

West Washington Park: The Most Historic Neighborhood in Denver

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Not many people appreciate the truly historic character of the West Washington Park neighborhood.

West Washington Park has the second highest percentage of pre-1940 housing units (78%) of any neighborhood in Denver. Country Club has a higher percentage (85%), and since their neighborhood is twice their size, we have far more old homes than them.

West Washington Park also stands out in terms of absolute numbers: the third highest number of units built before 1940 (2,780). The only neighborhoods with more historic homes are Capitol Hill and Congress Park, and yet their percentage of old homes is around half as high.

So the numbers reveal a somewhat surprising truth: we have a higher concentration and greater number of old homes than virtually any other area, making West Washington Park the best preserved early 20th century neighborhood in all of Denver.

Why not give its history the credit it deserves?

Denver Neighborhood (source: United States Census, 2000)	Pre-1940 housing units	% of area housing units
Country Club	1,162	84.6%
Washington Park West	2,780	78.3%
Platte Park	2,121	75.8%
Whittier	1,548	74.3%
Washington Park	2,293	65.1%
South Park Hill	2,433	65.0%
West Highland	2,670	64.8%
Baker	1,649	64.5%
Berkeley	2,487	61.8%
Highland	2,335	61.6%
Speer	2,045	61.0%
City Park	762	60.8%
North Capitol Hill	1,510	58.1%
Overland	519	57.4%
City Park West	1,439	56.0%
Five Points	1,982	55.5%
Congress Park	3,314	55.3%
Sunnyside	1,767	44.1%
Capitol Hill	4,622	40.9%
Cheesman Park	2,319	39.3%
Barnum	665	35.6%
Sloans Lake	1,219	32.3%
Auraria-Lincoln Park	860	29.6%
University	882	21.2%
Montclair	444	15.5%
Hilltop	501	14.0%
Belcaro	254	13.2%
Cherry Creek	391	11.3%