DISTRICT DESCRIPTION

The Wyman Historic District is a large district that represents the many architectural styles in fashion between the late 1800s through 1955. With the establishment of a streetcar line on Colfax Avenue to downtown in the 1880s, the neighborhood entered a building boom that came to a halt with the Silver Crash in 1893. Despite the poor economy, the neighborhood continued to slowly grow through the 1890s and by 1900 become a hub of activity for prominent Denver citizens thanks to its proximity to downtown and to city parks. The architectural character of the neighborhood is rich in a variety of turn-of-the-century styles, ranging from high-style mansions to vernacular cottages along with low-scale classical-revival apartment buildings and religious structures. Historic commercial buildings along Colfax Avenue largely date to the first three decades of the 20th century and are characterized by Spanish Revival and Vernacular Classical styles. Following World War II, development continued with the construction of small, mid-block apartment buildings. These buildings are typically low-scale masonry structures with strong horizontal lines and large windows.

ORDINANCE

774, adopted 1993

No special provisions

PERIOD OF SIGNIFICANCE

Prior to & including 1955

Source: Ordinance No. 68, Series 2010

Contributing structures are not included in the ordinance.

LISTING CRITERIA

- History
- Architecture
- Geography

History: Contributing to the heritage and cultural characteristics of the City and those of influence on society.

Architecture: Distinctive architecture styles representative of popular turn of the century styles, including Queen Anne, Greek Revival, Italianate, Gothic Revival, Exotic Revival, Dutch Colonial Revival, Shingle Style, Richardsonian Romanesque, Folk Victorian, and Denver Square dwellings with Classical Revival elements. Later development includes early 20th-century commercial architecture along Colfax Avenue, and small, mid-century apartment buildings. The district includes buildings designed by a number of influential architects and constructed by master builders who impacted the development of the City.

Geography: The district represents Denver’s early social development as a result of water availability and access to downtown via the Colfax Avenue streetcar line.
Wyman Historic District

### DISTRICT LAYOUT & COMPOSITION

#### Streets & Streetscape

- Streets run north-south and east-west in a typical grid with north-south alleys dividing city blocks in half, creating large rectangular blocks. Wide asphalt streets and narrow asphalt alleyways. Typically open front yards, mostly at grade on east-west streets and with a hill of varying slope on north-south streets.

#### Sidewalks

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

#### Land Uses

- Mixed use with residential use dominating the northern and southern portions of the district, and historic commercial buildings centered along Colfax Avenue. Small historic apartment buildings and detached residences are mixed together on north-south streets, with larger homes on the east-west avenues. Religious buildings are primarily located at corners, including the First Divine Science Church at 1400 Williams St. (1922), St. Barnabas Episcopal Church at 1280 Vine St. (1891), Church in the City – Beth Abraham (formerly Beth HaMadrosh Hagodol) at 1580 Gaylord St. (1921), and Warren United Methodist Church at 1359 Gilpin St. (1909). Several medical and professional offices are located in converted houses on the north side of the district.

#### Lot Sizes & Shapes

- Historically lots were roughly 125 feet deep and roughly 50 feet wide. Lots were traditionally narrow and rectangular.

### Building Placement

This district is characterized by residential buildings fronting onto the north-south streets. Commercial structures and religious buildings commonly front onto the east-west streets.

### Setbacks

- Uniform front yard setbacks occur on each block. Residential structures have somewhat narrow side yards with larger rear yards. Commercial structures do not have rear or side yards.

### 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.
### Wyman Historic District

**Character-defining Features**

3. Early 20th-century apartment buildings are two to four stories high and are typically designed with an Eclectic or Classical Revival vocabulary. Many have raised foundations and barrel tile clay roofs, such as this one.

4. Typical Denver Square with Classical Revival elements. Note the classical wood columns supported on a pedestal at the full-width porch, and the corner masonry quoins.

### PRIMARY BUILDINGS - RESIDENTIAL

**Mass & Form**

**Building Height:** Residential structures are mostly 1 ½, 2 and 2 ½ stories in height. Historic apartment buildings are two- to four-stories high.

**Building Shapes:** Detached single family residences are predominant, with historic apartment buildings intermixed. Symmetrical massing is common within this district.

**Materials**

Predominately brick construction with a small number of stone and frame buildings. Single-family residential buildings have wood ornament. Raised brick or stone foundations are common on both residences and turn-of-the-century apartment buildings. Mid-century apartment buildings are typically simply-ornamented brick structures.

**Roofs**

Dwellings have hipped, gable, pyramidal, or flat roofs with parapets. Historically the older structures would have had wood shingles. Some historic barrel tile clay roofs are also found within this district, especially on early 20th century apartment buildings. Front- and side-facing gabled and hipped dormers are typical on Denver Squares, Queen Anne and Shingle Style homes.

**Entries & Doors**

Typically offset front entries with wooden doors.

**Windows**

Tall one-over-one double hung windows are frequently found on 19th-century homes, with rectangular but more square-shaped windows typical on 20th-century houses. Window pairs and groupings are common. Arched windows and transoms, as well as leaded glass, can be found on Queen Anne style homes. Windows in masonry construction feature stone or brick sills and decorative stone lintels and arches, with decorative wood headers and sills common in upper roof gables.
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Character-defining Features

5. The elaborate shingles covering the façade, the arched colonnade at the porch, the decorative bargeboards, and the bay window represent the divergence from the typical Queen Anne style to the Shingle Style.

Building Ornamentation

Within this district a number of styles are present, including Queen Anne, Shingle Style, and Denver Square with Classical Revival elements. The Queen Anne Style in this district is low style vernacular and represents a transition to the more Classical Denver Square. The Shingle Style in this district is very high style featuring continuous wood shingles, wavy wall surfaces, elaborate porches, rusticated stone, and low round arches. Denver Square homes have restrained Classical ornamentation, while early 20th-century apartment buildings have Vernacular Classical Revival or Eclectic Revival ornament. Mid-century apartment buildings have simple forms with limited ornamentation.

Primary Buildings - Residential (continued)

Porch Details

Width: Half-width and full-width porches are common on single-family dwellings and turn-of-the-century apartment buildings. Partial-width balconies are also common on turn-of-the-century apartment buildings. Mid-century apartment buildings typically do not have porches or balconies.

Height: Porches are one to two stories in height. Balconies are up to three stories on turn-of-the-century apartment buildings.

Projecting: Yes.

Shapes: Single-family dwellings have raised porches that are rectangular or square shaped with flat, shed, or hipped roofs. A few curved porches with conical roofs are found in the district. Porches and balconies on historic apartment buildings typically have flat roofs.

Materials: Porches and balconies have masonry foundations with wood columns and brick piers, and wood or masonry railings and ornamentation.

Porch Ornamentation: Simplified ornamentation on porches and balconies. Doric columns and brick piers common, with large overhanging roofs. Roof brackets are occasionally found on porches in this district.
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Character-defining Features

7. Commercial development in the district is centered around Colfax Ave. Commercial buildings are typically found on east-west streets, and do not have front, side or rear yards.

8. Commercial development on Colfax in the Spanish Revival Style. It is one-story high, has symmetrical massing, large display windows with transoms, and a barrel clay tile roof.

**Mass & Form**

**Height:** Historic commercial and religious buildings in the district are 1 to 3 stories in height.

**Shapes:** Symmetrical massing is common for historic commercial and religious buildings in the district.

**Materials:** Predominantly brick construction with stone or terra-cotta trim.

**Roofs:** Commercial buildings often have flat membrane roofs concealed by a parapet wall, though several commercial buildings have sloped eaves clad with barrel-shaped clay tiles. Religious buildings have either flat roofs with parapets or gabled roofs.

**Primary Buildings - Commercial and Institutional**

**Commercial Elements**

**Articulation**

**Base:** Typically one story, with large display windows and transoms, recessed entries, and prominent masonry piers.

**Middle:** For buildings taller than one story, the upper portion of the building is defined by punched windows with articulated masonry surrounds.

**Top:** Commercial buildings commonly terminate in a projecting cornice, a sloped eave, or a stepped parapet.

**Storefronts:** The ground floor is characterized by masonry piers flanking large plate glass windows, large transom windows, and recessed entries. Signage is traditionally located on this level of the building.

**Upper floors:** For buildings above one story, the middle of the building façade is characterized by punched openings containing single-bay windows. Brick is the principal building material on this level with window openings typically framed by different colored brick or terra cotta.

**Cornice/parapet:** Commercial structures terminate with an ornate, deeply projecting cornice, a sloped eave, or a simple, stepped parapet.
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Entries & Doors
Recessed commercial entries typically have single or double doors with transoms. Building entries on side elevations provide access to the upper floors. They are not as deeply recessed as commercial entries. Doors on commercial buildings are typically glazed. Religious structures have prominently located doors that are typically unglazed wood.

Windows
Commercial storefronts have large plate glass windows divided by mullions, with transoms above. Windows on the upper floors are residential in scale and have rectangular heads. They are typically double-hung wood windows, occasionally with divided lights in the upper sash. Religious buildings have multi-paned or leaded-glass windows.

Building Ornamentation
Commercial buildings are a mix of Classical Revival and Eclectic Revival styles. Ornamentation is restrained, consisting of simple masonry string courses, decorative window lintels and articulated window surrounds. Most one-story commercial buildings have slightly recessed sign bands framed by contrasting brick.

9. St. Barnabas Episcopal Church was designed in the Gothic Revival Style. Religious buildings are typically located at corners on east-west streets.

10. Beth HaMedrosh Hagodol was a Jewish synagogue in the Classical Revival Style that has been converted to a Christian church. Note the building’s symmetrical massing, prominent entrance, brick façade and terra-cotta ornament.
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### Character-defining Features

11. Turn-of-the-century apartment development with projecting, symmetrical balconies. Note the sandstone sidewalk with a few steps leading to the front door to accommodate the front yard slope.

12. Single-family homes in the district have predominantly open front yards with historic sandstone walkways leading to the offset entries.

13. Alley streetscape within the Wyman Historic District. Note the one-story, single bay garages facing the alley.

### ACCESSORY STRUCTURES AND SITE FEATURES

<table>
<thead>
<tr>
<th>Outbuildings</th>
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<tbody>
<tr>
<td>Detached:</td>
<td>Yes.</td>
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<tr>
<td>Height:</td>
<td>1- and 1 ½-story garages and carriage houses.</td>
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<th>Walkways</th>
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<tr>
<td></td>
<td>Historic sandstone and modern concrete walkways 3 to 5 feet wide are common, often with a number of steps to accommodate the front-yard slope.</td>
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<thead>
<tr>
<th>Walls &amp; Fences</th>
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<tr>
<td>Front Yards:</td>
<td>Typically open front yards. Some higher style Queen Anne and Shingle Style homes feature historic wrought iron fencing on a low masonry base.</td>
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<tr>
<td>Side &amp; Rear Yards:</td>
<td>Wood fences enclose rear and side yards.</td>
</tr>
<tr>
<td>Retaining Walls:</td>
<td>Not historically present.</td>
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