

Original Settlement 1893

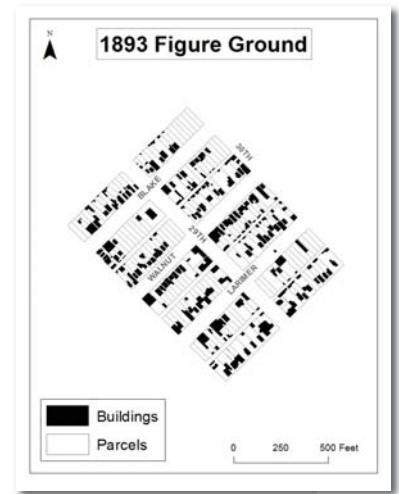
Area Description:



28th, 29th, & 30th St.

Blake, Walnut (Holladay/Market),

Larimer & Lawrence



- 1858 Denver City was founded as a mining and supply settlement



- 1886 the Case and Egbert Addition was the first subdivision platted in north east Denver. Blocks were configured in a rectilinear fashion

- Dwellings were primarily woodframe or brick one story structures

- Streets were built 80 ft. wide, alleys 16 ft.

Holladay was renamed Market

- Rear yards and narrow private street frontages were typical



Transformational Forces

- According to the Sanborn Insurance Maps the railroad ran



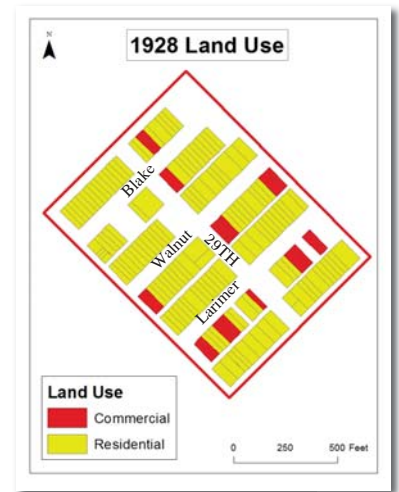
parallel to Blake St. during this period



- The Denver Engineering Works Company and other heavy commercial uses located to the area attracting Irish and Italian immigrants

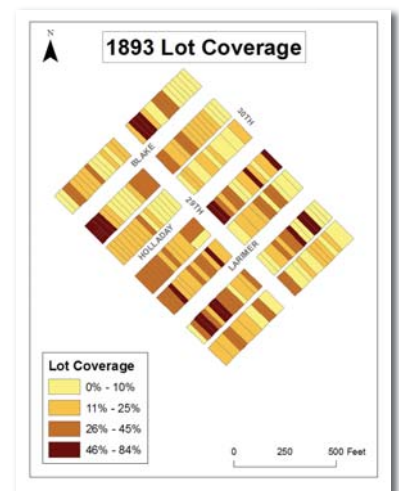
Lot Vacancy

14%



Average Lot Coverage

25%



Morphological Change #1

Cultural Transition

1928

- Commercial enterprise continued to expand in the area. Smelters and warehouses were common in the area
- Between 1900 and 1920 Denver's population nearly doubled and affluent residents relocated



- Segregation effectively restricted Black residents to the Five Points neighborhood.



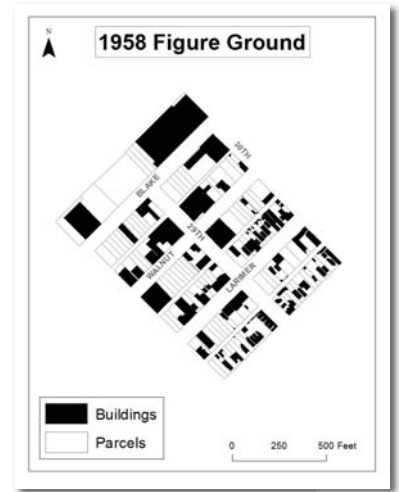
- Five Points also became a cultural hub for many Japanese and Spanish Americans
- In 1925 Denver adopted its first zoning code north of the alley between Larimer and Walnut would be classified as Industrial

Transportation

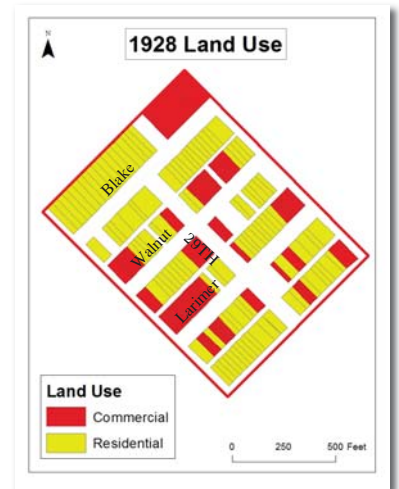
- The Denver Tram company operated an extensive street car in Denver providing service to the Five Points neighborhood via Larimer



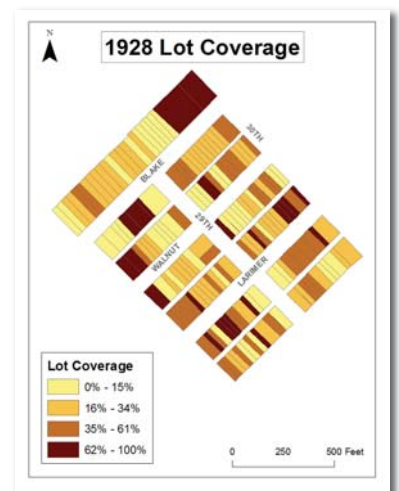
- The combination of high density residential and access to public transit make Five Points a urban core neighborhood during this period



Lot Vacancy
11%



Average Lot Coverage
36%

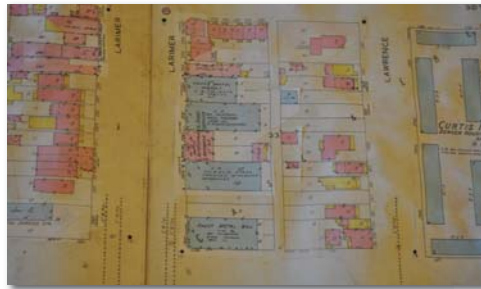


Morphological Change #2

1958

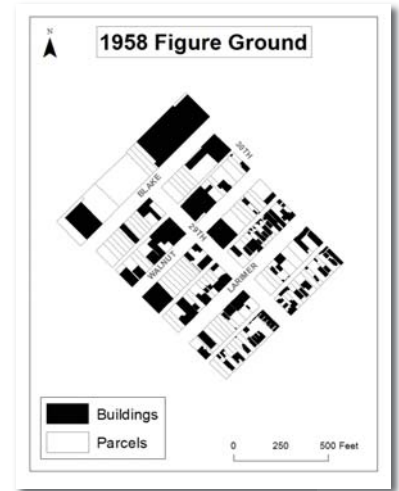
Post WWII Economic Boom

- Industrial land uses are introduced into the area as private dwellings decline
- Privately owned businesses were replaced by large scale industry and specialized manufacturing warehouses
- Many residential parcels were consolidated to allow for large scale industrial development resulting in an increase of lot vacancy from 11% to 33%

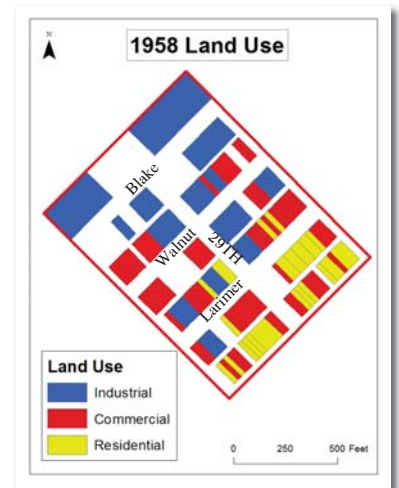


Cultural Heritage

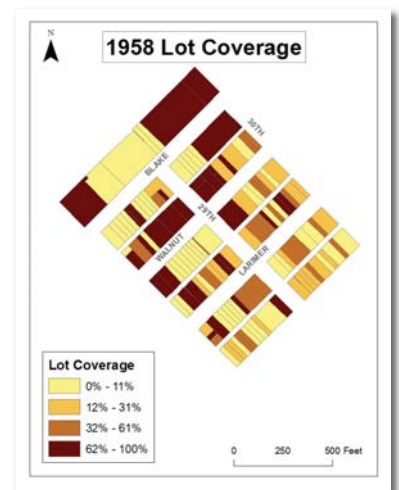
- Constructed in 1880 Sacred Heart Church is Denver's oldest functioning church
- Designed by Emmet Anthony the interior features Gothic style woodwork and large Gothic windows



Lot Vacancy
33%



Average Lot Coverage
49%



Current Conditions

2012

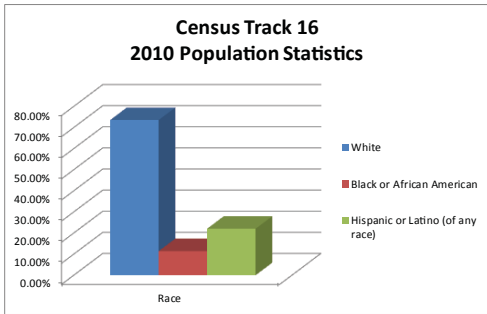
- Since the area was platted there have been no significant changes in block configuration or street grid however the streets are now paved in asphalt



- In 1994 Five Points became the first neighborhood serviced by Denver's light rail

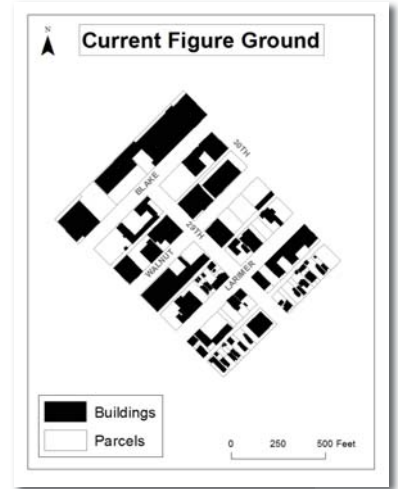


- New commercial is breathing life into the area after years of stagnation
- The community remains one of Denver's most diverse and vibrant neighborhoods



Future Land Use

2032



Lot Vacancy
27%



Average Lot Coverage
56%

