

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Newspaper files, early Denver histories, and biographical references, Brettell, Rickard R. Historic Denver. Historic Denver Inc., 1973

# 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY less than 1

QUADRANGLE NAME Englewood

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,3 5,0,3 2,0,0 4,3 9,8 8,3,0

B                  

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C                  

D                  

E                  

F                  

G                  

H                  

## VERBAL BOUNDARY DESCRIPTION

North 10 feet of Lot 32 and Lots 33-34, Block 24, Wyman's Addition.

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

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Sharon Eifenbein

ORGANIZATION

Home Histories, Inc.

STREET & NUMBER

170 Lafayette St.

CITY OR TOWN

Denver

DATE

May 1979

TELEPHONE

(303)722-8162

STATE

Colorado

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL

As the designated State Historic Preservation 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Arthur C. Jensen*

TITLE

State Historic Preservation Officer

DATE

*Sept. 17, 1979*

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Cecil D. Shul*

DATE

*11-14-79*

KEEPER OF THE NATIONAL REGISTER

ATTEST:

*William H. Nathan*

DATE

*11.7.79*

CHIEF OF REGISTRATION

# 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 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 checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" 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    William Lang

## STATEMENT OF SIGNIFICANCE

The Schlessinger House is significant for its association with William Lang, an important architect in late nineteenth century Colorado; Timothy S. Schlessinger, a well-known businessman in the state; and for its architectural features which manifest the stylistic elements of the work of William Lang.

Timothy S. Schlessinger was long active in business in Colorado. Though born in Austria in 1839, he emigrated to the United States at the age of thirteen and came to Colorado in 1862. In the mid-1860s he opened grocery stores in Central City and Black Hawk, the heart of the mining region at that time, but later he opened a wholesale house in Denver, which he operated until 1879 when he entered the lumber business. Eventually, he entered the real estate industry, but at the same time he developed extensive mining interests in Lake, Clear Creek, and Gilpin counties. Apparently, however, Schlessinger overextended himself by his investments in mining companies in Leadville and in 1901 he filed a petition in bankruptcy in Denver. He died in 1906.

Schlessinger's last residence, this house at 1544 Race Street, is a delightful example of the work of William Lang, an architect who has been called "the most popular and prolific designer of domestic architecture in nineteenth century Denver." Lang began his work in the mile-high city in the late 1880s, quickly established an excellent reputation, and eventually designed a large number of residences, a number of which like the Bailey House are now listed in the National Register. It was in 1890 that George W. Titcomb, a lawyer and a real estate developer, had Lang design five houses on Race Street, of which this one is the more interesting of the two remaining. Once built in 1890, the structure at 1544 Race Street was either vacant or rented until Schlessinger bought it in 1897. He lived there until his death and his wife until her death in 1924. A few years after that, the structure was converted into apartments, the state it is in today. Lang, of course, had suffered a grievous financial setback owing to the silver crash in 1893, and the depression that followed, and he had died under mysterious circumstances about 1895. Since then, many of his best works have been razed, but this is one that remains, a solid piece which manifests many of the elements of his style.

# 7 DESCRIPTION

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

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 1544 Race Street in Denver, Colorado, the Timothy S. Schlessinger House is a single detached structure rectangular in shape and two and one-half stories in height. The primary building material is a pseudo-rusticated brick which may have been especially made for the architect, William Lang. Each facade has a small number of bays most of which have two or three subdivisions. The roof is gabled and has several chimneys.

The main or west facade shows Lang's love of complexity and contradiction even to the point of confusion; yet his feel for pattern and materials combine to make a rich and lively building. The main facade is divided in half by a porch that continues around to the north side. This porch has carved wooden pillars which support several arches. The roof of the porch supports a second-story balcony with a patterned balustrade and arches. A corbelled bracket under the eave of the gable is repeated under a small balcony on the south wing. The stained glass and decorative carvings are generally floral and leaf patterns.

The window treatment is varied. On the first story of the main facade there is a tripartite rectangular window with stained glass in the upper sash and surrounded by a wide band of smooth stone with stylized acanthus leaves carved at the corner. The lintel of this window becomes the sill of the window above with its two-part flat-arched upper sash and rusticated stone surround with quoins. The front door also has this pattern of quoins as does the adjacent leaded glass arched window. The attic story has a five-part window and an arch under the gable although this feature is now covered with screening. The side windows are equally varied with both rectangular and arched windows with brick or rusticated stone surrounds. The north facade has a very large rectangular stained glass window which lights the stairwell. Rusticated and smooth finished stone are used for the window surrounds, sills, and a stringcourse.

The house is in generally good condition, but the interior has been divided into small apartments and only the entry hall with its wood paneling and fireplace and the stairway with its magnificent stained glass window reflected in a large side mirror give a glimpse of the elegance of the home when it was first built.

Ed. JEF, 7/79

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED SEP 26 1979

DATE ENTERED NOV 14 1979

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

**1 NAME**

HISTORIC  
Schlessinger House

AND/OR COMMON

**LOCATION**

STREET & NUMBER  
1544 Race Street

\_\_ NOT FOR PUBLICATION

CITY, TOWN  
Denver

CONGRESSIONAL DISTRICT  
1

\_\_ VICINITY OF

STATE  
Colorado

CODE  
08

COUNTY  
Denver

CODE  
031

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME  
Dorothy Pitter

STREET & NUMBER  
1544 Race Street

CITY, TOWN  
Denver

\_\_ VICINITY OF

STATE  
Colorado

**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 (16/01/0291)

DATE  
Ongoing

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS Colorado Historical Society; 1300 Broadway

CITY, TOWN  
Denver

STATE  
Colorado 80203