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**COMMUNITY PLANNING AND DEVELOPMENT MEMO REPORT  
OF FINDINGS FOR CERTIFICATE OF DEMOLITION ELIGIBILITY**

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February 10<sup>th</sup>, 2020

**Address: 3022 Welton Street**

**Legal Description:** L 5 BLK 75 CASE & EBERTS ADD & NWLY 1/2 VAC ALY ADJ & PT OF SIDE LOT ADJ IN A B CASES ADD

**Current Building Name: NA**

**Construction Date: Prior to 1890**

**Sources of Information:** Denver Assessor's Office; Sanborn Insurance Maps from 1890, 1890 (corrected to 1897), 1904, 1904 (corrected to 1925), 1929-30, 1929 (corrected to 1937), 1929 (corrected to 1951), 1929 (corrected to 1956), 1929 (corrected to 1958), 1929 (corrected to 1961), 1962 (corrected to 1967); Denver City Directories; Federal Census Records 1900, 1910, 1920, 1930, 1940; Denver householder's Directory and Street Avenue Guide 1924-1950; Denver building permits 1915-1955.

**Architectural**

Architectural Style: Queen Anne

Architect/Builder: NA

Source of Information: NA

**Historical**

Original owner: Charles L Record (First recorded owner, 1910)

Original use(s): Residence

Current use(s): Residence

**Historical background**

The small Queen Anne cottage at 3020 Welton Street was constructed sometime prior to 1890, as it is shown on the 1890 Sanborn Fire Insurance Maps along with many of the neighboring properties. No building permits were located for house, so the owner at the time of construction, builder, and architect are unknown, though it is assumed that there was no architect as the structure is 1-1/2 stories with simple Queen Anne details.

Denver Assessor's records do not list an owner for the property until 1910 when Charles L Record is listed. Record, who owned the property until 1919, is listed as living at 3022 Welton as early as 1905. The 1910 census lists him as living at the address with his sister Leona and a servant, and notes his profession as plumber. He married his wife Amelia in 1910. He is listed at 3022 Welton Street as late as

1915 and then a 1917 directory lists Record as a Pipe fitter for the Union Pacific Railroad in residence at 1330 Monroe Street. He is also listed as living at 243 Elati Street in a 1918 Directory. This suggests that between 1915 and 1917, Record and his family moved from 3022 Welton Street and retained it as a rental property. Directory entries and advertisements in the Denver post from 1895 onward indicate that various people lived in the house prior to and at the same time as Record, suggesting that whenever he acquired the property he let out spare rooms to boarders.

The next owner of the property was Florence Slade who purchased it from Record in 1919 and owned it until 1945. In the 1920 Census Slade is noted as being widowed and living at 3022 Welton with the occupation of a laundress at her residence. Directories list Slade living there through the 1920s. Both sources note that Slade was of African American descent. Advertisements in the Denver Post throughout the 1920s and 1930s publicize Slade’s services as a laundress and rooms available for rent at 3022 Welton. Sanborn maps show that Slade altered 3022 Welton between 1925 and 1929 by installing a full-width porch and constructing a small rear-addition, both of which appear to be extant.

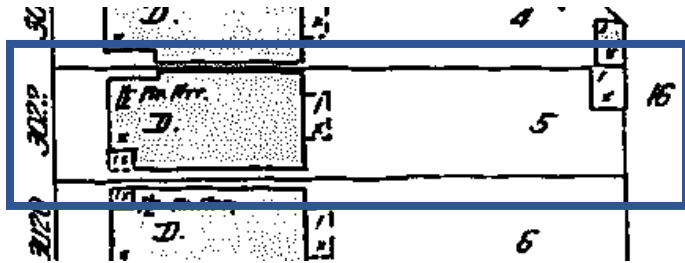


Figure 1: 3022 Welton Street in the 1925 Sanborn Fire Insurance Map.

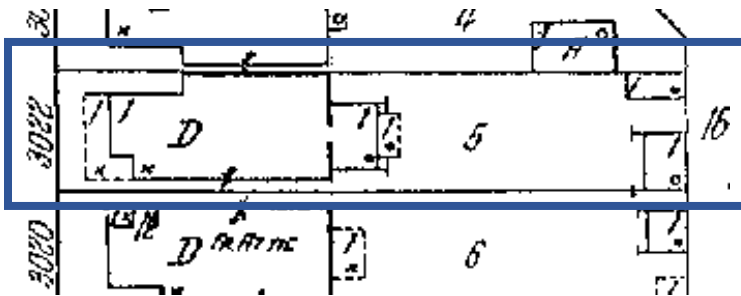


Figure 2: 3022 Welton Street in the 1929 Sanborn Fire Insurance Map.



Figure 3: 3022 Welton Street as seen from Welton Street in 2020.

Beginning in 1934, Thomas A Albright began living at 3022 Welton Street with his wife Izetta, whom he married in 1928. Directories and census records from the 1926 through 1940 list Albright as a soda dispenser or clerk at various drug stores located in Downtown Denver. The 1940 Census lists Albright in residence at 3022 Welton with Izetta, their three children Thomasina, Louis, and Donald, and his mother-in-law, Laura Dickson.

In addition to his work at drug stores around Denver, Albright played semi-professional baseball in Denver's African American Baseball league, also traveling east to play professionally. In 1929 he pitched for the Bacharach Giants of Atlantic City, New Jersey. He returned to Denver where he played for The White Elephants from 1930 and until about 1933. The White Elephants were Denver's first African American semiprofessional team, operated by A. H. W. Ross, owner of the famed Rossonian Hotel in Five Points. In 1934 Albright pitched for the New York Cubans. After that, Albright returned to Denver to play for and manage The White Elephants, The Home Owned, and The Barnett Fuel in Denver, transferring between the teams until 1941. During his career, Albright was such a renowned pitcher that he was awarded the nickname "Pistol Pete."



*Figure 4: The White Elephants in 1930. "Pistol Pete" Albright is fourth from the left in the third row, and A. H. W. Ross is first from the left in the second row, kneeling in shirt and tie.*

In 1941 it appears that Albright was drafted into the US Army to fight in World War II. In 1945, perhaps with help from the GI Bill, Albright purchased 3022 Welton from Slade. After returning from the war, Albright worked for a time as a boxing promoter for Keith Nuttal, protégé of World Boxing Champion Henry Armstrong. By 1950, Albright began working as a porter for the Denver Rio Grande Railroad before retiring in the 1970s.



*Figure 5: Albright with Nuttall and Armstrong, Denver Post, April 28, 1948*

Albright seems to have done quite well financially. In 1966 he purchased the neighboring house at 3020 Welton Street, and then in 1976 purchased the house at 3026 Welton Street, keeping both as rental properties.

Albright passed away in 1986, at which point Izetta took ownership of all three properties, retaining them until her death in 1993.

**Sources of Information:** Denver Assessor's Office; Sanborn Insurance Maps from 1890, 1890 (corrected to 1897), 1904, 1904 (corrected to 1925), 1929-30, 1929 (corrected to 1937), 1929 (corrected to 1951), 1929 (corrected to 1956), 1929 (corrected to 1958), 1929 (corrected to 1961), 1962 (corrected to 1967); Denver City Directories; Federal Census Records 1900, 1910, 1920, 1930, 1940; Denver householder's Directory and Street Avenue Guide 1924-1950; Denver building permits 1915-1955

## **Designation Eligibility Assessment**

### **Landmark Designation Criteria:**

A structure or district may be designated for preservation if, due to its significance, it meets the criteria listed in subsections (1), (2), and (3) below:

(1) The structure or district maintains its integrity;

(2) The structure or district is more than 30 years old, or is of exceptional importance; and

(3) The structure or district meets at least 3 of the following 10 criteria:

- It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
- It has direct and substantial association with a recognized person or group of persons who had influence on society;
- It embodies the distinctive visible characteristics of an architectural style or type;
- It is a significant example of the work of a recognized architect or master builder;
- It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

### **Integrity**

If a structure maintains its integrity, it may be designated for preservation.

- Has integrity
- Does not have integrity

### **Does the structure have potential for designation?**

- Has potential for designation
- Does not have potential for designation

### **Additional Information**

The house at 3022 Welton street has potential for designation as *it has direct and substantial association with a recognized person or group of persons who had influence on society*. As the primary residence of Semiprofessional and Professional African American baseball player Thomas A. Albright. Albright played for two different professional African American east coast teams during the 1920s and 1930s, a time when American baseball was entirely segregated and African American communities gathered together to create their own baseball leagues. As the star pitcher and manager for three different Denver African American semiprofessional teams, Albright may have been a well-known figure within the African American community. As well, in his role as a boxing promotor, as a World War II veteran, and as a resident of the predominantly African American Five Points neighborhood who managed to become wealthy enough to acquire three properties and retain them for rent, further research may reveal Albrights involvement and prominence within the community.

The building is also potentially significant as *it embodies the distinctive visible characteristics of an architectural style or type*. Constructed in the late 19<sup>th</sup> century, 3022 Welton is a modest, but clearly Queen Anne cottage with a steeply pitched gable roof and decorative shingles in the second story gable. While altered in the 1920s with the addition of a full-width front porch, the structure still retains the overall massing and the modest detailing of a small Queen Anne cottage. As well, the alterations to the porch fall within the potential period of significance for the structure and are a common type of alteration made to similar structure throughout the Five Points neighborhood.

As well, 3022 Welton has potential for designation as *it is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation*. Five Points is a very early Denver neighborhood, and one of the first to develop beyond the original boundaries of the city with much of its land being platted in 1868 and 1869. From the 1870s through the mid 1880s, Five points was one of the cities most popular neighborhoods, developing with a mix of grand homes for Denver's wealthy and elite families, and more modest ones for the middle-class professionals and craftspeople. In the neighborhoods early years, residents were primarily of European descent, as was true across most of the city. As industry began to encroach on the residential neighborhood, the wealthier residents began moving further east or south to Capital Hill. And with the Panic of 1893, the entire neighborhood became more affordable and diverse, attracting central and eastern European immigrants and African Americans.

In its earliest years, Denver had a miniscule African American population; however, as that population increased into the early twentieth century, African Americans were increasingly segregated from the white population of the city through the discriminatory practice of redlining. This minority community became concentrated in the Five Points neighborhood, specifically along the Welton Street Commercial Corridor just south of 3022 Welton Street. This area had been a collecting point for African American people in Denver since the 1890. Research into neighboring properties show that several, while owned by white Denverite's, were rented to African Americans who had moved from eastern states. By the 1920s, the area around Welton Street became a vibrant hub for the African American Community. It was around this time that Slade purchased 3022 Welton Street. She retained the property, letting a portion of it to the Albrights who in turn, purchased it from her. The long history of African American ownership,

beginning in the 1920s is a clear association with the transition of the Five Points neighborhood from a wealthy white to mixed race and class, to predominantly African American neighborhood.