

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED SEP 21 1982
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

~~The Aldine; The Grafton~~

AND/OR COMMON

The Grafton

2 LOCATION

STREET & NUMBER

1001 - 1020 East 17th Avenue

N/A -- NOT FOR PUBLICATION

CITY, TOWN

Denver

CONGRESSIONAL DISTRICT

1

STATE

Colorado

CODE

08

COUNTY

Denver

CODE

031

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

See attached

STREET & NUMBER

CITY, TOWN

STATE

n/a VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

City and County Building

STREET & NUMBER

1445 Cleveland Place

CITY, TOWN

Denver

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

DATE

Ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Grafton is a late Victorian terrace apartment house which is eclectic in style with classical, Richardsonian and Queen Anne elements. The structure consists of two stories of red brick and a third which is shingled. Corners of the building are rounded. The foundation is of stone and rusticated stone is used for trim. The mansard roof has an irregular surface broken by a series of pedimented dormers, curved bays with conical roofs, and smaller curved bays with pedimented dormers.

The facade is symmetrically divided into six semi-circular bays with a two-tiered porch with an entrance below and a balcony above between each bay. There is a double entrance in the middle of the facade.

Windows are rectangular at the first and third stories. The bays have round-arched windows at the second story with rusticated stone radiating voussoirs and stone trim.

The eclectic decorative elements include carved stone Romanesque capitals on the pillars of the first story porches. The pillars have wooden Eastlake-style spindle trim between and a classical wooden cornice and dentils above. The second story porches have carved wooden pillars, brackets, spindles, dentils and a decorated pediment. A wooden cornice with exaggerated dentils separates the second story from the mansarded third story. The two large bays at the third story have a double window with Doric pilasters, decorative cornice and circular pediment. The pediment is decorated with carved leaves and a large letter B (for Brewster, the builder of the structure). Stone string courses and a carved patterned panel which is repeated across the building nicely tie the facade together.

The building's interior was divided into smaller and smaller units over the years until 1980 when it was partially gutted and made over into large condominiums. The facade was carefully restored at the time. Modern wings were added to an already existing wing at the back of the structure in order to extend the space. A security fence and parking places were also provided in the rear of the building.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1890

BUILDER/ARCHITECT James Murdoch

STATEMENT OF SIGNIFICANCE

The Grafton, with its exceptionally fine exterior detailing, is significant as a notable example of late 19th century eclecticism. It is also important for its association with Albert W. Brewster, prominent in the laying out of several towns south of Denver along the Denver and Rio Grande Railroad.

The building is an excellent example of a multi-family dwelling of the period. Although the permit lists it as a "terrace," it was actually built as a "family hotel," or as a 1901 newspaper article described it "an elite boarding house" with a communal dining room and kitchen at the back of the structure. The 1900 census lists fifty people living in the building with occupations such as lawyer, physician, commercial traveler, real estate broker, hardware merchant, stock raiser, operator of a gold mine, salesman, stenographer and draughtsman.

With typical Victorian sleight-of-hand the architect disguises the number of units in the building and makes it appear as if there are only six row houses each with its own porch and bay. He skillfully holds the facade together, however, with repeated curves, pediments, and decorative elements. The building's architect, James Murdoch, is also known for his design of St. Luke's Episcopal Church, listed as a Denver Landmark, and for The Chapel of Our Merciful Savior (All Saints Episcopal Church), a Denver Landmark as well as on the National Register.

The apartment was built by Albert W. Brewster, using money that he had earned from the sale of valuable coal lands in the Canon City basin. Brewster arrived in Denver from his native Illinois in 1870. After serving in the Civil War he held several positions before coming to Denver in the employ of the Denver and Rio Grande Railroad, for which he laid out the towns of La Veta, Garland and Alamosa, Colorado. He was later appointed assistant assayer and then chief clerk of the U.S. Branch Mint. Brewster and his wife lived in and managed the apartment they built in 1890, which they called the Aldine.

The Aldine was purchased some time after 1910 by Thomas M. Patterson who renamed the building the Grafton for his wife, Katherine Grafton Patterson, who had died in 1902. Thomas MacDonal Patterson was born in Ireland in 1839, came to the United States ten years later and to Denver in 1872 after having become a successful lawyer in Indiana. Brash, ambitious and brilliant, he became one of the men most influential in the shaping of early Colorado. Always a power in Democratic politics, he ran unsuccessfully for governor in 1888 and 1914, but as territorial delgate to

**United States Department of the Interior
Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**Continuation sheet The Grafton
 DENVER COUNTY

Item number 4

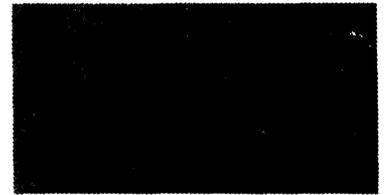
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Current owners of condominium units at the Grafton as of 26 March 1981:

- Unit 1 - Mr. Gary Maslanik, 1712 Ogden, Denver, Colorado 80218
- Unit 2 - Mr. Keith Johnson, 1710 Ogden, Denver, Colorado 80218
- Unit 3 - Mr. Richard Kerns, 1001 E. 17th Avenue, Denver, Colorado 80218
- Unit 4 - Mr. Ed Rau, 1017 E. 17th Avenue, Denver, Colorado 80218
- Unit 5 - Ms. Moira Donnelly, 1013 E. 17th Avenue, Denver, Colorado 80218
- Unit 6 - Wallace Anderson & Wayne Woods, 1011 E. 15th, Denver, Colorado 80218
- Unit 7 - Ms. Sandra Marsh, 1013 E. 17th, Denver, Colorado 80218
- Unit 8 - Jerry Porter, 1013 E. 17th Avenue, Denver, Colorado 80218
- Unit 9 - Mr. Ed Rau, 1017 E. 17th Avenue, Denver, Colorado 80218
- Unit 10 - Mr. & Mrs. David Harris, 853 South Gilpin, Denver, Colorado 80209
- Unit 11 - Mr. & Mrs. Michael Moore, 1023 E. 17th Avenue, Denver, Colorado 80218
- Unit 12 - Mr. Martin Zimzak, 1001 E. 17th Avenue, Denver, Colorado 80218
- Unit 13 - Ms. Pam Murray, 1001 E. 17th Avenue, Denver, Colorado 80218
- Unit 14 - Ms. Debbie Aylesworth, 1200 Humboldt, Denver, Colorado 80218
- Unit 15 - Mr. Charles Freeman, 1013 E. 17th Avenue, Denver, Colorado 80218
- Unit 16 - Ms. Ruth Williams, 1013 E. 17th Avenue, Denver, Colorado 80218
- Unit 17 - Mr. Marty Lawson, 1013 E. 17th Avenue, Denver, Colorado 80218
- Unit 18 - Mr. Gerald Higgins, 1013 E. 17th Avenue, Denver, Colorado 80218
- Unit 19 - Mr. & Mrs. Ed Sardella, 945 South Downing, Denver, Colorado 80218
- Unit 20 - Mr. & Mrs. Dale Southworth, 1023 E. 17th Avenue, Denver, Colorado 80218
- Unit 21 - Mr. Ted Underwood, 1023 E. 17th Avenue, Denver, Colorado 80218
- Unit 22 - Mr. Allen Keller, 1001 E. 17th Avenue, Denver, Colorado 80218
- Unit 23 - Mr. Jim Carisch, 1001 E. 17th Avenue, Denver, Colorado 80218
- Unit 24 - Mr. Lou Coppage, 1023 E. 17th Avenue, Denver, Colorado 80218

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The Grafton
Continuation sheet DENVER COUNTY

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Congress helped secure passage of the bill which gave Colorado statehood, and in 1901 was chosen senator from the state. A Populist for some years during the Free Silver debates, he was a long friend of William Jennings Bryan. His ownership of the Rocky Mountain News from 1892 to 1913 and of the Denver Times enhanced his power. In private life he was the most successful criminal lawyer in the state and made a fortune from mining litigation. One of Colorado's most colorful pioneers, he was either a courageous voice of unpopular causes or a pompous windbag, depending on whether the account is in his own Rocky Mountain News or in its famous rival The Denver Post.

Patterson died in 1916 and ownership of the Grafton passed to his daughter Mrs. Richard Crawford Campbell. The Campbells retained possession until 1971. There were a succession of owners during the decade until the building was renovated in 1980.