West 28th Avenue Historic District is also known as Stonemen’s Row, due to the construction of duplexes and homes by master stone craftsmen. Three prominent stonemasons built the 8 two-story Richardsonian Romanesque influenced homes that make up Stonemen’s Row on the south side of the 2100 block of W. 28th Ave and at 2753 Umatilla St. The structures date from 1891-1893 and typically feature facades of quarry-faced or dressed ashlar red sandstone and rhyolite, with brick on the side and back walls; the exception to this is the duplex at 2140-42 W. 28th Street which has brick facades with red sandstone accents. The 4 houses on the north side of W. 28th Ave. were developed by Charles E. Dearborn, a prominent carpenter/building in the 1890s. These brick two-story homes are all Queen Anne style, with virtually identical plans, but possessing differentiated decorative elements.

**ORDINANCE**


No special provisions.

**PERIOD OF SIGNIFICANCE**

Prior-to and including 1900.

Source: Ordinance #575, series 2009.

Contributing structures are not included in the ordinance.

**LISTING CRITERIA**

- **History**
- **Architecture**
- **Geography**

History: Representative of the growing housing needs of the city in the late 19th and early 20th Century; exemplifies the cultural, political, social, and historic heritage of northwest Denver.

Architecture: Significant examples of fine craftsmanship containing unique elements of design and materials.

Geography: W. 28th Avenue is a distinctive hilltop area, overlooking the City of Denver.
West 28th Avenue Historic District

Character-defining Features

1. Streetscape of Stonemen’s Row. Note the uniform setback with projecting stone stoops, the small front yard, and old growth trees in the buffer lawn.

2. Streetscape on the north side of the district with Queen Anne Style buildings. Note the uniform setback and the large front yard, when compared to the front yards on Stonemen’s row.

**DISTRICT LAYOUT & COMPOSITION**

**Streets & Streetscape**

W. 28th Ave. runs east-west through the district. Umatilla St. and Vallejo St. serve as the north-south streets. The setback is roughly 30’ in this district from the street. Most homes in this district feature a front yard space with old growth trees, however on the block west of Umatilla St.; on the south side of W. 28th Ave. no front yards are present. Low curb profile of modern concrete and historic granite. A historic curb cut for the alleyway in the middle of W. 28th Avenue.

**Sidewalks**

Wide flagstone and concrete sidewalks separated from the street with a buffer lawn with old growth trees.

**Land Uses**

Exclusively residential, with no commercial, institutional or industrial buildings present.

**Lot Sizes & Shapes**

Lots vary in size from block to block, but generally are 100’ to 150’ long and 25’ to 40’ wide. Rectangular lots, with the exception of the three properties just west of Umatilla St. on the south side of W. 28th Ave. where the lots are square.

**Building Placement**

Buildings are oriented towards the east-west street with the exception of the stone structure at 2753/55 Umatilla St. On Stonemen’s Row the buildings are placed on the east side of the lot and the Queen Anne structures are placed on the west side of the lot.

**Setbacks**

Uniform front yard setback from block to block creating a “street wall.” Very narrow side yards with minimal landscaping. Large rear yards historically designed for garden space.

**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.
West 28th Avenue Historic District

3. Romanesque style building on Stonemen’s Row. Note the masonry façade, tall narrow windows, and the semi-circle arch motif in the building parapet.

4. Romanesque style building on Stonemen’s Row. Note the masonry façade, the Romanesque style column capitals, the semi-circle arch motif over a Palladian-esque window motif, and the heavy cornice.

5. Queen Anne structure on the north side of the district. Note the two-story front porch with spindle columns, fish scale shingle and decorative bargeboards in the forward facing gable, the decorative stone banding, window sills and headers.

**PRIMARY BUILDINGS**

**Mass & Form**

**Building Height:** Two stories in height.

**Building Shapes:** Boxy single family and duplex residences.

**Materials**

Stonemen’s Row is constructed of rusticated red sandstone and rhyolite, with brick on the side and back walls; the exception to this is the brick duplex at 2140-42 W. 28th Ave. The Queen Anne homes on north side of W. 28th Ave. are of brick construction.

**Roofs**

On Stonemen’s Row flat roofs with raised decorative and often triangulated parapets are standard. The Queen Anne homes on the north side of W. 28th Street, feature forward and side facing gables.

**Entries & Doors**

Offset entries with transoms are common on all structures in this district. Doors on Stonemen’s Row were originally paneled or paneled with upper glass light; doors on Queen Anne homes were paneled with upper glass light.

**Windows**

One-over-one double hung wood sash windows with transoms above are common on Stonemen’s Row, with some arched windows; plate glass and casement windows are not original. Wider one-over-one wood sash windows are common on the Queen Anne homes. Windows within this district have stone headers and sills.
Porches

Width: Partial width porches are typical.

Height: Stonemen’s Row has raised one story porches, some with second story balconies. The Queen Anne style homes are raised one-step at first story, and originally all featured two-story partial width porches similar to 2061 E. 28th Ave.

Projecting: The Queen Anne style homes have projecting porches. On Stonemen’s Row there is a mix of projecting porches and inset stoops.

Shapes: Generally boxy in shape, with flat roofs on Stonemen’s Row. Gable roofs on the Queen Anne structures.

Materials: On Stonemen’s row, rusticated sandstone and rhyolite to match the construction of the primary structure. Wooden porches on the Queen Anne homes.

Porch Ornamentation: On Stonemen’s Row, heavy Romanesque style stone columns, balustrades and wingwalls with foliated column capitals and brackets. The Queen Anne homes have delicate spindle work columns, brackets and balustrades, with partial sunburst pattern in upper porch gable.

Building Ornamentation

On Stonemen’s Row the architecture is Romanesque Revival style with ornate foliated carvings, plaques and column capitals; segmental arch motifs; minarets; and robust stone porch and balcony features.

The Queen Anne Structures in this district feature windows with stone lintels and decorative hood molds; spindle work on porches; decorative side chimneys with basket weave pattern; and forward facing roof gables with wooden fish scale shingles and perforated barge boards. Historically, windows were recessed in the wall (not flush).
ACCESSORY STRUCTURES & SITE FEATURES

**Outbuildings**

**Detached:** Mostly detached secondary structures in rear or on-street parking. However, two attached carriage houses front onto W. 28th Avenue at the property line on the south side of the street.

**Access:** The secondary structures in this district are not accessible via the alleyway.

**Height:** One story.

**Size:** Single bay.

**Shape:** Rectangular

**Materials:** Brick construction.

**Walkways**

Located in a straight path to the side of the property to align with the front door. A few entries abut an expanded sidewalk.

**Walls & Fences**

**Front Yards:** Historically no fencing. One home features non-historic iron fencing.

**Side & Rear Yards:** Wood fences enclose rear yards.

**Retaining Walls:** Historically no fencing. One non-historic retaining wall on 2753/55 Umatilla Street.