historic type of fencing typically found in the district.

**DISTRICT LAYOUT & COMPOSITION**

**Streets & Streetscape**
The streets are laid out on a north-south and east-west grid, with north-south alleyways. Cheesman Park serves as the district’s western boundary and the Denver Botanic Gardens as the northern boundary. The district has moderately wide asphalt streets with low curb profiles and very few historic curb cuts.

**Sidewalks**
The district features wide modern concrete sidewalks separated from the street with a tree lawn and mature trees. Occasionally, there are discontinuous sections of secondary, smaller sidewalks that abut the curb.

**Land Uses**
Historically residential.

**Lot Sizes & Shapes**
The district contains a combination of square and rectangular lots. On the rectangular lots, the narrow, smaller side fronts the street.

**Building Placement**
Generally, buildings front onto the north-south streets with the exception of some structures on E. 8th Avenue and E. 9th Avenue, which front the east-west streets.

**Setbacks**
The lots are predominantly sloped throughout the district, with occasional at-grade lots. Within each block, there is generally a uniform front yard setback, with a moderate to large front yard setback on the north-south streets. The structures located on the north side of E. 9th Avenue are characterized by larger yards and setbacks on the front and sides with relatively small rear yards, as the structures are adjacent to Cheesman Park and the Denver Botanical Gardens.

**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.
Morgan’s Subdivision Historic District  Character-defining Features

**Primary Buildings**

**Mass & Form**

**Building Height:** Predominantly two- to three-stories in height.

**Building Shapes:** Large single-family residences with boxy, generally symmetrical massing.

**Materials**

The most predominate materials are red brick and stucco.

**Roofs**

Hipped, gable, and cross gable forms are the most common roof types. Historically barrel tile clay roofs, slate, or cedar shingles were common.

Gable and hipped dormers are found on the front and sides of Classical Revival style buildings and occasionally on Tudor and Denver Square style buildings.

**Entries & Doors**

Central entries are very common within this district; however, there are a small number of off-set side entries, particularly on Tudor style structures. Arched entry doors and doors with side and fanlights are common. Simple wood panel doors are often found in the district, some, with lights in the upper portion.

**Windows**

Divided light, double-hung wood windows are common throughout the district. Paired windows, arched windows, leaded glass and diamond-pane windows are found throughout the district. Dormer windows are also common. There are frequently symmetrical window bays along the façade. Windows are often characterized by stone sills and decorative headers, with a jack arch or a keystone element. Overall, the windows tend

3. The Denver Square style residence with Craftsman ornamentation illustrates the boxy massing and the common red brick construction found throughout the district. While generally they have central entrances and no porches, note the full width porch and offset entry.

4. This Mediterranean Revival style house has a stucco façade, a low-pitched barrel tile clay roof, and a central entry with decorative pediment, symmetrical window bays, and multiple chimneys.

5. This Classical Revival style structure has the typical red brick construction, symmetrical façade, triangular pediment surrounding the central entry, and dormer windows in the gable roof.
6. Note the asymmetrical massing with an offset entry, the red brick construction with stucco and timber framing accents, the decorative chimney, and the leaded glass casement windows on the Tudor Style structure.

7. The Classic Revival style structure with a large central walkway to the portico entry is typical. Note the historic fenced in front yard with masonry foundation, concrete coping, and iron fence above.

**PRIMARY BUILDINGS (continued)**

### Porches

While the district is generally characterized by a lack of porches, portico stoop entries and simple arched entryways are common. Numerous different types of Classical pediments are found throughout the district, including broken pediments, arched pediments, bracket-supported pediments, and Classical double porticos. However, a small number of homes feature front and/or side porches. Those porches, when present, generally extend the full width along the building façade with either masonry foundation and piers, or wood foundations and columns. Hipped roofs are common for porches.

### Building Ornamentation

Nearly all the structures are high-style with the typical ornamentation of each style. Classical ornamentation, including symmetrical facades, dentils in the cornice and Classical orders are commonly found on the Classical Revival style houses. The Tudor Revival style houses typically are asymmetrical, with exposed half-timber, steeply pitched roofs, and cross gables. On the Mediterranean Revival style houses, stucco facades, arched windows, and lower pitched roofs with barrel tile clay are typical. A Denver Square with Craftsman ornamentation and a Prairie influenced house both have horizontal lines, overhanging eaves, and offset or side entrances. Decorative chimneys are common throughout the district.
8. This detached garage has roof and parapet, red brick construction that matches the primary residence, and alleyway location is typical.

9. This alley-facing attached garage mimics the roof line and brick cladding of the primary residence.

**ACCESSORY STRUCTURES AND SITE FEATURES**

to be characteristic of the types typically found in the distinct architectural style of the building.

**Outbuildings**

**Detached:** Yes, nearly half the structures feature detached garages. Generally, the remainder of properties have attached garages.

**Access:** The garages predominantly face the alleyway; however, a small number face the street.

**Height:** Both single and multi-story garages are found within the district.

**Size:** Generally, the garages are small to moderate in size and could fit one or two cars.

**Shape:** While some attached garages are incorporated into the architecture of the primary structure, the remainder of both attached and detached garages are typically boxy, rectangular shapes with flat roofs with parapets, hipped roofs, or gable roofs.

**Materials:** The garages generally match the material and style of the primary residence.

**Walkways**

The walkways are often wide, four to five feet, and frequently have a number of steps to accommodate the front yard slope. There is a variation in materials, with sandstone pavers and non-historic concrete or brick pavers.

**Walls & Fences**

**Front Yards:** Front yards are typically fairly large, often enclosed with historic fences. The fences typically have masonry, brick, stone, or stucco foundations and piers with open cast iron fencing above. Concrete coping often cap the brick foundations and piers.

**Side & Rear Yards:** The size of yards varies depending on the configuration of lot. The square lots generally have larger side yards and the smaller, rectangular lots typically have small side yards. Side and rear fencing is prevalent, often made of brick and iron. Non-historic wood fencing is frequently found enclosing rear yards along the alley.

**Retaining Walls:** Historically, the front and side yard fences often incorporate retaining walls. A small number of historic concrete or concrete block retaining walls are found within the district.