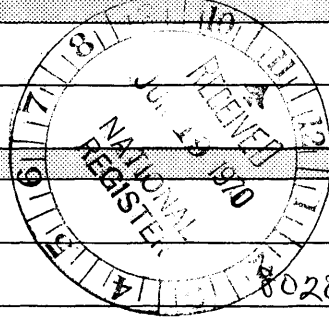


PH0066508

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Colorado	
COUNTY: Denver	
FOR NPS USE ONLY	
ENTRY NUMBER 70.9.05.0014	DATE 9/30/70



1. NAME

COMMON:
Grant-Humphreys Mansion

AND/OR HISTORIC:
James B. Grant Residence

2. LOCATION

STREET AND NUMBER:
770 Pennsylvania St.

CITY OR TOWN:
Denver

STATE: Colorado CODE: 05 COUNTY: Denver CODE: 031

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	PUBLIC ACQUISITION	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
Ira Boyd Humphreys

STREET AND NUMBER:
770 Pennsylvania

CITY OR TOWN:
Denver

STATE:
Colorado

CODE:
05

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Tax Assessor's Office

STREET AND NUMBER:
Denver City and County Building

CITY OR TOWN:
Denver

STATE:
Colorado

CODE:
05

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey

DATE OF SURVEY: January 1968 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Historic Amer. Buildings Survey, Nat'l Park Serv., Dept of In

STREET AND NUMBER:
801 Nineteenth Street, N. W.

CITY OR TOWN:
Washington, D. C.

STATE:
Dist. of Columbia

CODE:
08

SEE INSTRUCTIONS

STATE: Colorado
COUNTY: Denver
ENTRY NUMBER: 70.9.05.0014
DATE: 9/30/70
FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The architectural style of this large residence is a rather flamboyant depiction of both Colonial and Italian Renaissance elements. The house itself is symmetrical; but, links with a large garage, the servants quarters, and a sun deck. The balustrades which originate with the porches, reflect the architectural ornament edging the roof. The balustrades also serve as a unifying element tying the complex into a whole.

Construction is of buff colored masonry and terra cotta. The main portico is rimmed with large white columns measuring 20 inches in diameter and standing approximately 20 feet in height.

The position of the residence commands the crest of a hill. The approach is via a curving drive from the street. The site is across the street from the Cheesman-Boettcher Mansion, the Governor's Executive Residence.

It is interesting that the basement was originally constructed to house facilities for a small theater, a bowling alley, billiard room and ballroom. Later, during World War II, the ballroom was converted to serve the needs of the American Red Cross as a workroom.

The original builders of the mansion are unknown. The architects for the project were Boal and Harnois, a local firm.

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Colorado	
COUNTY	
Denver	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
70-9.05.0014	9/30/70

(Number all entries)

7. Description (continued)

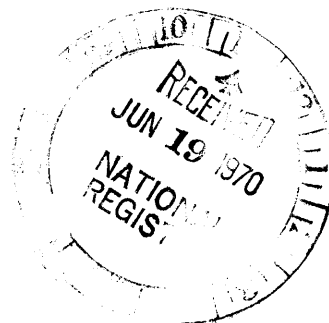
The plan of the main house is rectangular in shape. On the west (front) side is a semi-circular portico with twenty foot high fluted Corinthian columns. The layout of the house is symmetrical about a main hall on the ground floor. The total number of rooms is not known; but, there are known to exist six bedrooms.

The ornateness of the stone and terra cotta work of the mansion's facade is impressive and reflects the building's style, i e, Italian Renaissance. To be specific; the Corinthian capitqls of the columns are classic revival, as are the the elaborate bracket and dentil ranges which run beneath the cornice. The balustrade is typical Italian Renaissance and acts as a unifying element as it encircles the house at the crowning cornice, porch, and ground levels.

The windows at the ground level have semi-circular ^{lights} ~~lites~~ above the double hung windows. At the doorway, a ~~lunette~~ ^{light} shaped ~~lites~~ rests above the main (west) entry. These semi-circular and ~~lunete~~ windows are also features found in the Colonial style; as is also the portico in front of the main door. The second story windows are also double hung but are framed with stone to present a rectangular form. Within the portico but above the main door is a small balcony/porch which is supported by large scroll brackets of stone. It, too, has a balustrade.

The corner of the house is turned, architecturally, by the use of pilasters resembling the Corinthian columns of the portico. This feature, plus the two oculus (oeil de boeuf) windows on either side of the main door, are baroque revival in character.

At roof level, there exists three dormer windows with arched framing. The two smaller windows flank either side of the larger, central dormer which is on the same axis as the main entry.



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **1902**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | osophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

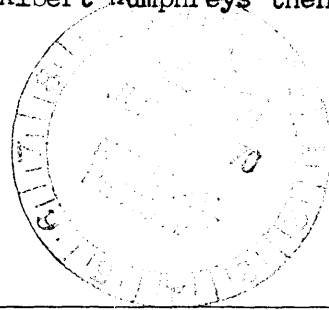
The original owner of this large residence was James Benton Grant, an investor in the mining operations of Leadville and, later, the second Governor of Colorado. His wife, Mary Goodell Grant, was the daughter of the Governor of Illinois. Grant's term of office was 1882-1886. In addition to his political advancements, Grant was also the president of the Omaha and Grant Smelting Company, Leadville; an official of the Denver National Bank; and a co-founder of the Colorado Women's College.

The house was purchased by Albert Humphreys after James Grant's death in 1911. Humphreys was known for his large holdings in the mining fields of Minnesota and the oil regions of Texas and Wyoming.

Today, the house is owned by one of Humphreys' sons, Ira Boyd. The house has remained in fairly good condition and stands as a Denver landmark and as a monument to two prominent families of early Denver.

The mansion's proximity to the Governor's Mansion, the Cheesman-Boettcher residence, is not unfortunate because it gives the area a park-like setting. This setting should be further enhanced as the development of the Executive Mansion's grounds into a garden park proceeds.

★ James B. Grant occupied the house from the time of its completion (1902) until his death in 1911. Albert Humphreys then purchased the residence in 1917.



SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Junior League of Denver Survey of Denver's Historic Sites,
 1967
Denver's Historic Mansions, by Edith E. Kohl
The Denver Times, June 27, 1901
The Denver Republican, January 1, 1902

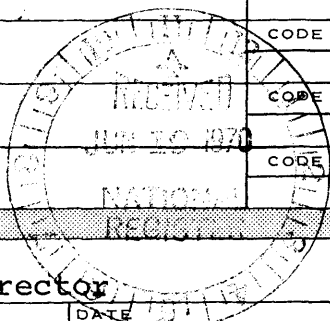
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE				LONGITUDE			LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	39°	42'	41"	104°	58'	49"
NE	°	'	"	°	'	"						
SE	°	'	"	°	'	"						
SW	°	'	"	°	'	"						

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1 1/2 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: Robert Fink, Assistant to the Director

ORGANIZATION: State Historical Society of Colorado DATE: 4-30-70

STREET AND NUMBER: 200 Fourteenth Avenue

CITY OR TOWN: Denver STATE: Colorado CODE: 05

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Stephen H. Hart

Title: State Liaison Officer of Colorado

Date: 6/15/70

I hereby certify that this property is included in the National Register.

Ernest Allen Connors
 Chief, Office of Archeology and Historic Preservation
 SEP 30 1970

Date: _____

ATTEST:

William J. Stuebel
 Keeper of The National Register
 JUL 31 1970

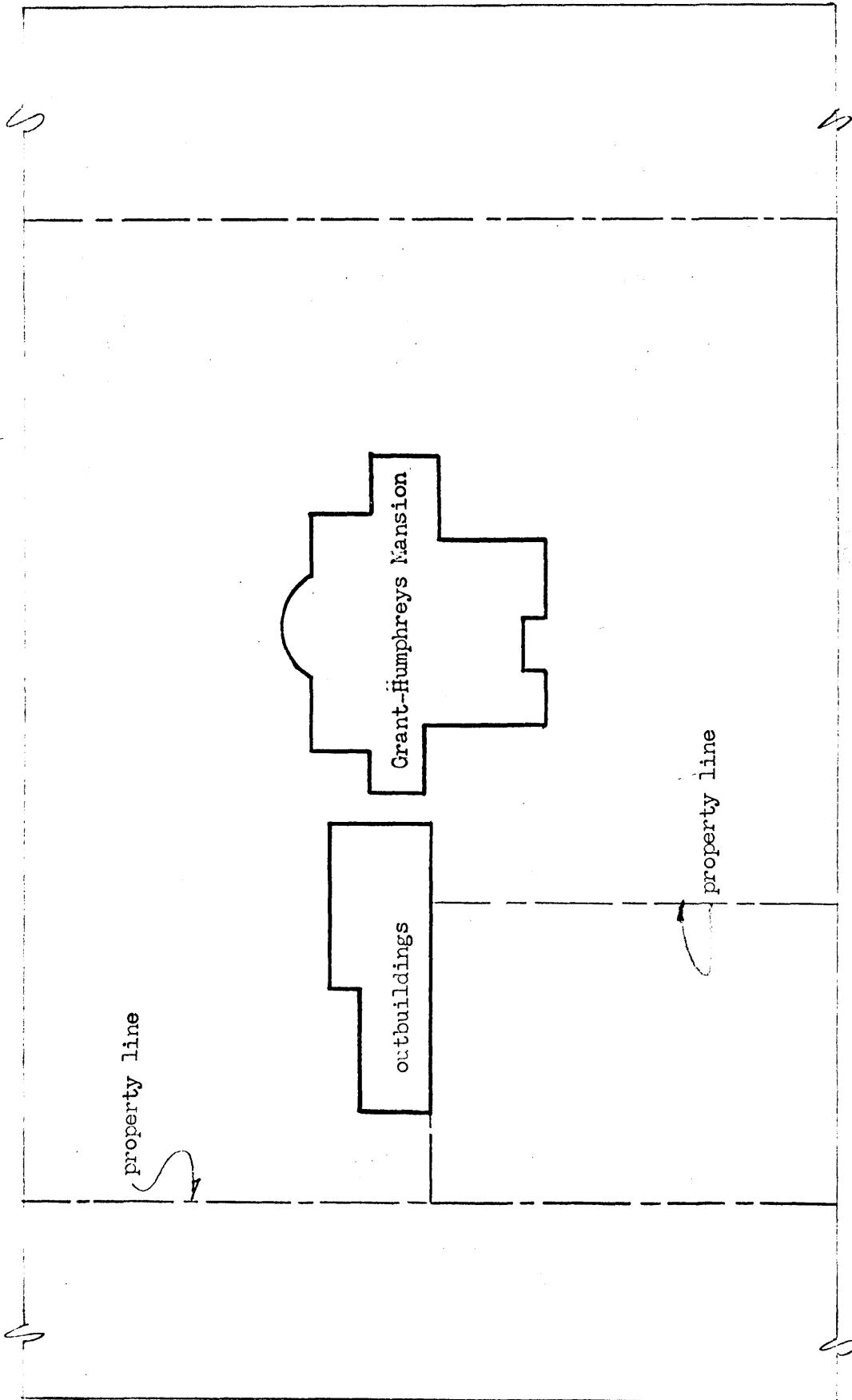
Date: _____

12/6/01680/4397390

SEE INSTRUCTIONS

(8TH AVENUE)

PENNSYLVANIA ST.



(7TH AVENUE)

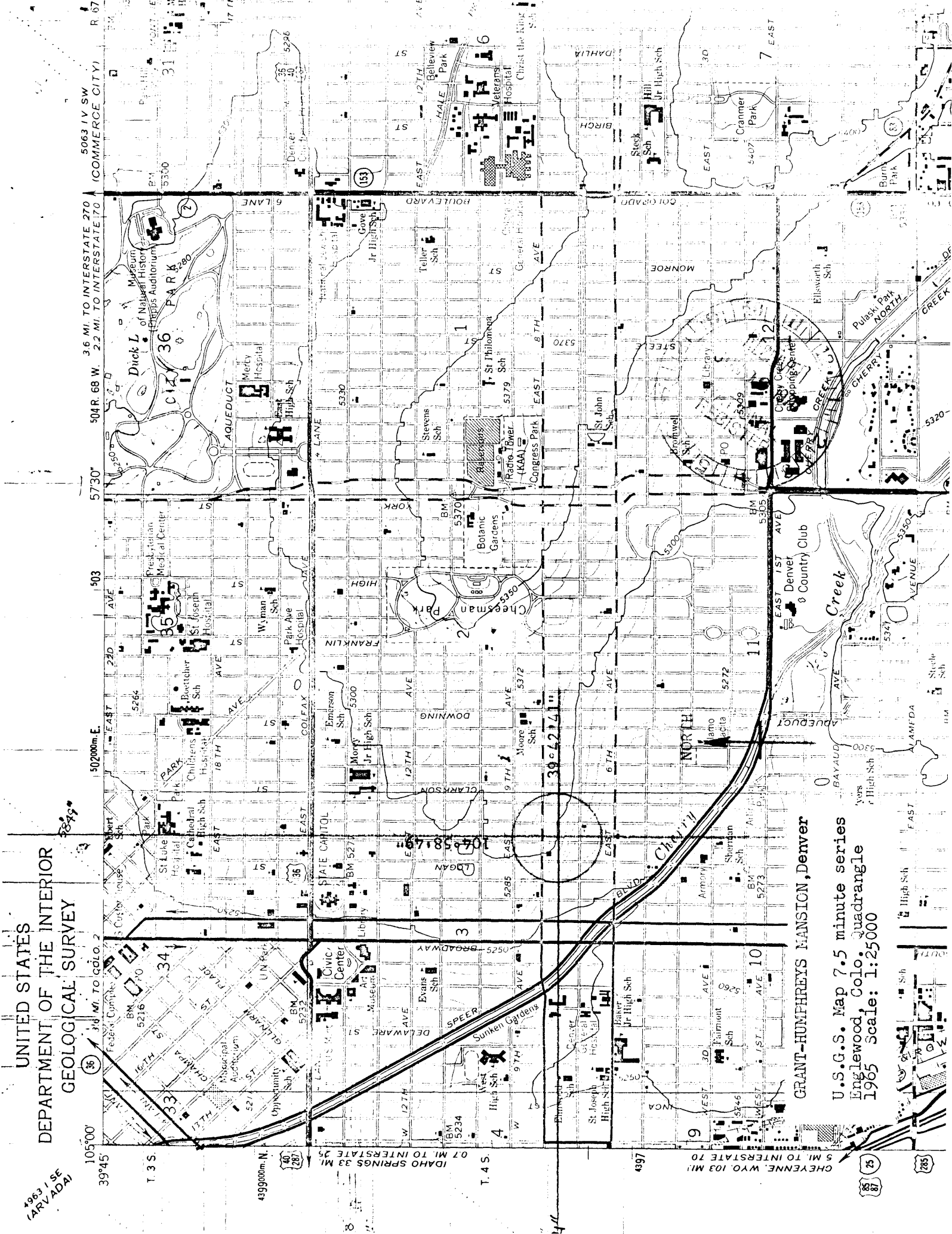
NORTH



Scale: 1" = 50'
 Sanborn Map Company
 Insurance Maps of Denver, Colo.
 1929

PEARL ST.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



GRANT-HUMPHREYS MANSION, Denver
U.S.G.S. Map 7.5 minute series
Englewood, Colo. Quadrangle
1965 Scale: 1:25000

105°00' 39°45' 105°00' 39°45'

502000m. E. 504R. 68 W. 5063 (V SW (COMMERCE CITY) R. 67

5730' 5730' 5730'

502000m. E. 504R. 68 W. 5063 (V SW (COMMERCE CITY) R. 67

5730' 5730' 5730'

502000m. E. 504R. 68 W. 5063 (V SW (COMMERCE CITY) R. 67

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