CURTIS PARK LANDMARK DISTRICT E:
2700 BLOCK OF STOUT STREET

The Kinneavy Terrace, 1888
Designed by John J. Huddart

An Application for Landmark Designation
to the
Denver Landmark Preservation Commission
August 31, 2007
AN APPLICATION FOR THE CREATION OF A NEW LANDMARK DISTRICT

CURTIS PARK DISTRICT E: THE 2700 BLOCK OF STOUT STREET.

1. DISTRICT IDENTIFICATION

Boundaries of District: The middle of 27th Street, from the alley between Stout and California Streets to the alley between Stout and Champa Streets; the middle of the alley between Stout and Champa Streets from 27th to 28th Streets; the middle of 28th Street from the alley between Stout and Champa Streets to the alley between Stout and California Streets; and the middle of the alley between Stout and California Streets from 28th to 27th Streets.

Legal Description: See Attachment F
Historic Name of District: None
Proposed Name of District: Curtis Park Landmark District E
Historic Uses: Residential
Present Uses: Residential
Zone District: R-3

2. APPLICATION INFORMATION

Contact Person: Joel Noble
Affiliation: Resident
Address: 2705 Stout Street, Denver CO 80205
Daytime Phone Number: (303) 298-1870
3. DOCUMENTS

Attached are petitions and copies of letters sent to absentee property owners.

4. STATEMENT OF SIGNIFICANCE

The Curtis Park Historic District E (the 2700 block of Stout Street) meets the criteria for designation in all three categories.

1. HISTORY. To have historical significance, the district shall be 30 or more years old or have extraordinary importance to the historical development of Denver, and shall:
   a) Have direct association with the historical development of the city, state, or nation.

The 2700 block of Stout Street is part of the greater Curtis Park neighborhood, Denver's oldest intact residential neighborhood, which was created as a result of the building boom that followed the arrival of the railroad in 1870. The large number of additions to the city that occurred one after the other northeast of downtown at the time makes clear the direction in which the city's expansion was rapidly occurring along the streets of the original townsite – Curtis, Champa, Stout, California, and Welton. The period of significance for those streets is the brief ten year period, 1880-1890, during which a remarkable collection of late 19th century houses were built which illustrate better than any pictures could the look of the city in its earliest days. As a result of the distinctive character of the Curtis Park neighborhood, a large portion of it was awarded a district designation on the National Register of Historic Places in April 1975, including the 2700 block of Stout Street (see map on next page).

2. ARCHITECTURE. To have architectural importance, the structure or district shall have design quality and integrity, and shall:
   a) Embody distinguishing characteristics of an architectural style or type;
   b) Be a significant example of the work of a recognized architect or master builder.

The houses that were built during the brief ten-year period of the building boom that produced them, 1880-1890, represent two dominant architectural styles: the Italianate and the Queen Anne. In fact, the houses represent the shift that was occurring at the time, from the earlier style (the Italianate) to the newer, now more popular style (the Queen Anne). Other houses on the 2700 block of Stout Street represent the eclectic tendencies of the age as well which combined elements from both of the dominant styles, as well as the personal expressions of the builders, most of whom were not formally trained architects but who responded to the tastes and desires of their clients.

The 2700 block of Stout Street is also architecturally significant because it contains two buildings designed by the well known 19th century Denver architect, John J. Huddart: the Kinneavy Terrace (which is already a landmarked structure), a signature structure for the whole
Curtis Park Historic Districts

- Curtis Park National Register Historic District
- Proposed Curtis Park Landmark District E
- Curtis Park Landmark District A
- Curtis Park Landmark District B
- Curtis Park Landmark District C
- Curtis Park Landmark District D
of Curtis Park and one of Huddart’s most distinguished extant buildings; and the house at 2726 Stout, a single family home, characteristic of Huddart’s eclectic style.

3. GEOGRAPHY. To have geographical importance, the structure or district shall:
   c) Make a special contribution to Denver’s distinctive character.

   Early Denver was platted in small, narrow lots, only 25 x 125 feet. Of the three primary streets that constitute the historic core of Curtis Park – Stout, Champa, and Curtis – Stout is the most densely developed because so many of its houses occupy single lots. It offers, therefore, for the discerning viewer, a streetscape that is extremely rich, varied, and interesting. And since this block is virtually intact, few blocks in the city offer so remarkable a collection of early houses characteristic of the architectural styles and tastes of the late 19th century.

5. ARCHITECTURAL DESCRIPTION

Location and Setting (5a)

The 2700 block of Stout Street is part of the greater Curtis Park neighborhood, Denver’s oldest intact residential neighborhood, located northeast of Denver’s downtown core. The block is northeast of the adjoining Curtis Park Landmark District D, and near to Curtis Park Landmark Districts B and C. (See map on page 3.)

Architectural Description (5b)

   Appropriately, since it was the dominant style in Denver’s early days, there were three Italianate houses among the first eight built in the proposed district, in time to appear in Robinson’s Real Estate Atlas of 1887, which recorded all the houses standing at the time of its compilation, as well as the beginnings of a six-unit row house facing 28th Street.

   The two two-story Italianates on the block belong fundamentally to the row-style type, characterized by flat roofs and plain sides, the ornamentation of such structures being confined to the façade. The house at 2754 Stout is a good example of the type. It has perfectly plain sides with a handsomely decorated façade rising to a bracketed overhanging eave. The geometrically patterned panels beneath the brackets are an unusual feature. The full front porch is original.

   2729 Stout departs from the row-house norm by having decorative brickwork at the top of its side walls, which in no way rivals, however, the cornice at the front of the house. It
also differs from the norm because it has a two-story side bay rather than the usual perfectly flat side walls that characterizes the type.

At the end of the block, facing 28th Street, there is an Italianate terrace at 724-734 28th Street, two or three units of which were built by 1887. Oddly enough, the first units were built at the alley end of the block rather than the Stout end. Built of stone, the building is somewhat severe except for its metal cornice at the top of its otherwise unadorned façade. There is a break in the cornice that indicates that the terrace was built in two phases.

The block also has three delightful, one-story Italianate cottages. The one at 2746 Stout, the oldest of the three, is a particularly fine example of the type. It demonstrates that the strength of the Italianate style lies in its proportions rather than in its decorations. Because this example sits on a lot and a half, its setting is more spacious than that enjoyed by other houses on the block, making it seems larger than it actually is. This Italianate home is fortunately in very good condition.

Across the street, another pair of Italianate cottages were built at 2733 and 2737 Stout. Though basically twins, their
builders gave each one distinguishing characteristics so that they enjoy separate identities. In this case, the two porches have been differentiated. Unlike the simpler cottage at 2746, these have richly ornamented façades. All three have the typical truncated pyramidal roof of the Italianate house, probably originally ornamented with iron cresting.

The popularity and preeminence of the Italianate style was waning, however, during the time when Curtis Park houses were being built at the end of the 19th century. The new style, the Queen Anne, was characterized by pitched roofs and the use of wooden shingles, cut in various sizes and arranged for ornamental effect. The result was a somewhat more decorative, perhaps flamboyant house.

For the full Queen Anne effect, a larger building is needed than those on the 2700 block of Stout; but a number of the houses there, mostly of modest proportion, reflect the new style. The three at 2747, 2751, and 2755 Stout, almost certainly built at the same time by the same builder, clearly show how the new trends worked in small houses. They have the pitched roof line of the Queen Anne prototype and the decorative shingles at the top of the façade. Like the twin Italianates just down the street, these three house are basically alike, except in their details which give each one its own sense of individuality. Luckily, all three still have their original front porches.
The modest twin Queen Annes at 817 and 819 27th Street are also reflective of the new taste. In this case, the builder chose to have identical details on each of the pair.

Most of the houses on the 2700 block of Stout, modest, vernacular structures, are not true to any architectural style. Except for the two designed by John J. Huddart, to be discussed below, they would have been built by men without formal training or a knowledge of the niceties of architectural style. They belonged to a time, however, when houses, like the ladies who lived in them, were to be properly “dressed,” which meant that attention was paid to good design and ornamental detail. The result is a collection of unique houses that defy categorization. The house at 2705 is a good example. Originally quite a small house (it has been considerably and sensitively enlarged in the recent past), the stone cornices above the two windows and two doors facing Stout are so massive that they would seem to have been intended for a larger house.

Perhaps the two most striking examples of eclectic, vernacular houses on the block, however, are the houses at 2723 and 2736.

The house at 2723 is a true amalgamation of styles. It has a mansard roof supported by something like Italianate brackets, topped by a Queen Anne type gable. An alteration to the front of the house makes it impossible to imagine what it must once have looked like, but it remains architecturally intriguing.
The house at 2736 is another original, unclassifiable building. Built on a 25 foot lot, the building strikes one as narrow and tall, an impression accentuated by the notable metal that crowns its façade, filling the gable and the abutting cornice with intricate design work, all of it original to the house. The airy front porch adds to its unique appeal.

Because corner properties were prestigious building sites, the houses built on them are among the most impressive in Curtis Park. Frequently imposing two-story structures, sitting on at least two lots, they were designed to take full advantage of both front and side exposures with as much attention to decorative elements on the side elevation as on the front façade.

The house at the corner of Stout and 28th Streets (2761 Stout), though not as large or imposing as some of its corner cousins in the area, is nonetheless a truly distinguished Curtis Park corner house. Though only a single-story house it sits, as with other notable corner properties in Curtis Park, on two lots and presents the viewer with two equally important sides. It is the largest single-story house in the entire Curtis Park Historic District. Stylistically, the house could be considered either transitional or eclectic in nature. It rises to a low pyramidal roof more or less in the center of the building, a characteristic of the Italianate style; but it has two prominent projections from the main block of the building, one to the front and one to the side, both of which are surmounted by gables filled with ornamental shingles, typical of the Queen Anne.

What is remarkable about the house and makes it a truly special building are its paired windows, a unique architectural feature in Curtis Park. There are two pairs on the front façade and three more along the side. Running between the pairs, and connecting them, is a band of brick coursework at the same height as the tops of the windows so that the run of coursing is interrupted by the windows. A low, flat brick arch crosses both windows in its span and has the effect of uniting them into a single architectural element at the same time that it provides a bridge between the interrupted brick coursing.
The side elevation of the house, facing 28th Street, is the more impressive of the two main outward facing walls because it is larger and longer than the front façade, and more easily perceived as a continuous, harmonious whole. The central pair on windows here are located in the center of the projected gable, giving it a place of emphasis; but one that is balanced by a pair on either side, again the three brought into unity and harmony by the brick coursing and the arches above them. The overall effect is both simple and elegant.

There's nothing else even remotely like this house within the Curtis Park National Register Historic District, made unique by its dramatic and highly original use of paired windows. Because the house was owned by the Tierney family from the time of its construction in 1886 until the last member of the family sold it in 1959, the house remains intact and in good condition, despite having been divided subsequently into apartments and suffering some abuse as a result. The front porch has been removed, as with several homes on the block, but this does not detract from its architectural integrity.

**John J. Huddart**

It is perhaps appropriate that the architect whose signature building, namely the Kinneavy Terrace, is himself an architect known for his eclectic designs. Located at the corner of Stout and 27th (2700-14 Stout), the building originally consisted of a five-unit rowhouse. (See the vintage photograph on the cover of this application.) Its striking front porches have been removed; but its other distinctive features — its bays, towers, stonework arches above the large first-floor windows, and its striking roof line — continue to make it characteristic of Huddart’s work and one of Curtis Park’s most impressive buildings.
As part of the Kinneavy development site, in addition to the five rowhouses facing Stout Street there is a double residence facing 27th Street, 721 and 727 27th Street. The façade of the smaller structure is a condensed version of the Stout Street façade, consisting of two flat bays, both with the same rounded large windows with stone arches that are found in the main building. Here again the bay rises to a gable, flanked by Doric columns that serve as the bases for stylized flames above. The ornamentation within the gables is different on the side building, however. Here the gables, which are floored by a cross member, is filled with a filigree ornamentation that differs from the gables facing Stout.

Just up the street from the Kinneavy stands Huddart’s other contribution to the block. The house at 2726 Stout, though not as striking as the Cole Lydon house (2418 Stout), a true Huddart masterwork, nonetheless shows the Huddart eclectic touch in its Dutch-style end-stepped roof line, its collection of round-headed windows in various shapes. Also like the Cole Lydon house, this one has a third-floor room that stands alone at the front of the house without a full floor behind it. A sharply pitched shingled gable surmounts the window of that top room, a dramatic feature of the façade. The house is now undergoing an extensive restoration.

**CHARACTER DEFINING FEATURES (5d)**

All the structures were built as residences. There are two terraces on the block, one at each end: the Kinneavy at Stout and 27th Street, and the six-unit terrace at Stout and 28th. All other buildings were built as single family homes, except for the double residence at 2740-42.

All the structures were built within the Period of Significance, except for the house at 2728 Stout, an early 20th century house with a gambrel roof.
All the single family residences were built of brick, the Queen Annes ornamented with shingles in the gables. The two terraces were built of stone, or have stone facings.

There is a mixture of two-story and one-story buildings on the block.

Setbacks are consistent throughout the block except for the structures that face 27th and 28th streets, where the setbacks from the sidewalk are much narrower than those facing Stout.

All structures have entrances that are oriented to the street. All would originally have had front porches.

**CRITERIA FOR CONTRIBUTING/NON-CONTRIBUTING STATUS (5e)**

The criteria by which each structure was evaluated for contributing/non-contributing status included the following:

- The structure should be visually reflective of the period of the late 19th Century at the time of its construction
- The structure should be constructed in a manner appropriate to the period
- The structure should be built within 15 years of the identified Period of Significance
- The structure should reflect one of the three styles used in the Period of Significance in Denver: Italianate, Queen Anne, or late 19th century eclectic
- The structure’s front entrance(s) should be oriented to the street, and should have a front setback compatible with structures on its face block from the Period of Significance
- The structure must retain its original integrity, considering the seven aspects of integrity (Location, Design, Setting, Materials, Workmanship, Feeling, Association) as defined in the Denver Landmark Preservation Ordinance.

Most of the criteria must be met to be considered contributing, but original integrity is required.

**Contributing / Non-Contributing Alterations**

The façade of 2740-42 Stout has been covered with aluminum siding, and the house at 2726 Stout has been stuccoed. These significant alterations have not so modified the structures that they could not be returned to their original condition. They otherwise meet the criteria above for “contributing” status, with the superficial alterations’ impact on their integrity (Materials aspect) not detracting from the ability to identify the houses as having been present during the Period of Significance. Therefore, these houses are considered “contributing.”

The house at 2723 Stout either has an enclosed original porch or an addition to the front of the house. Once again, this structure has not been so modified that it could not be returned to its original condition, and otherwise meets the criteria above for “contributing” status, with the
alterations’ impact on its integrity (Materials and Feeling aspect) not detracting from the ability to identify the house as having been present during the Period of Significance. Therefore, the house is considered “contributing.”

The house at 2705 Stout, originally quite a small house, has a considerable and architecturally-sensitive addition. The house retains original integrity, and retains all the attributes that visually place it the Period of Significance. It meets all of the above criteria for “contributing” status.

Several houses have not retained their original front porches. The porches and their flooring would have been made of wood, a material given to rot and deterioration and too expensive to repair for those who occupied the houses of Curtis Park during the long period of its decline. The structures behind the porches, however, were well built in the first place and in most cases remain structurally sound. This alteration, while significant, does not cause the house to be considered “non-contributing.” Those with replacement porches or no porches at all are as follows:

- 721-727 27th
- 817 27th
- 2700-2714 Stout
- 2705 Stout
- 2720 Stout
- 2713 Stout
- 2729 Stout
- 2740-42 Stout
- 2741 Stout
- 2761 Stout
### INVENTORY LIST (5c)

<table>
<thead>
<tr>
<th>Address</th>
<th>Style</th>
<th>Built</th>
<th>C. or N.</th>
</tr>
</thead>
<tbody>
<tr>
<td>721-727 27th</td>
<td>Eclectic</td>
<td>1888</td>
<td>C</td>
</tr>
<tr>
<td>2700-2714 Stout</td>
<td>Eclectic</td>
<td>1888</td>
<td>C</td>
</tr>
<tr>
<td>817 27th</td>
<td>Queen Anne</td>
<td>1888</td>
<td>C</td>
</tr>
<tr>
<td>819 27th</td>
<td>Queen Anne</td>
<td>1888</td>
<td>C</td>
</tr>
<tr>
<td>2705 Stout</td>
<td>Eclectic</td>
<td>c. 1884</td>
<td>C</td>
</tr>
<tr>
<td>2713 Stout</td>
<td>Eclectic</td>
<td>c. 1884</td>
<td>C</td>
</tr>
<tr>
<td>2720 Stout</td>
<td>Queen Anne</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2723 Stout</td>
<td>Eclectic</td>
<td>c. 1884</td>
<td>C</td>
</tr>
<tr>
<td>2724 Stout</td>
<td>Queen Anne</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2726 Stout</td>
<td>Eclectic</td>
<td>1890</td>
<td>C</td>
</tr>
<tr>
<td>2728 Stout</td>
<td>Gambrel</td>
<td>c. 1905</td>
<td>C</td>
</tr>
<tr>
<td>2729 Stout</td>
<td>Italianate</td>
<td>c. 1884</td>
<td>C</td>
</tr>
<tr>
<td>2733 Stout</td>
<td>Italianate</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2736 Stout</td>
<td>Eclectic</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2737 Stout</td>
<td>Italianate</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2740-42 Stout</td>
<td>Italianate</td>
<td>c. 1890</td>
<td>C</td>
</tr>
<tr>
<td>2741 Stout</td>
<td>Queen Anne</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2746 Stout</td>
<td>Italianate</td>
<td>c. 1884</td>
<td>C</td>
</tr>
<tr>
<td>2747 Stout</td>
<td>Queen Anne</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2751 Stout</td>
<td>Queen Anne</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2754 Stout</td>
<td>Italianate</td>
<td>c. 1884</td>
<td>C</td>
</tr>
<tr>
<td>2755 Stout</td>
<td>Queen Anne</td>
<td>c. 1886</td>
<td>C</td>
</tr>
<tr>
<td>2761 Stout</td>
<td>Eclectic</td>
<td>1887</td>
<td>C</td>
</tr>
<tr>
<td>724-34 28th</td>
<td>Italianate</td>
<td>1884 -</td>
<td>C</td>
</tr>
</tbody>
</table>

Contributing (C) / Non-contributing (N) Structures
TRENDS IN THE DISTRICT (5f)

Always a mixed economic neighborhood, as is apparent by the differing sizes of its houses, the area lost most of its well-to-do residents by the early years of the 20th Century as they moved into the more fashionable Capitol Hill. It then became fundamentally a lower middle class part of the city with a predominantly Anglo-Saxon population. During and after World War II, sizeable Mexican-American and Japanese-American groups moved in as the Anglo population moved out. The large number of Japanese-Americans who lived in Curtis Park fairly quickly moved on to other parts of the city. As a result the neighborhood became primarily Mexican-American, except for California Street where a number of African-Americans lived.

By the 1960s, Curtis Park was in a serious state of decline. There were a number of abandoned houses as well as vacant lots where houses had been razed. Despite the deterioration, a surprising number of houses dating from the late 19th century survived, in varying conditions. In recognition of the architectural treasure trove represented by what remained and in acknowledgement of its great importance to the history of Denver, several blocks, including the 2700 block of Stout Street, between what is now Park Avenue West and 30th Street were awarded a district designation on the National Register of Historic Places on April 1, 1975. Since that time, the deterioration of the neighborhood has dramatically slowed as new owners, mostly middle-class, educated Anglos have moved back into the area, purchasing and restoring a number of the houses. The area remains decidedly mixed nonetheless, the mix now consisting of Hispanic and Anglo residents.

Two events have had a particularly significant impact on the 2700 block of Stout Street. One was the removal of Harlan’s garage, which stood between 2705 and 2713 Stout on the site of an earlier house. The garage, a two-story commercial structure that had been built right up to the sidewalk, was an eyesore and a hangout for loitering men. Half of its front opened directly onto the sidewalk, so its dirty, unkempt interior was on full view when the garage doors were open, as they usually were. The owners of the building also owned the house next door, which was totally boarded up and used for tire storage. Sometime in the 1970s, Historic Denver was able to acquire the garage and
tear it down. Its land was divided between 2705 Stout, giving that property access to the alley, and 2713, which was sold for renovation.

The other significant event was the purchase and renovation of the Kinneavy Terrace. The largest single residential structure in the entire neighborhood, it was in a sadly deteriorated condition that only attracted the worst, most desperate tenants. When the building was purchased by a group of private investors, it was first emptied and then renovated. As a result, the crime that the immediate area had been experiencing – mostly breaking and entering – was suddenly sharply reduced. Life on the block was greatly improved.

Since the National Register listing in 1976, the entire Curtis Park area has enjoyed a major renaissance. A number of houses have been purchased and restored or renovated. On the 2700 block of Stout alone, the following houses have been given new life:

- 721-27 27th
- 817 27th
- 819 27th
- 2700-2714 Stout (The Kinneavy)
- 2705 Stout
- 2713 Stout
- 2729 Stout
- 2733 Stout
- 2736 Stout
- 2737 Stout

The fact remains, however, that the Curtis Park area is not sufficiently protected by landmarking, despite four successful efforts to landmark portions of the neighborhood so far. The recent Curtis Park Neighborhood Assessment Draft, prepared by Karen Good of Denver’s Community Planning and Development office, printed 2006, addresses the need for greater protection in several places in the document. “An initial visual assessment of the undesignated portions of the National Register District indicated that all areas within the boundaries would merit review of designation.” She refers to the report of the Front Range Research Associates (August 1994) which proposed that “the Curtis Park Historic District be designated as a landmark district by the Denver Landmark Preservation Commission.” The proposed Landmark District boundaries in that document were very similar to those of the National Register of Historic Places designation. (See map p. 3)
6. HISTORY OF THE DISTRICT AND ITS ASSOCIATIONS

Period of Significance

The period of significance for this district is the ten year period, 1880-1890, during which most of the district’s collection of late 19th century houses were built.

Circumstances of Construction (6a)

Details concerning the dates of construction, notable architects and owners for the structures, and any significant additions can be found in Section 5.

Specific Historical Associations (6b)

The Curtis Park neighborhood takes its name from the park itself, donated to the city in 1868 — doubtless in hopes that the park would encourage real estate development in the area — by Francis Case and Frederick Ebert and in whose addition to the city is is located. In a city famous for parks, it was Denver’s first. The city was only ten years old in 1868, and a patchwork of additions to Denver was beginning as movement outward from the original townsite began, most rapidly toward the northeast. The establishment of the city’s first streetcar line, which began operations in 1871 and extended up Champa to 27th Street, contributed to the growth of the neighborhood. In August, 1879, a *Rocky Mountain News* reporter rode the streetcar up Champa to 27th Street and reported that “the spirit of improvement is unabated all along that avenue,” with “substantial brick residences” then under construction. An 1887 real estate atlas shows each structure built by that date, recording that Lawrence, Arapahoe, Curtis, Champa, Stout, California and Welton streets were well developed with new houses all the way to Downing by 1887. Denver’s oldest residential neighborhood and streetcar suburb, Curtis Park, had been born.

Curtis Park had its share of important people who frequently played key, instrumental roles in the life of the young city. Most of them lived in large houses, emblematic of the prominence of those who dwelt within. But it is the very nature of Curtis Park that at the time of its creation, the prosperous and the not-so-prosperous shared the same neighborhood, living in close proximity to each other. Many blocks in the area contain both large and small houses, stately corner Italianates and small one-story, sometimes plain vernacular houses. The 2700 block of Stout was a block of relatively modest houses.

The people who lived on the 2700 block of Stout represented a good cross section of that portion of Denver’s early population which could afford to own a house of their own. Thomas Whittall, who lived at 2705 Stout, was first a cashier and then a freight agent for the Union Pacific RR, in those early days of railroading probably quite a respectable job. In any event, he was prosperous enough not only to own his house but to be able to build the twin houses behind his own, at 817 and 819 27th Street.
There were others on the block, however, who apparently enjoyed a certain social prominence. In 1892, Mrs. Agnes Leonard Hill’s Blue Book, a social register for Denver, appeared. Mrs. Hill wanted her readers to understand that it was not her intention to impose a system of class distinctions on the new democratic city. Instead, what she offered was “merely a list of householders having sufficient money and position to be ‘available’ … to grace a feast, adorn a dance or add to the interest of occasions where a city gathers her ‘beauty and her chivalry’ and financial power.”

Three residents of the 2700 block of Stout had the good fortune to be included in Mrs. Hill’s list of the socially acceptable. Mr. and Mrs. Isaac Stephens (or Stevens) lived at 2723 Stout. Mr. Stephens was a lawyer.

Mr. and Mrs. H. L Wadsworth, who lived at 2729 Stout also made the list. Mr. Wadsworth was the editor and proprietor of the Mining and Scientific Review.

And Mr. and Mrs. B. B. Thomas, who dwelled at 2742 Stout, also got a nod from Mrs. Hill. Mr. Thomas was associated with J. J. Thomas and Co.

The owner of the handsome corner house at 2761 Stout, James F. Tierney, is of particular interest, however, because he and members of his large family owned and occupied the house for 71 years, from the time of its construction in 1888 to 1959. So long a connection between a house and a family probably sets a record for Curtis Park and would be remarkable in any other part of the city as well. When Tierney first occupied the building, he was a health inspector working out of City Hall, a position he apparently only briefly occupied.

Tierney’s story, however, begins long before he was prosperous enough to afford his house on Stout Street. Born circa 1840 in Ireland, he immigrated to the US in 1872 and arrived in the still very young city of Denver in 1874. Like others who took their chances in the West, he needed to be adaptable, a skill he showed by the number of enterprises he engaged in. According to the Denver City Directories from the 1870s and 80s, Tierney was a grocer, a teamster, a saloon keeper, and a dealer in secondhand goods. The center of his activities seems to have been at the corner of Wazee and 19th. In 1881, he was listed as the proprietor of the National Hotel at that location, a boarding house like a number of others in that area that almost certainly catered to railroad workers and others of modest means who needed a place to stay. His association with the National Hotel lasted for several years, through most of the 1880s, up until the time he acquired his house at the corner of Stout and 28th. His prosperity apparently continued, since building permit records show that he was able to afford brick additions to his house in 1889 and again in 1892, and to have a brick barn built in 1891.

Tierney’s wife, Annie, was also Irish by birth. Together they had a large family, members of which inherited the Stout Street house upon the death of their parents. James died sometime between 1920 and 1930. The date of the death of his wife is not known. Some of their children, however, continued to reside at 2761 Stout until it sold in 1959.
The Tierney story is both ordinary and extraordinary, reflecting as it does the adventuresome life of so many immigrants to this country in the course of the 19th century. What adds considerable dimension to their story, however, is the fact that two of their children moved in just one generation from their parents’ fairly humble origins to prominent positions in their chosen fields.

Bernard H. Tierney, one of the sons, was born in 1881, so he would have been 7 years old when the family moved to the Stout address. He joined the police force in 1913 and enjoyed a series of rapid advancements until he became a Captain. He was also head of the Police Protection Association, an important organization committed to the ethical behavior, good fellowship, and rights of Denver’s police force. In 1935, at the age of 54, “Barney,” as he was affectionately known by his colleagues, suddenly died of a heart attack. So popular was he that an escort of police and firemen accompanied his casket from his home, then at 2456 Race, to the Loyola church at York and 23rd for the funeral service. Afterwards, the casket was carried between a double line of police and firemen standing at salute. The procession was led by the Manager of Safety and the Chief of Police. Both the Denver Post and the Rocky Mountain News carried the news of his death on the front page, and had full stories regarding the funeral.

Bernard’s sister, Elizabeth Tierney, led a life in many ways as impressive as her brother’s. Born in 1883, making her 5 when the family moved to Stout Street, she attended Sacred Heart school nearby and, according to the Rocky Mountain News, subsequently played a “prominent part in Catholic activities in Denver.” It is her career, however, that is of special interest.

For 20 years, Elizabeth Tierney was Secretary of the local branch of the California Fruit Growers Exchange, a cooperative movement of citrus growers in California which became known as Sunkist in 1907. Because of the immense volume of their business, the organization separated into four “grand divisions.” Denver was a member of the Northern Division. In 1907, national revenue from citrus shipped from California was 12 million dollars. Revenue grew to 100 million dollars by 1935. During the 20 years that Elizabeth served as Secretary, she was third in command of the Denver office. She would have organized meetings, membership, and the business of the board of directors of the Denver Exchange. When she died in April, 1936, in the family house at 2761 Stout Street, the article that ran the news of her death in the Denver Post carried her picture, above which was the headline “Denver Business Woman Dies.” One wonders how many Denver women would have been known as a “Business Woman” in 1936.

Both Elizabeth and her brother Bernard showed the same adventuresome, courageous spirit of her parents and, as first generation Americans, made a significant contribution to the life of the city of their birth. The careers of Bernard and Elizabeth Tierney must have brought great pleasure to their immigrant parents who chanced the unknown to make a better life for themselves and their progeny. The scene of that family’s successful rise in life and fortunes was the house at 2761 Stout Street, which saw thecomings and goings, the successes and failures, the births and deaths of the Tierney family for 71 years.
Resources Cited (6c)


“Police Captain Drops Dead at Headquarters.” The Denver Post July 4, 1935.

“Captain Tierney Funeral To Be Saturday Morning.” The Rocky Mountain News July 5, 1935.


“Tierney Services To Be Held Monday.” The Rocky Mountain News April 19, 1936.


7. GEOGRAPHY OF THE PROPOSED DISTRICT

Though all of the Curtis Park area was platted with narrow lots of 25 x 125 feet, Stout Street is unique among the three main streets of the historic district — Curtis, Champa, and Stout — in having the greatest density, created by the number of its houses built on single lots. The result is an extremely crowded, rich streetscape of great charm and interest, a true feast for the eyes. The 2700 block of Stout is not the only block on Stout of such density, but it is unmatched for the wealth of its architectural display. The Kinneavy Terrace’s five units, when it was new and each unit had its own front porch, would have added further to the effect of density since the building was built on only four lots.

While still fully intact, the 2700 block of Stout warrants landmark protection so that its riches may continue to be enjoyed in the future.
8. OUTREACH EFFORTS

Three volunteers, all resident homeowners on the 2700 block of Stout, carried petitions from door to door, explaining the pros and cons of landmarking the block. The petitions are included as Attachment C.

Rich Maginn, President of Curtis Park Neighbors, sent certified letters to absentee owners of properties that would be included in the new district, and to resident owners that could not be reached in the door-to-door petition efforts. Copies of these letters are included as Attachments D and E.