

United States Department of the Interior
National Park Service

RECEIVED

National Register of Historic Places
Registration Form

JUN 6 1988

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lathrop, J.V., House

other names/site number _____

2. Location

street & number 718 Main Street

n/a not for publication

city, town Montrose

n/a vicinity

state Colorado

code CO

county Montrose

code 085

zip code 81401

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>2</u>	<u>0</u> Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Barbara Sudler
Signature of certifying official

6-2-88
Date

State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Patrick Andrews

7/8/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic - single dwelling

Current Functions (enter categories from instructions)

Work in progress

7. Description

Architectural Classification
(enter categories from instructions)

Queen Anne

Materials (enter categories from instructions)

foundation Stone

walls Wood

roof Asphalt

other Wood

Describe present and historic physical appearance.

The John Virgil Lathrop House is a large two and one half story, Free Classic Queen Anne Style home which was constructed in 1902. It is wood frame with clapboard siding and is set on a stone foundation. The house is characterized by its asymmetrical massing, multi-gable roof, projecting bays, decorative porches, conical roof porch section, and ornamented gables. It is placed in the Free Classic subtype of the Queen Anne Style as identified in Virginia and Lee McAlester's A Field Guide to American Houses, by elements like classical columns, palladian window, and pedimented porch.

The J. V. Lathrop House is located on Main Street in Montrose, Colorado. The neighborhood is a mixture of residences and commercial buildings. A modern one story brick office building lies to the west of the house; a car wash and gas station are located across the street to the north. Residential elements of the neighborhood are seen in the Foursquare Style house and the large, two story Vernacular Wood Frame house situated to the east. Though there is new construction adjacent to the Lathrop House the integrity of the site is retained by the scale and historic association of the homes situated to the east. Many of the trees planted by the Lathrops are still on the site.

Decorative elements make the house distinctive. A large, steeply pitched gable faces the street and dominates the house. It exhibits unusual geometric stickwork which creates a design of squares. The geometric stickwork is repeated in the cross gables on the west and east elevations. The large gable on the rear of the house is undecorated and the clapboard siding extends to the top of the gable.

There are three porches on the house which are important stylistic features. A wrap-around porch supported by classical columns and a low balustrade of turned wood spindle supports runs across the front of the house. At the northeast corner the porch forms a projecting conical tower with conical roof and turns to run half-way along the east elevation where it meets a large projection of the house. The classical theme of the porch is developed by the plain cornice and the pediment which is located over the main entrance to the house and decorated with geometric stickwork. The base of the porch is framed in on all sides and wood steps lead to the main entrance. A cut-away porch is located on the second story of the east half of the facade. The use of classical columns, plain cornice, and low balustrade of turned wood balusters is similar to the first story wrap-around porch. A small shed roof entry porch, with wood stairs, is situated midway on the west elevation. The porch roof is supported by a turned wood post and features spindled fretwork and a balustrade with squared balusters.

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There are various types of windows used. On the first story of the facade is a round window and a large, square focal window flanking the front door. On the second story is a square window, similar in scale to the roundel directly below, and two tall and narrow, double-hung windows which flank the second story door which opens onto the cutaway porch. A palladian window is set into the center of the front gable. Two rectangular stained glass windows are set into the rear elevation. Other windows are tall, narrow and double-hung. All of the windows of the house have classical moldings.

A one story bay window has been added onto the projecting bay on the west elevation. The bay window has a stone foundation probably added sometime before 1940. The materials and style of the window blend well with the original design and does not adversely affect the integrity of the house.

A large, non-original wooden stairway on the rear facade runs perpendicular to a second story entryway where it forms a deck and then turns into another flight of stairs which run parallel with the house and leads to a doorway and landing at the top of the house. The stairway probably dates to the 1930s when the house was used for multi-family housing. Two small, one story, hipped roof additions are located on the west and east sides of the rear elevation. The addition on the west is set on a stone foundation and is constructed of similar materials and conforms to the style of the house. It was most likely added at the same time as the bay window. The addition on the east side was originally a porch but was enclosed between 1945-1970. The stairway and the enclosed porch do not significantly alter the integrity of the house because they are located on the rear of the house and are not visible from the street.

A small clapboard front gable garage is located near the southeast corner of the house. It was originally a stable for the Lathrop's horse and buggy and was converted to a double car garage sometime between 1930 and 1950. Because it was associated with the house during the historic period and because its style and materials are similar to the house, it is considered to be a contributing element.

The interior retains much of its original integrity even though it has undergone alterations for use as multi-family housing in the 1930s and for use as a restaurant during the 1970s. The entryway features an original spindled oak stairway. Double French doors divide the entryway from the parlor. Inside the parlor four classical columns flank the entryway and four columns form two partial divisions between the parlor and living room. A pillared oak fireplace front remains in the living room. A large bay window and stained glass windows on each side of a large built-in buffet with a beveled mirror are in the dining room. The kitchen was remodeled sometime

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J. V. Lathrop House

between 1945-1970 and a pantry off the kitchen was made into a bathroom by the Lathrops between 1902-1945. A breakfast nook, off the kitchen, was originally an open porch but was enclosed between 1945-1970.

The master bedroom upstairs features a fireplace with an oak front and beveled mirror. A bath and walk-in closet was turned into a kitchen sometime in the 1930s when the house was used as a multi-family dwelling. The second floor main bathroom retains its original footed bathtub and marbled sink. All four bedrooms and the bathroom on the second floor have transoms over the entry doors. A narrow stairway leads to the third floor bedroom. This bedroom has a transomed door and two double-hung windows with diamond design panes in the upper sash and a closet with wainscot walls and ceiling. The remaining portion of the third floor is a storage attic with a door on the south exterior wall leading to the outside stairway and backyard.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1902-1910

Significant Dates

1902

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The John Virgil Lathrop House meets National Register Criterion C for its architectural importance. It is significant as an imposing Queen Anne Style home with unusual detailing and is notable as an architectural symbol of turn of the century social ideals.

Montrose is located in the Uncompahgre Valley which was opened up for settlement in 1881 when the Ute Indians were removed to the reservation in Utah. The Denver and Rio Grande Railroad reached the valley the next year and linked the area with the rest of Colorado and the nation. With the railroad came an influx of ranchers, farmers, fruit growers and miners. The result was rapid urban growth seldom seen outside of mining areas. Montrose first developed as a regional supply center for the mining areas in the San Juan and Sneffels districts and for Fort Crawford but later became an agricultural center.

John Virgil Lathrop, the original owner and occupant of the Lathrop House, was among the merchants who provided hardware to Uncompahgre Valley farmers, miners, stockmen, and housewives. Lathrop came to Montrose in 1890 from Cawker City, Kansas where he had an interest in a hardware store. In Montrose he purchased the hardware department of the Frees, Osborn and Davis General Merchandise Company which handled hardware as well as dry goods and groceries until Lathrop purchased the hardware department. In January 1891, when his business was established, Lathrop sent to Kansas for his wife Emma and their three children. Lathrop Hardware is the only Montrose business founded in the early years of the town which operated under its original name through the 1980s. Lathrop sold the business in 1916 and invested in real estate in the valley. He also loaned money to some of his old ranching customers. His interest in the agricultural community remained with Lathrop until his death in 1943 at the age of 87 following a fall at home.

The John Virgil Lathrop house was built in 1902 on Main Street at its present location. It was designed by Emma Lathrop's uncle whose name is unknown. The cost for construction was \$10,000. At the time, it was the largest and most expensive house in Montrose. The

See continuation sheet

9. Major Bibliographical References

A Guide to Colorado Architecture, (Colorado Historical Society, 1983).

Centennial Executive Committee, Montrose Colorado Centennial 1882-1982, (Great Western Printing and Binding, Inc.: Grand Junction, Colorado, 1982).

Lathrop, Marguerite, Don't Fence Me In, (Johnson Publishing Co.: Boulder, Colorado, 1972).

Interview, October 1987, Marguerite Lathrop. (Marguerite is the wife of J. V. Lathrop's son Howard.)

Lofholm, Nancy, Mountain Valley Sun newspaper, July 1981.

Wright, Gwendolyn, Building the Dream, A Social History of Housing in America (Pantheon Books: New York, 1981).

n/a See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Specify repository:
Montrose County Historical Museum

10. Geographical Data

Acreeage of property under one acre

UTM References

A 13 249490 4262990
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

n/a See continuation sheet

Verbal Boundary Description

West 1/2 of Lot 5 and all of Lots 6, 7, 8: Block 42, City of Montrose.

n/a See continuation sheet

Boundary Justification

The nominated property constitutes the entire lot on which the J. V. Lathrop house is located.
The boundaries encompass the property historically associated with the Lathrop house.

n/a See continuation sheet

11. Form Prepared By

name/title Cindy K. Bowen

organization none date 1-13-88

street & number 718 Main Street telephone (303) 249-7701

city or town Montrose state Colorado zip code 81401

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National Park Service**

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J. V. Lathrop House

significance of the Lathrop house is tied to the period from 1880-1910 when the Queen Anne Style was widely used in Colorado. The period of significance for the house begins in 1902 when it was built and ends in 1910 when the Queen Anne Style was not as popular.¹

The architectural significance of the Lathrop house lies mainly in the ideals it symbolized for turn of the century Montrose. The form and detailing of the Victorian home was an expression of individualism and the ideal that the home was a refuge. Typical of most middle-class Victorian homes the form and design of the Lathrop house is not unusual. Though the form of most Victorian homes was standard, each house was viewed as unique because it had been individualized and personalized by trims, detail and use of rooms. Each bay window, porch and other protrusion was considered to be evidence of particular activities taking place within the house and made a statement about a particular family's personality as well as its social and economic status.²

The design of the Victorian home was also intended to represent a well ordered natural system which was the family's refuge from the outside world. The irregular shape of the house was considered to be a sign of organic complexity. Materials such as rough limestone, wide clapboards, cedar shingles and green patina on slate tiles were all used on a single facade to create a natural impression. The lines of the house such as deeply sloped, irregular roof with overhanging eaves and decorative shingle patterns, along with horizontal emphasis created by the use of different materials for each story, were meant to bring the house closer to the ground plane. Even porches were used to emphasize the relationship of the house to the natural environment by providing direct access to it or by providing a place from which to view it. To do this several porches, porticos, or verandahs were usually placed on a home.³

Many of the features of the Lathrop house reflect this Victorian attitude. The size and scale of the Lathrop house illustrates the economic and social status of the Lathrops. The unusual geometric stickwork and combination of porches with classical details individualize the house. The architect is said to have followed Emma's wishes by using classical lines and placing a large graceful porch across the front and side of the house. The combination of plan, design and detail make the Lathrop house an important representative of turn of the century ideals in Montrose, Colorado.

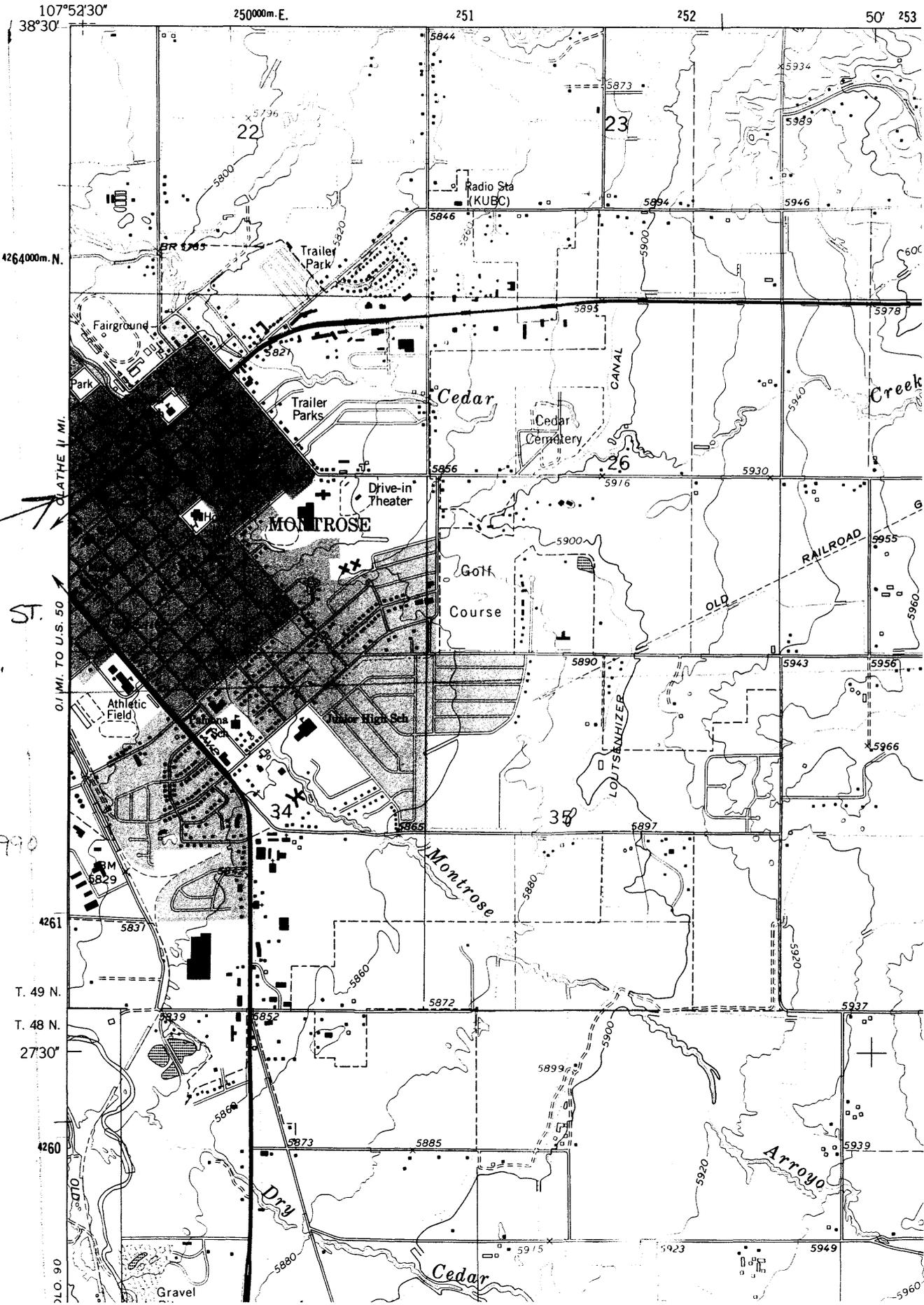
1. A Guide to Colorado Architecture (Colorado Historical Society, 1983).

2. Gwendolyn Wright, Building the Dream, A Social History of Housing in America (Pantheon Books, New York, 1981) pp. 101-113.

3. Ibid.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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