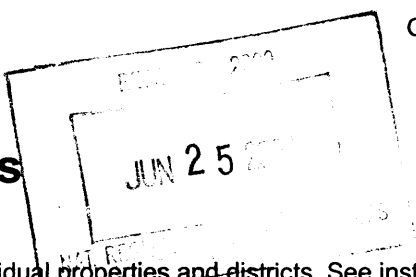


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Sheedy Mansion

other names/site number Grant Street Mansion; 5DV.740

2. Location

street & number 1115-1121 Grant Street [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title: Georganna Colledge, State Historic Preservation Officer
Date: June 17, 2004

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] 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 [] See continuation sheet.

Signature of the Keeper: Edson R. Beall
Date of Action: 8/4/04

Sheedy Mansion
Name of Property

Denver County, Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not count previously listed resources.)

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

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Domestic: Single Dwelling
Domestic: Secondary Structure

Current Functions

(Enter categories from instructions)

Commerce/Trade: Business

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne
Romanesque

Materials

(Enter categories from instructions)

foundation Stone
walls Sandstone
Brick
roof Fiberglass
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**National Register of Historic Places
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Sheedy Mansion

Denver County, Colorado

Section number 7 Page 1**DESCRIPTION**

The 1892 Dennis Sheedy Mansion and associated carriage house occupy six lots on the northwest corner of the intersection of Grant Street and E. 11th Avenue in Denver's Capitol Hill neighborhood. The area once consisted of prosperous middle and upper class single-family residences. Over time, most of the houses have been removed and replaced with apartment houses.

The Queen Anne/Richardson-Romanesque style structure is massive and ornate. The irregular plan house rises three-stories over a raised basement and is supported with a two-story carriage house. The footprints of the two buildings almost completely fill the site with the exception of the side yard that has been paved for tenant parking. Landscaping consists of street trees, yard trees, and raised planting beds. The street lawn has been paved in brick. The original 5'-wide flagstone sidewalk and 4'- tall iron fence border the property on Grant Street & 11th Avenue.

The exterior and interior descriptions which follow rely heavily on the 2002 historic structure assessment prepared by Hoehn Architects of Denver.

The exterior walls consist of original building fabric: pressed brick with sandstone trim that extend from the first story to the roof eave and the coping on the gable parapets. The foundation consists of rhyolite faced at grade with brick or sandstone. Between the water table and the first story, a band of cut sandstone provides a base for the mansion. Much of the third story is tucked under the roof. Gables, dormers and the turret on the southeast corner contain windows that provide natural light for this floor. The gables and turret are constructed of pressed brick with sandstone trim. The south and east dormers also incorporate sandstone trim and corner columns.

Most of the windows are original to the construction of the house. Most of the original windows are wood framed and double hung, some with curved sash and glazing that follow the radius of the exterior wall, and many have transom panels above. The specifications called for all windows on the first and second stories to be glazed with polished plate glass, not exceeding a thickness of ¼". All other windows were to be glazed with the best double strength American glass, except where drawings were marked "leaded glass." Inside, most of the windows on the first and second stories have integral shutters that fold into jamb pockets at the window openings. There are leaded glass windows at numerous locations including: adjacent to the servants' entry on the north elevation; adjacent the main stair landing between the first and second stories and between the second and third stories on the north elevation; above the double-hung windows at the turret on the second story; above the east exterior door on the second story that provides access to the balcony; flanking a double-hung window on the south elevation at the location of a former bedroom on the second story; and above the sideboard in the former dining room on the west elevation.

The glazing specifications called for the design of the ornamental stained glass to be selected by the owner at an average cost of three dollars per square foot. The windows are located on the east (front), south (side) and north (side) elevations. The stained glass is ornate and in relatively good condition. Stained glass is a primary interior & exterior feature that illustrates the level of detail seen through out the mansion.

There are eight brick masonry chimneys at the Sheedy Mansion. Originally, these chimneys had stone copings cut outs at their sides to accommodate flues. The chimneys remain, however the coping stones have been removed due to deterioration.

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Sheedy Mansion

Denver County, Colorado

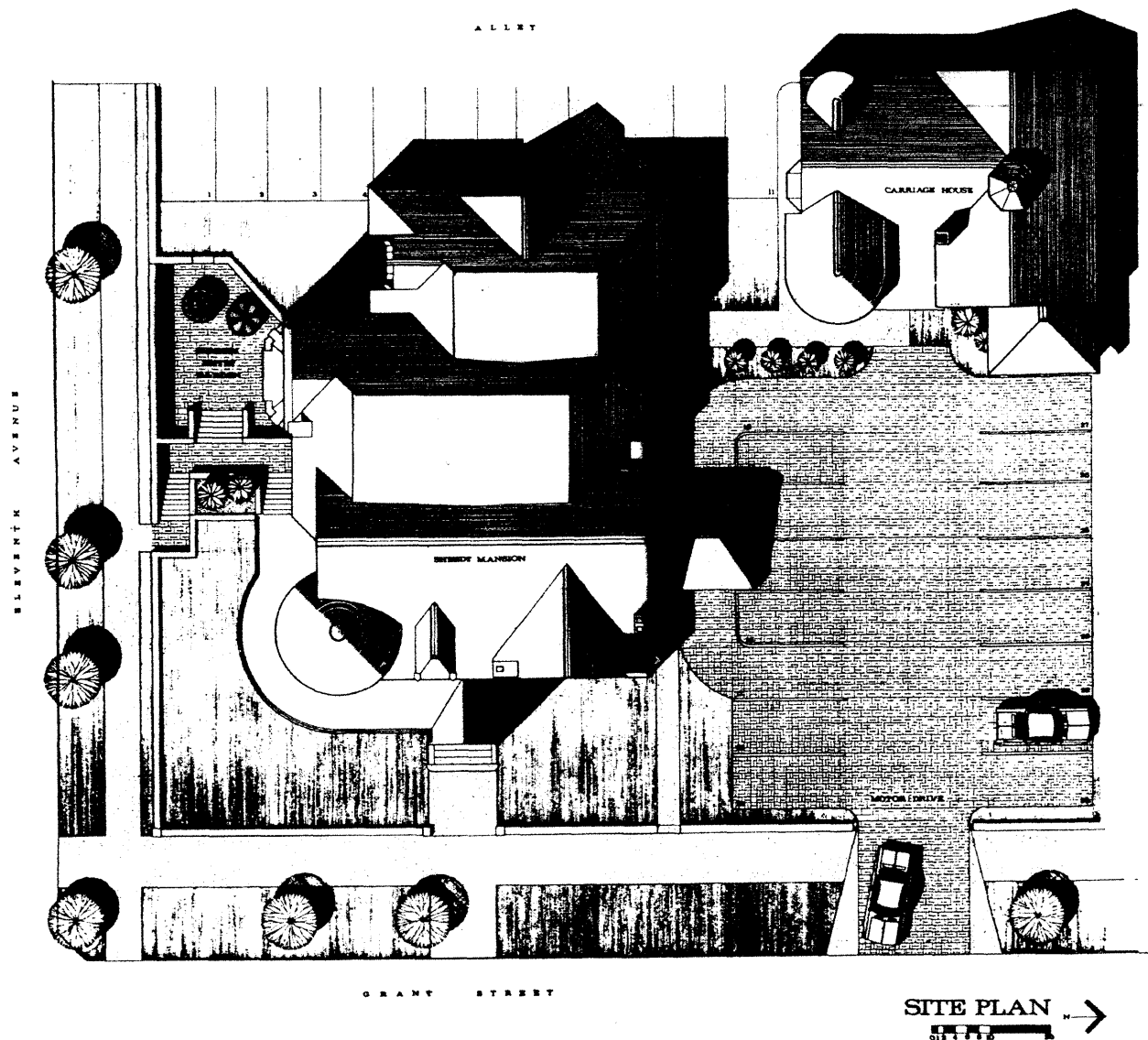
Section number 7 Page 2

Figure 1. Current (2002) Basement and Cellar Plan. (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)

Two types of sandstone were popular for residential and commercial construction in Denver at the turn of the century, one quarried at Lyons, Colorado, and the other near Manitou Springs. The Lyons sandstone is red and less porous than the Manitou sandstone, which is red-orange in color and more susceptible to deterioration from water. At the Sheedy Mansion, the Lyons sandstone was used for the water table and for portions of the foundation wall below the decorative band that were not intended to be visible, while the Manitou Sandstone was utilized for the decorative trim and columns on the outside of the house.

The south (11th Ave.) and east (Grant Street) elevations share the prominent feature of a three-story turret capped with a decorative crown and a veranda that wraps around the southeast corner of the

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Sheedy Mansion

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mansion and provides shelter to the original main east entry. It is constructed mostly of sandstone, with 12" diameter carved and unfluted sandstone columns supporting the roof. A decorative wood entablature above the columns conceals a built in gutter. The porch floor still retains its original encaustic tile finish with decorative border. Matching stained glass can be seen at a window to the left of the front door and in a transom above. Above the wrap around veranda on the east (front) elevation is a covered balcony accessed from the original master bedroom. The enclosed balcony is supported with carved sandstone columns as well. To the right of the original front door is a bay window that extends from the ground through the second story. It has windows with curved sash and glazing, and creates the appearance of a small balcony on the third story. The two-story bay window is located on a face that finishes as a three-story gable. The windows above the bay in this gable end include three double-hung windows separated by sandstone columns with arched transom windows above. At the top of the gable there are three small attic windows, again separated by sandstone columns with one arched transom above the center window. The sandstone detailing extends from this window arrangement to the sandstone coping on the edge of the gable.

A sandstone coped gable end is repeated on one of the two the south elevation gables. The other is finished in detailed woodwork like the gable on the north elevation. A garden level courtyard was added in 1974 during the conversion for office use. A large bay window that is topped by an enclosed balcony is a prominent feature on the south elevation. The second-story balcony has carved sandstone balustrades and ornate iron grills in its arched openings. To the east of the second-story balcony is an arched window flanked by stained glass and trimmed with sandstone details. Above the arched stained-glass windows is a third-story enclosed balcony with sandstone detailing. The balcony is covered by a hip roof, which flows from the wood trimmed gable end. Below the gable end is the start of the wrap around veranda described above.

The porte cochère on the north elevation of the mansion now serves as the main entry to the building. Similar to the veranda, it is designed with a sandstone base, sandstone plinth blocks, and decorative sandstone columns. It also has a decorative wood entablature with a built in gutter. The porte cochère is located between two bay windows of octagon shape. The bay to the west services the main stairs and has stained glass windows at both the first- to second-floor and second- to third-floor landings. Both bays appear to have small balconies on top with decorative iron grills. The porch to the west of the porte cochère was modified. Originally the steps were oriented to the north, while today, they face east. The balcony above remains and now houses one HVAC condenser. The massive gable above the porte cochère primarily covers the tree-story open stairs. The top of the gable has similar sandstone details around three windows with an arched transom above the center window. Unlike the east (front) elevation, the north gable has been finished in detailed woodwork.

The west (rear or alley) elevation is the plainest. A change in color and brick quality makes the missing back porch obvious. The porch was removed and the ground level lowered in 1974 to accommodate office parking on the alley. The windows on the first level would have served the kitchen and pantry. The second-story windows were to the servant's quarters, and the window in the third-story gable illuminated the former cedar closet. The final opening appears to have been a kitchen coal chute.

Interior

Rooms throughout the mansion are trimmed with distinctive wood varieties, including bird's-eye-maple, sycamore, cherry, birch, quarter-sawed oak, and mahogany. Many rooms have built in pieces and once had furniture corresponding with the wood trim in each room. The built-ins are in excellent conditions and several of the associated furniture pieces remain in the mansion. The basic woodwork was plain oak. Each doorway has different carvings. There are fifteen fireplaces, each mantel different in design

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Sheedy Mansion

Denver County, Colorado

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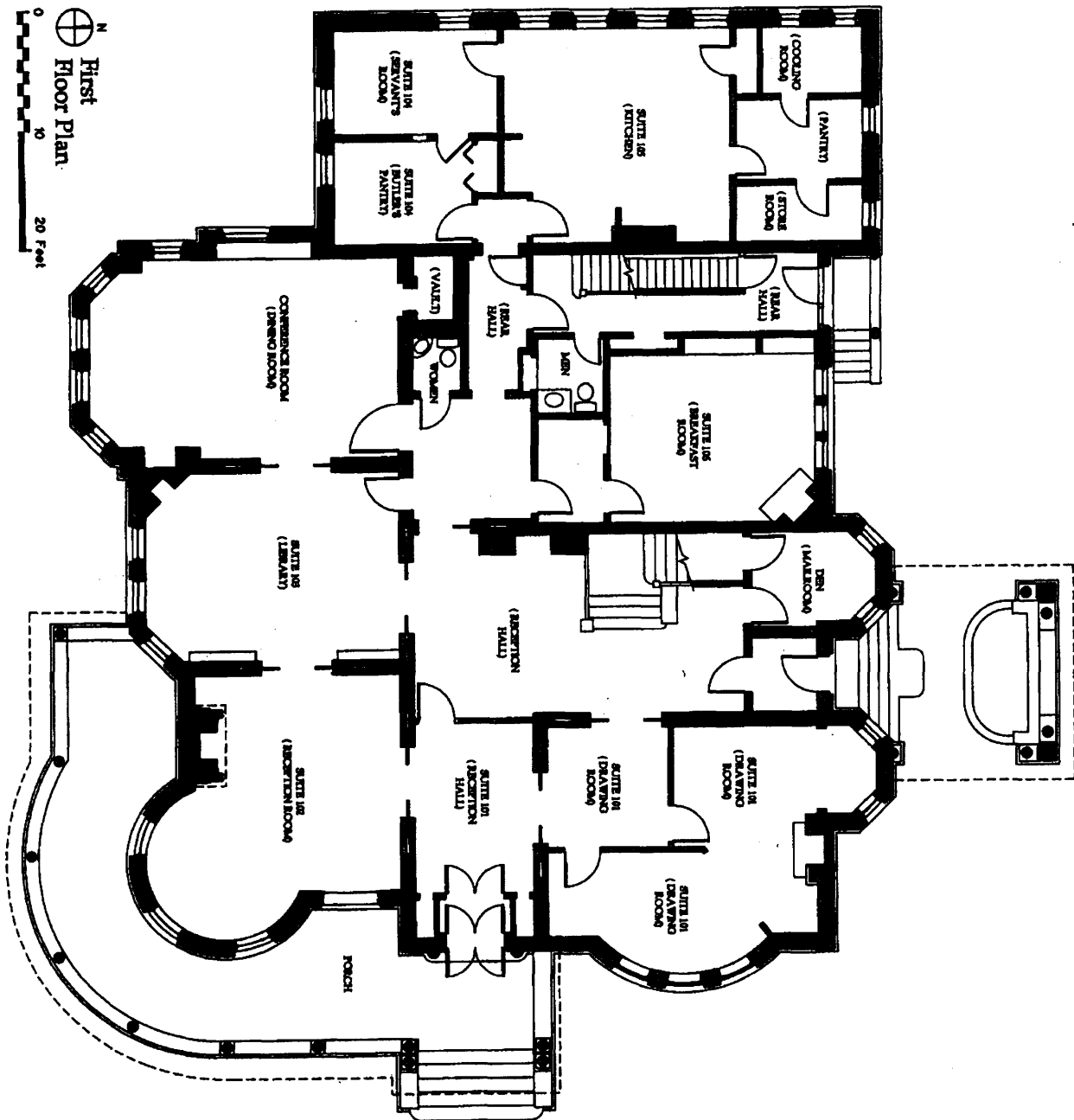


Figure 2. Current (2002) First-Floor Plan. (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)

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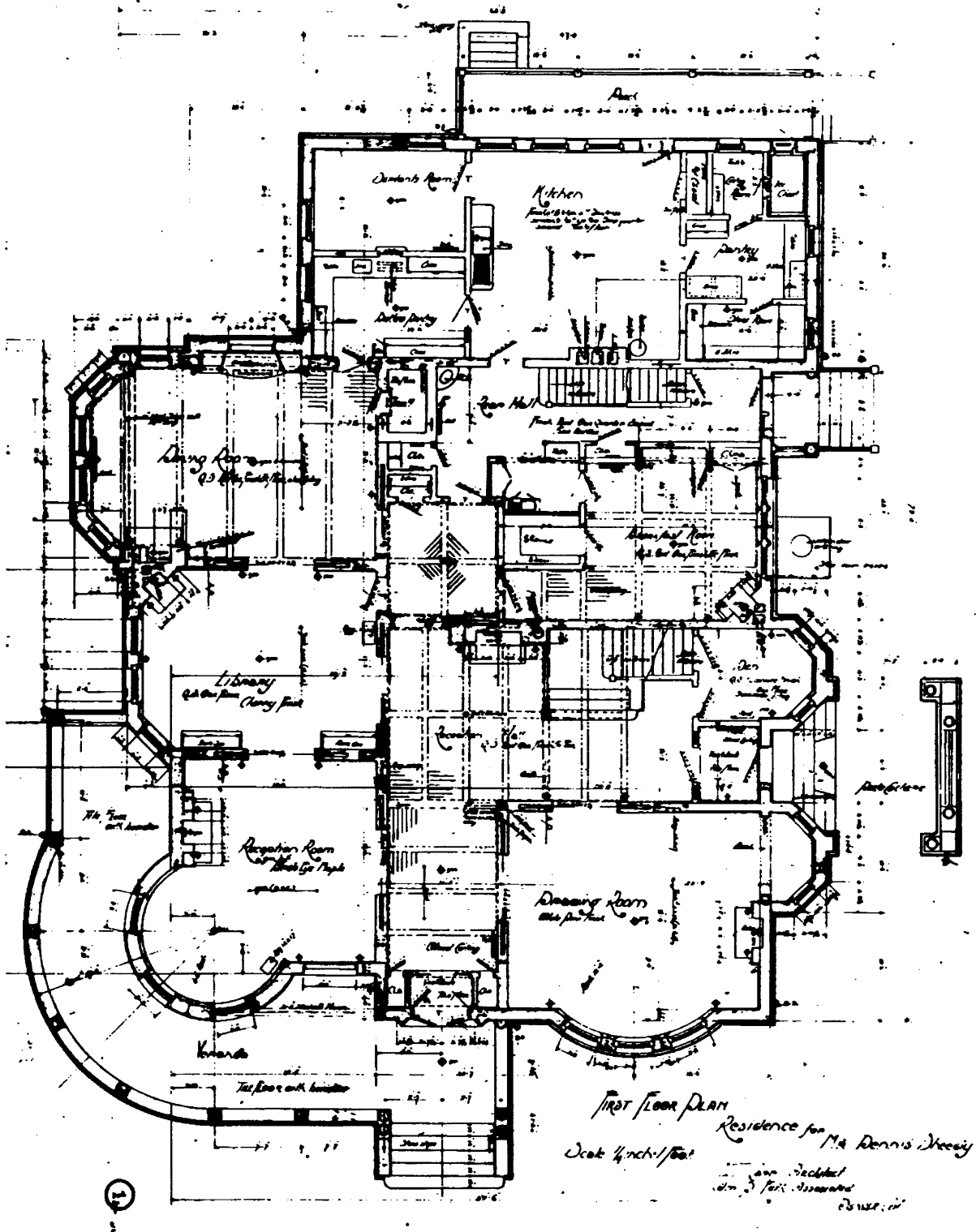


Figure 3. Original First-Floor Plan (reduced). (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)
→ North

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and utilizing numerous types and patterns of ceramic tile. The ceilings on the first floor are 12' high and 10' on the second. Many sets of wide sliding pocket doors, finished in different woods on each side, open off the hall and between rooms, so that practically the entire first floor can be opened into a connected space. The Reception Room, Library and dining room can be opened into one space, reaching almost the entire length of the house. Most of second and third floors adjoin through doors. The open flowing plan allows the mansion to be functional in its current use as executive office space.

Even though the Sheedy Mansion changed in function from a private residence to a fine arts center and finally to office suites, few alterations occurred to the interior. Modifications, including the following:

- The electrical system was minimally upgraded, which resulted in some of the existing walls and ceilings being covered with new gypsum wallboard;
- A heating and cooling system was added that required modifications to the ceilings with new soffits and dropped ceilings for supply and return air grilles; and
- The former basement was converted to office space. The finishes in the basement now include carpet, painted gypsum wallboard, and a suspended acoustical tile ceiling with 2' x 4' fluorescent light fixtures. Most of the woodwork and paneled doors are pine in a clear finish, and are original historic fabric. Most of the doors and windows still retain their original hardware.

A room-by-room description follows that describes the floor, ceiling, walls, woodwork, windows, doors, electrical and mechanical components, and other significant elements in each room on the first and second floors, since they retain the most significant historic fabric in the mansion. The most noteworthy interior components on these two floors include the fireplaces, the entry stair, the doors and windows, the architectural woodwork, and the light fixtures. The interior finishes are generally in good condition.

FIRST FLOOR**Reception Hall & Stair**

Floor: Carpet covers quarter-sawn red oak flooring with encaustic tile at east and north entries.

Ceiling: Beamed ceiling with oak beaded board in clear finish. The original decorative wood grilles that define the center of the Reception Hall still exist. Ceiling height: 12'-0".

Walls: Paneled oak wainscoting to 4' -11 " above the floor with tooled leather panels measuring approximately 24" x 24" above. A new wall was added at the entry to the Reception Room. Some of the leather panels are stained near the ceiling, perhaps from previous plumbing leaks on the second floor. There are a number of locations where the leather panels are damaged due to water leaks (from interior plumbing or roof decks), patches (where former light fixtures were located); and graffiti (where the leather was scratched with a sharp instrument). Most of the damage is visible in the Reception Hall and along the Main Stair. Similar leather panels in the Breakfast Room are in excellent condition since they are located away from public areas. The panels are attached to the walls with upholsterer's tacks.

Woodwork: Quarter-sawn red oak woodwork in combination with hand-tooled upholstered leather panels on all surfaces.

Windows: Leaded glass window transom panel above east entry doors. Two small windows flank the north entry door; the glass is not beveled so they are probably replacements for the original glass.

Doors: At the east entry, there is an original pair of paneled oak entry doors with their original hardware. The interior pair of doors at this location was removed and reinstalled in the second-story

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hall. There are beveled glass mirrors mounted on the closet doors that flank the original main east entry to the mansion. The north entry door, another original door, utilizes beveled glass in its design. Electrical: Original plans called for three ceiling-mounted light fixtures, two wall-mounted light fixtures flanking the entry into the Drawing Room, and three wall-mounted light fixtures to be mounted at the fireplace opening. All three ceiling-mounted light fixtures still remain today. One wall-mounted light fixture has been removed at the entry into the Drawing Room, and two wall-mounted light fixtures are still located at the fireplace. A floor-mounted junction box near the bottom of the stairs provides power for the reception desk.

Mechanical: Original radiator located on north wall adjacent to east entry and on east wall adjacent to north entry. Original register located in south wall between Reception Room (Suite 102) and Library (Suite 103). Three floor registers and one grille mounted in the leather panels above the east entry were added.

Additional Elements: Fireplace on west wall retains its original carved wood mantel, overmantel, and dark red unglazed tile at the fireplace surround. The hearth is covered with carpet.

Den (Mailroom)

Floor: Oak flooring covered by carpet.

Ceiling: Sycamore beaded board with clear finish. Ceiling height: 7'- 6".

Walls: Painted plaster.

Woodwork: Quarter-sawn sycamore woodwork (clear finish) for door/window casings and base (10" high).

Windows: Two double-hung windows on the north bay with pockets for folding shutters.

Doors: Two original paneled doors retain their original hardware. The door providing access to the basement has a new keyed deadbolt.

Electrical: Original plans called for two wall-mounted light fixtures to be located on the east and west walls of the bay. These fixtures no longer exist. There is now one wall-mounted light fixture on the east wall and wiremold with outlet providing power for the copier.

Mechanical: Original radiator located on east wall and original decorative bronze register mounted high on the west wall.

Drawing Room (Suite 101)

Floor: Carpet over yellow pine flooring.

Ceiling: Coved plaster ceiling with no penetrations. According to a *Denver Republican* article about the Sheedy Mansion, published on January 1, 1892, the ceiling originally was painted sky blue, with groups of cupids and wreaths of flowers. Ceiling height: 12'-0".

Walls: The original paneled walls have been painted white. New interior walls were added to accommodate electrical upgrades in this room. The 1892 *Denver Republican* described this room as

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"decorated in Louis XIV style" and the decoration of the walls "in panels of blue silk, with delicately-traced designs of flowers...."

Woodwork: Painted white pine.

Windows: Two double-hung windows at the north bay with pockets for folding shutters. Three double-hung windows at the east bay with pockets for folding shutters. All retain their original hardware.

Doors: Original paneled white pine double doors at the west wall and original pocket doors at the south wall. The sides of the doors facing the Drawing Room are painted.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room, three wall-mounted light fixtures to be mounted at the fireplace opening, and two wall-mounted light fixtures to be located on either side of the east bay. The fixtures at the east bay still exist. There are three original wall-mounted light fixtures on the west wall; two flank the double doors. There is an original push-button light switch in this room.

Mechanical: Original register located in west wall, painted. Radiators are located below the east bay window. Floor grilles have been added at the north and south ends of these radiators.

Additional Elements: Fireplace on north wall with original marble facing at the fireplace surround. The tile at the hearth has been replaced.

Reception Room (Suite 102)

Floor: Original oak strip flooring (1¼" wide) laid in checkerboard pattern consisting of 12" squares.

Ceiling: Coved plaster ceiling with one penetration for original light fixture's junction box at center of room. The ceiling originally was finished in silk, according to the *Denver Republican* article of 1892. Ceiling height: 12'-0".

Walls: The original fabric-covered (silk) walls have been painted.

Woodwork: Bird's eye maple woodwork (clear finish) throughout room with 10" high base.

Windows: Three double-hung windows at turret with pockets for folding shutters. Leaded glass window on east wall. All retain their original hardware.

Doors: Two sets of paneled pocket doors with bird's-eye maple veneer. The doors retain their original hardware.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room and for three wall-mounted light fixtures to be mounted at the fireplace opening; these fixtures no longer exist. Wall-mounted light fixtures were also shown flanking the entry into the Library and on either side of the stained-glass window on the east wall; these fixtures still exist today. Another original wall-mounted light fixture is located on the south side of the turret.

Mechanical: Original register with adjustable damper located in floor at north end of turret. A radiator is located at the southwest corner of the turret. There are four additional floor registers and one floor grille in the southwest corner of the room that are not original.

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Additional Elements: The fireplace on the south wall has a carved bird's-eye maple mantel and overmantel with a beveled glass mirror and olive green glazed tile.

Library (Suite 103)

Floor: Original oak strip flooring (2¼" wide).

Ceiling: Coved plaster ceiling with one penetration for original light fixture's junction box at center of room. Ceiling height: 12'-0".

Walls: Paneled cherry wainscoting to 4'-6" above the floor with painted fabric wallcovering above.

Woodwork: Cherry woodwork (clear finish). Cherry bookcases with beveled glass doors are located on the east wall, flanking the entry into the Reception Hall, and are original to the mansion.

Windows: Three double-hung windows on south wall with pockets for folding shutters. All retain their original hardware.

Doors: Three sets of paneled pocket doors with cherry veneer. The doors retain their original hardware. The main entry door has a transom with wired glass that was probably added in 1974 as part of the office suite conversion.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room and for three wall-mounted light fixtures to be located at the fireplace opening. Wall-mounted light fixtures were also shown flanking the entry into the Dining Room and still exist. The original ceiling-mounted light fixture no longer exists and two original wall-mounted light fixtures can now be seen at the fireplace. There is an original push-button light switch in this room and a remnant of the electric bell system is mounted on the north wall near the northeast corner.

Mechanical: Original register located in floor at north wall near northwest corner of the room. A new floor register is located near the west wall at the northwest corner. A thermostat is mounted on the east wall.

Additional Elements: Fireplace in the southwest corner of room still retains its original carved cherry mantel and overmantel with green glazed tile at the fireplace surround and hearth.

Dining Room (Conference Room)

Floor: Original oak strip flooring (2¼" wide) with 26" wide oak strip border.

Ceiling: Beamed ceiling with oak beaded board in clear finish. Ceiling height: 12'-0".

Walls: Paneled oak wainscoting to 4'-6" above the floor with upholstered fabric walls above. The *Denver Republican* of 1892 reported that the Dining Room walls "above the wainscoting are decorated with silk, traced with fishes and game."

Woodwork: Quarter-sawn red oak. A sideboard integrated into the woodwork on the west wall has leaded glass cabinet doors and beveled glass mirrors.

Windows: Five double-hung windows on south and west walls with pockets for folding shutters. There is a leaded glass window above the sideboard.

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Doors: One set of paneled pocket doors with quarter-sawn red oak veneer and original hardware. Three single paneled wood doors. The original steel vault door is labeled "Hall's Safe & Lock Co. Denver" and provides access to a wet bar. The vault originally protected the family silverware.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room and for three wall-mounted light fixtures to be mounted above the fireplace opening. Wall-mounted light fixtures were also shown flanking the sideboard on the west wall. Two wall-mounted light fixtures were located on the north wall between the vault and the entry door and one wall-mounted light fixture was indicated on the floor plans to be located between the windows on the south wall. The original ceiling-mounted light fixture has been replaced and there are now two light fixtures at the fireplace opening, with replacement shades. The other fixtures still exist in this room.



Figure 4. The music conservatory in the Sheedy mansion as seen in 1948. This was the family dining room. Photographer: Orin A. Sealy. (Source: Western History/Genealogy Department, Denver Public Library.)

Mechanical: Original radiator centered in south bay, with decorative bronze cover and marble top. An original register is integrated into the woodwork of the west wall. A new grille has been installed on the west wall above the door providing access to the former Butler's Pantry. A thermostat is located on the north wall.

Additional Elements: Fireplace on east wall at southeast corner of room retains its original glazed dark red tile at the surround and hearth. Storage has been integrated into the fireplace overmantel and includes beveled glass cabinet doors.

Butlers Pantry (Suite 104)

Floor: Carpet over maple floor.

Ceiling: Painted gypsum wallboard. Ceiling height: 9'-4".

Walls: Painted gypsum wallboard.

Woodwork: Quarter-sawn yellow pine woodwork with 7" high base that matches the base at the lower level.

Windows: The single double-hung window on the south wall retains its original hardware.

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Doors: One original paneled entry door and relocated original paneled door into Servants Room. New bifold doors at closet.

Electrical: Original plans called for ceiling-mounted light fixture to be located in the center of the room; this fixture no longer remains in the room. A 1' x 4' fluorescent light fixture is now mounted on the ceiling. There are new duplex receptacles and switches recessed in the walls.

Mechanical: Radiator, with decorative bronze cover, is located on west wall near the entry into the Servants Room. New grille mounted on ceiling.

Additional Elements: The original "pass-through" or wall opening between the Butlers Pantry and the Servants Room still exists, though without the original sliding panel.

Servants Room (Suite 104)

Floor: Carpet over maple flooring.

Ceiling: Painted gypsum wallboard. Ceiling height: 11'-0".

Walls: Beaded board wainscoting to 3'-3" above the floor with painted gypsum wallboard above.

Woodwork: Quarter-sawn yellow pine woodwork with 7" high base that matches the base in the Butler's Pantry and at the lower level.

Windows: Double-hung windows on the south and west walls that retain their original hardware.

Doors: Relocated original paneled door at entry and original paneled door with transom panel above providing access to the Kitchen. The original transom operator still remains mounted on the door.

Electrical: Original plans called for ceiling-mounted light fixture to be located in the center of the room. This light fixture has been replaced with two surface-mounted 1' x 4' fluorescent light fixtures. There is a floor-mounted junction box and duplex receptacle in the southwest corner of the room.

Mechanical: Original radiator located on east wall near northeast corner is now located at southeast corner along with a second radiator. A wall-mounted grille was added high on the east wall.

Kitchen (Suite 105)

Floor: Carpet over maple flooring.

Ceiling: Painted gypsum wallboard. Ceiling height: 12'-0".

Walls: Beaded board wainscoting to 3'-3" above the floor on the north, east, and west walls with painted gypsum wallboard (or painted plaster) above.

Woodwork: Quarter-sawn yellow pine woodwork with newer 3" high base.

Windows: Three double-hung windows on west wall with original surface-applied shutters. The windows retain their original hardware. A new window with wired glass (and transom panel above) has been installed at the former door that provided access to a west porch.

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Doors: Three original paneled doors at the entry, at the Pantry, and at a closet retain their original hardware.

Electrical: Original plans called for ceiling-mounted light fixture to be located in the center of the room and for a wall-mounted light fixture to be located on the south wall above the former sink. None of this lighting remains. There are now five 1' x 4' fluorescent light fixtures mounted on the ceiling.

Mechanical: There are two radiators located on the west and north walls and appear to be original.

Pantry (Suite 105)

Floor: Carpet over maple flooring.

Ceiling: Painted gypsum wallboard. Ceiling height: 12'-0".

Walls: Combination of painted gypsum wallboard and plaster.

Woodwork: Quarter-sawn yellow pine woodwork with mostly 7" high original base that matches the base in the Butler's Pantry and at the lower level. There is a storage cabinet on the south wall of the east pantry that is original to the house. A portion of another original storage cabinet on the south wall of the west pantry remains. An original storage cabinet in the center pantry on the east wall was marked "bins" on the original drawings.

Windows: Double-hung windows on west and north walls have original surface-applied shutters and hardware.

Doors: Two original paneled doors at the main entry to the Pantry and at the west pantry. (The door to the east pantry has been removed.) The main entry door has a glass transom panel; the original transom operator still remains mounted on the door.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the Pantry and for a wall-mounted light fixture to be located in the east pantry (formerly called the "Store Room") on the west wall next to the door opening. These fixtures no longer remain. Ceiling-mounted 1' x 4' fluorescent light fixtures with pull chains have been installed in the center pantry and west pantry. A new wall-mounted light fixture is now located in the east pantry on the west wall.

Mechanical: There is a radiator located on the north wall of the center pantry. A wall grille was added near the ceiling on the east wall of this room.

Breakfast Room (Suite 106)

Floor: Carpet over red oak flooring.

Ceiling: Beamed ceiling with oak beaded board in clear finish. Ceiling height: 12'-0".

Walls: Paneled oak wainscoting to 4'-6" above the floor with upholstered metallic glazed leather panels above, and a 20" high original fabric border at the ceiling.

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Woodwork: Quarter-sawn red oak woodwork in combination with metallic glazed leather panels on all surfaces. There is an original decorative oak china cabinet on the west wall near the northwest corner. To the west of the cabinet, an original wood-lined wall recess remains and is now filled with bookshelves.

Windows: Three double-hung windows on the north wall with pockets for folding shutters and one large transom panel above with clear glass.

Doors: Three paneled wood doors on the south wall with glass transom panels above. The main entry door has a transom with wired glass that was probably added in 1974 as part of the office suite conversion. The center paneled door has glass light panels that appear to have been added.

Electrical: Original plans called for ceiling-mounted light fixture to be located in the center of the room and for two wall-mounted light fixtures to be mounted on the west, south, and east walls in alignment with the beamed ceiling. The wall-mounted light fixtures on the east and west walls still exist today. The original ceiling-mounted light fixture has been replaced.

Mechanical: Original radiator located on west wall near the southwest corner of the room.

Additional Elements: Fireplace in northeast corner of room still retains its dark orange glazed mosaic tile at the fireplace surround and hearth. The design of the fireplace incorporates three beveled glass mirrors and brass ornamentation. The overmantel is original.

Rear Hall & Stair

Floor: Carpet over red oak flooring.

Ceiling: Painted gypsum wallboard. The ceiling has been dropped along the east wall to accommodate concealed ductwork. Ceiling height: 12'-0". A smoke detector is mounted at the south end of the hall.

Walls: Combination beaded board and paneled oak wainscoting to 3'- 11" above the floor with painted fabric wallcovering (or painted plaster at north end of hall) above.

Woodwork: Quarter-sawn red oak woodwork (clear finish) with 7" high base that matches the base in the Butler's Pantry.

Windows: One leaded glass window is located on the east side of the north exterior entry door, with one glass transom panel above. The glass in the transom panel appears to be replacement glass.

Doors: The north exterior entry door is a paneled wood door with a beveled glass light.

Electrical: Original plans called for a wall-mounted light fixture to be located on the north wall of the stair enclosure for access to the Basement and on the south wall next to the radiator. These light fixtures no longer exist. There is an original pendant-mounted combination gas/electric light fixture at the north end of the stair. Wiremold is located on the east wall near the north exterior entry door, serving a light switch and an exterior security light fixture above the door. A 12" square recess-mounted light fixture is mounted in the ceiling at the south end of the stairs.

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Mechanical: Original radiator located on south wall adjacent to the vault. A second radiator is located on the east wall near the north exterior entry door. A wall grille was added in the dropped ceiling above the entry into the Butler's Pantry.

SECOND FLOOR**Hall (Reception)**

Floor: Carpet over oak.

Ceiling: Beamed ceiling with oak beaded board in clear finish below the third floor landing and paneled wood below the stair risers. Painted plaster in hall south of stair. Ceiling height: 10'-0".

Walls: Paneled oak wainscoting to 4'-6" above the floor with hand-tooled upholstered leather panels above, at the stair, and painted fabric wallcovering above, at the Hall.

Woodwork: Quarter-sawn red oak woodwork, including stair balusters and handrails. At the north bay of the stair landing, the oak wainscoting and hand-tooled upholstered leather panels have been water-damaged from roof leaks above this area.

Windows: Three leaded glass windows at north bay of stair landing.

Doors: Two original doors from the first-floor entry were relocated to the fire-rated partition that separates the stair opening from the second floor.

Electrical: Original plans called for wall-mounted light fixtures to be located on the east and west walls of the bay at the landing between the first and second floors. Six wall-mounted light fixtures were also shown to be located at the stair's opening to the floor below. A ceiling-mounted light fixture was shown centered on the ceiling in the Hall. All of these fixtures still remain. Two wall-mounted light fixtures and a track with two heads have been added to the north and south walls of the west leg of the Hall. A smoke detector is mounted on the ceiling of the stair.

Mechanical: Two wall grilles were added near the entrance to the South Central Bedroom (Suite 203).

Northeast Bedroom (Suite 201)

Floor: Carpet over yellow pine flooring.

Ceiling: Painted plaster. Ceiling height: 10'-0".

Walls: Painted plaster.

Woodwork: Quarter-sawn sycamore woodwork (clear finish) for door/window casings and base (10" high).

Windows: Three double-hung windows at north bay and three double-hung windows at east bay, all with pockets for folding shutters. The windows retain their original hardware.

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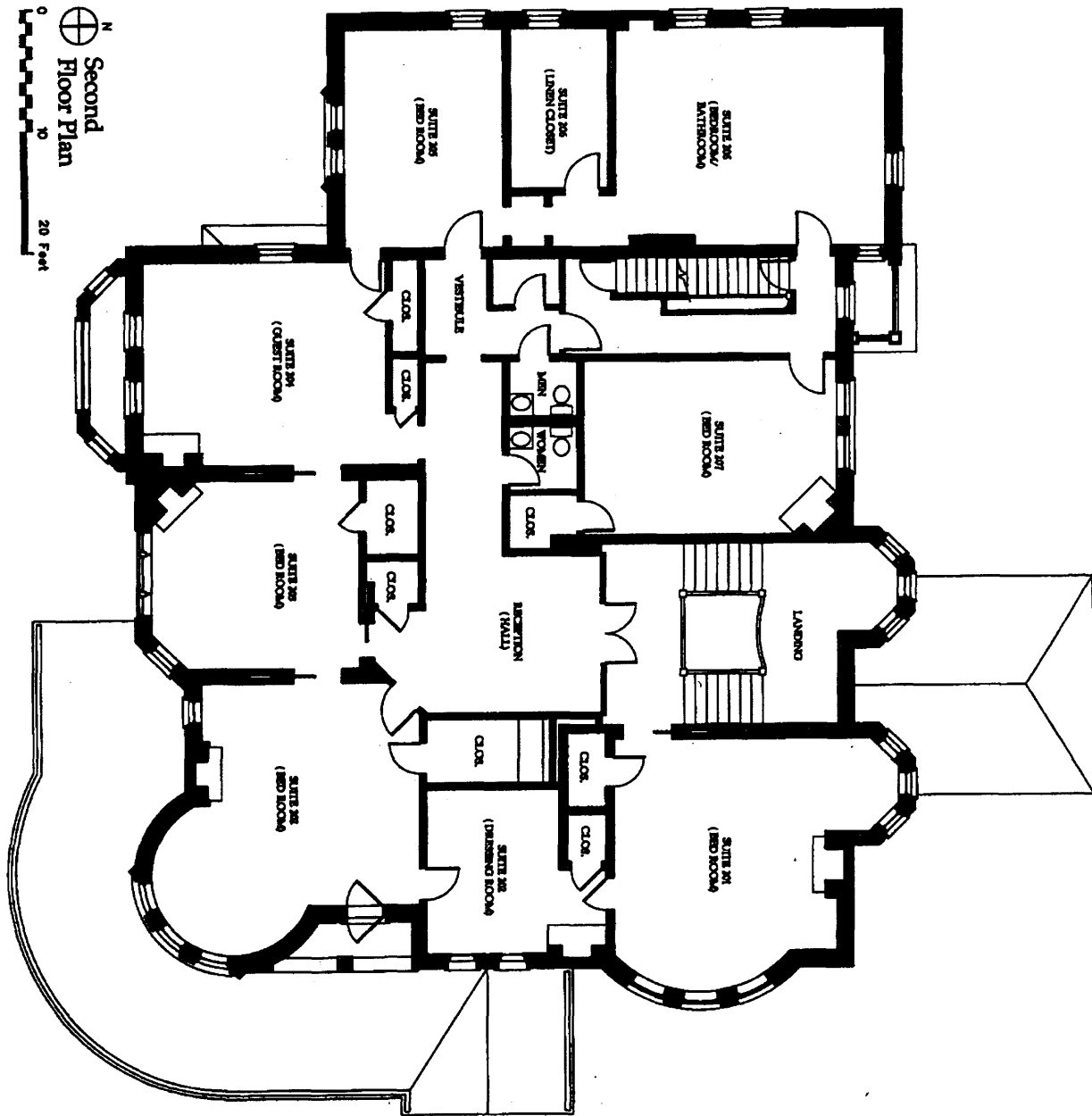


Figure 5. Current (2002) Second-Floor Plan. (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)

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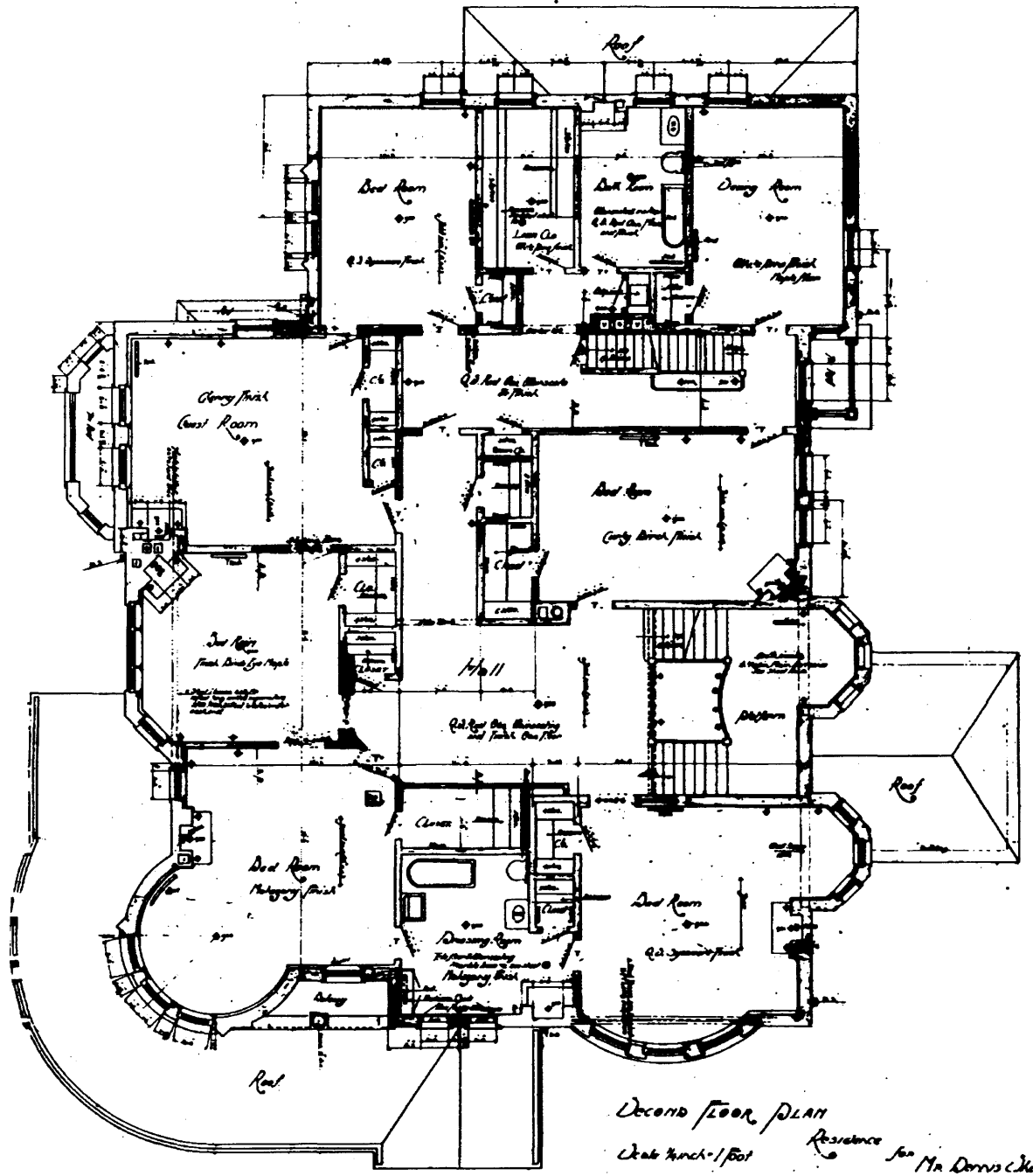


Figure 6. Original Second-Floor Plan (reduced). (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)
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Doors: One original paneled wood pocket door serves as the main entry for the room. Two original single paneled hinged doors; the door providing access to the former Dressing Room has a glass transom. All doors retain their original hardware.

Electrical: Original plans called for ceiling-mounted light fixture to be located in the center of the room and for three wall-mounted light fixtures to be mounted above the fireplace opening. The ceiling-mounted light fixture still exists while the fixtures at the fireplace have been removed. There are two new wall sconces mounted on the west wall. Floor-mounted junction boxes with duplex receptacles have been added near the east wall.

Mechanical: Original radiator located on west wall near pocket door. A wall grille was added on the south wall near the southwest corner. Below it, a thermostat was installed.

Additional Elements: Fireplace on north wall retains its original mantel and overmantel, which incorporates brass ornamentation along with carved wood. The original dark red glazed tile is intact at the fireplace surround and hearth.

Dressing Room (Suite 202)

Floor: Carpet over tile flooring.

Ceiling: Painted plaster. Ceiling height: 10'-0".

Walls: Glazed white tile wainscot to 3'-10" above the floor with fabric wallcovering over plaster above the wainscot.

Woodwork: Mahogany (clear finish) for door and window casings.

Windows: Two double-hung windows on east wall with original surface-applied shutters. The hardware is missing from these windows.

Doors: Three paneled doors retain their original hardware. The main entry doors have glass transom panels; the original transom operators still remain mounted on the doors.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room. This fixture has been replaced with a 1' x 4' ceiling-mounted fluorescent light fixture. Floor-mounted junction boxes with duplex receptacles have been added.

Mechanical: Original radiator located on south wall at southeast corner below original medicine cabinet. Wall grilles have been added to the south and east walls of the closet.

Additional Elements The former fireplace on the east wall retains its original glazed tile at the fireplace surround and hearth and its mahogany overmantel, which incorporates a beveled glass mirror. The original medicine cabinet is still mounted on the south wall at the southeast corner.

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Section number 7 Page 18**Southeast Bedroom (Suite 202)**

Floor: Carpet over yellow pine flooring.

Ceiling: Textured plaster ceiling with cove. Ceiling height: 1 0'-0".

Walls: Fabric wallcovering over plaster to the picture molding.

Woodwork: Mahogany (clear finish) for door and window casings with 10" high base.

Windows: One double-hung window on south wall and three double-hung windows at the turret, all with pockets for folding shutters. The windows retain their original hardware. There are leaded glass transoms above the double-hung windows at the turret and above the exterior door providing access to the east balcony.

Doors: All doors, including four hinged doors and one pocket door, are paneled. The entry door has a glass transom. (The glass is not wired, due to the separation of this floor from the stair opening.)

Electrical: Original plans called for ceiling-mounted light fixture to be located in the center of the turret and for three wall-mounted light fixtures to be mounted above the fireplace opening. There are two original ceiling-mounted light fixtures in this room—one is still located in the center of the turret ceiling. The light fixtures at the fireplace no longer exist. There are two original wall-mounted light fixtures on the west wall. Floor-mounted junction boxes with duplex receptacles have been added.

Mechanical: Original radiator located on south side of turret. There is an original register located in the floor at the northwest corner of the room. A wall grille has been added to the north wall above the former closet.

Additional Elements: Fireplace on south wall retains its original decorative mantel and overmantel, which incorporates a beveled glass mirror. The light yellow glazed tile at the fireplace surround and hearth is intact. The hearth's design includes a band of dark yellow ribbon tile.

South Central Bedroom (Suite 203)

Floor: Carpet over yellow pine flooring.

Ceiling: Painted plaster with cove. Ceiling height: 10'- 0".

Walls: Painted plaster and painted gypsum wallboard.

Woodwork: Bird's eye maple (clear finish) for door and window casings with 10" high base.

Windows: Two double-hung windows on south wall that retain their original hardware. The smaller window has pockets for folding shutters. Leaded glass windows flank the larger double-hung window.

Doors: Three pocket doors and one single-hinged door are all paneled and retain their original hardware.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room and for three wall-mounted light fixtures to be mounted above the fireplace opening. There is now a

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replacement ceiling-mounted light fixture and two replacement wall-mounted light fixtures at the fireplace. There are two additional wall-mounted light fixtures on the east wall.

Mechanical: Original radiator located on west wall, near southwest corner. A second radiator has been installed next to it. A wall grille has been added to the north wall above the former closet.

Additional Elements: Fireplace in southwest corner of room utilizes original light blue glazed tile at the fireplace opening and at the hearth, with dark blue accent ribbon tiles creating a border on the hearth. The original decorative mantel includes a beveled glass mirror.

Guest Room (Suite 204)

Floor: Carpet over yellow pine flooring.

Ceiling: Painted plaster with cove. Ceiling height: 10'-0".

Walls: Fabric wallcovering over plaster to the picture molding.

Woodwork: Cherry (clear finish) for door and window casings with 9½" high base.

Windows: Two double-hung windows on south wall and one double-hung window on west wall, all with pockets for folding shutters. The windows retain their original hardware.

Doors: One pocket door on east wall and three single hinged doors on west and north walls are all paneled and retain their original hardware. The entry door has a glass transom; the original transom operator still remains mounted on the door.

Electrical: Original plans called for ceiling-mounted light fixture to be located in the center of the room and for three wall-mounted light fixtures to be mounted above the fireplace opening. None of these light fixtures now exist. The junction box at the center of the room remains, but the original light fixture has been replaced. There are two new wall-mounted light fixtures on the north wall.

Mechanical: Original ornamental cast iron radiator located on south wall, near southwest corner. A wall grille has been added to the north wall near the northwest corner.

Additional Elements: Fireplace in southeast corner of room has original mantel and overmantel with beveled glass mirror and shelving on the side. The tile is not original at the fireplace surround and hearth.

Southwest Bedroom (Suite 205)

Floor: Carpet over wood flooring.

Ceiling: Painted gypsum wallboard. Ceiling height: 9'-9".

Walls: Fabric wall covering over plaster and painted plaster to the picture molding. (No cove.)

Woodwork: Quarter-sawn sycamore (clear finish) for door and window casings with 8" high base. (The design of the base is similar to the base in the Butler's Pantry on the first floor.)

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Windows: Two double-hung windows on south wall and one double-hung window on west wall, all with surface-applied shutters. The windows retain their original hardware.

Doors: Single paneled hinged doors. All retain their original hardware with the exception of the entry door; the mortise lock assembly appears to be a replacement.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room. Six 1' x 4' fluorescent light fixtures are now mounted to the ceiling. Floor-mounted junction boxes with duplex receptacles have been added.

Mechanical: Original radiator centered on north wall has been replaced with two radiators that are incorporated into bookcase. Two wall grilles have been added to the north wall. There is a thermostat mounted on the west wall of the north alcove.

Additional Elements: A wood bookcase, circa 1950, is located along the north wall.

Linen Closet (Suite 206 Workroom)

Floor: Carpet over wood flooring.

Ceiling: 2' x 4' suspended acoustical tile ceiling system. Ceiling height: 8'-6".

Walls: Painted gypsum wallboard and painted fabric wallcovering over plaster.

Woodwork: Painted.

Windows: One double-hung window on the west wall with surface-applied shutters. The window retains its original hardware, although it is now painted.

Doors: One paneled entry door at east wall with glass transom. The door and transom retain their original hardware.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room. *This fixture no longer remains. There is now one 2' x 4' fluorescent light fixture laid into the suspended acoustical tile ceiling.*

Mechanical: There are no mechanical devices in this room.

Sewing Room & Bath Room (Suite 206)

Floor Carpet over maple flooring.

Ceiling: Painted plaster. Ceiling height: 9'-8".

Walls: Painted plaster and glazed ivory tile wainscoting to 4'-0" above the floor, with glazed blue horizontal accent band. At the location of the former bathroom, there is a quarter-sawn red oak wainscoting to 4'-0" above the floor that matches the wainscoting in the Servants' Stair Hall.

Woodwork: White pine (clear finish) for door and window casings with 7½" base. (The design of the base is similar to the base in the Butler's Pantry on the first floor.)

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Windows: One double-hung window on north wall and two double-hung windows on west wall with surface-applied shutters and original hardware.

Doors: One paneled entry door at east wall with original hardware.

Electrical: Original plans called for ceiling-mounted light fixtures to be located in the center of each of the rooms. These fixtures have been removed and replaced with two surface-mounted 1' x 4' fluorescent light fixtures. Floor-mounted junction boxes with duplex receptacles have been added.

Mechanical: Double radiator on west wall. Two wall grilles have been added to the south wall.

Additional Elements: Fireplace in southwest corner of room retains its original ivory glazed tile surround and light blue glazed tile hearth with decorative tile (shell design) border. The original wood overmantel in quarter-sawn red oak finish exists and includes a beveled glass mirror. There is a decorative wood storage cabinet on the east wall, with beveled glass mirror. This cabinet was probably relocated from another room in the house because a wall previously existed at this location that separated the Sewing Room from the Bath Room.

Servants' Stair Hall (Exit Stair)

Floor: Carpet over wood flooring.

Ceiling: Painted gypsum wallboard. Ceiling height: 8'-11". A smoke detector is mounted at the north and south ends of the exit stair enclosure.

Walls: Combination beaded board and paneled oak wainscoting to 3'-11" above the floor with painted fabric wallcovering above.

Woodwork: Quarter-sawn red oak woodwork (clear finish) with 7½" base.

Windows: One double-hung window on north wall with original surface-applied folding shutters and original hardware.

Doors: A relocated single-panel door with large beveled glass light is located at the south end of the stair enclosure.

Electrical: Original plans called for a ceiling-mounted light fixture to be located at the north end of the stair opening to the first floor. Plans also called for a wall-mounted light fixture to be centered on the south wall. The wall-mounted light fixture still exists today. A bare bulb suspended from the ceiling with pull chain is located at the north end of the stair; a remnant from the former electric bell system is mounted nearby. Two 12" square recess-mounted light fixtures are mounted in the hall ceiling. There is a surface-mounted duplex receptacle with wiremold at the north end of the hall on the east wall.

North Central Bedroom (Suite 207)

Floor: Original oak strip flooring (2" wide) oriented in the north/south direction.

Ceiling: Painted plaster with cove. Ceiling height: 10'-0".

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Walls: Painted plaster.

Woodwork: Curly birch woodwork (clear finish) for door/window trim and base (10" high).

Windows: Two double-hung windows on north wall with pockets for folding shutters. Both retain most of their original hardware.

Doors: Two original single paneled hinged doors at the east and west walls with wired glass transoms. The doors retain their original hardware, including the transom operator.

Electrical: Original plans called for a ceiling-mounted light fixture to be located in the center of the room, for three wall-mounted light fixtures to be mounted above the fireplace opening, and for two wall-mounted light fixtures to be mounted on the west wall. The ceiling-mounted light fixture has been replaced with track lighting. Two original wall-mounted light fixtures still remain at the fireplace and on the west wall. Floor-mounted junction boxes with duplex receptacles have been added.

Mechanical: Original radiator located on west wall, centered between door and southwest corner. Two wall grilles were added on the south wall.

Additional Elements: Fireplace in northeast corner of room retains its original carved curly birch mantel and overmantel. The original light green glazed tile with beige ribbon tile is intact at the fireplace surround and hearth.

THIRD FLOOR

The third floor originally included four bedrooms, a children's playroom, a servant's room, and a large cedar closet. The southeast corner bedroom opened into an adjoining alcove. All of these spaces now function as offices. The large hall at the stair landing has been converted into an office reception area by the installation of floor-to-ceiling glazed walls.

Finishes on the third floor include carpet, a 4'-6" high paneled wood wainscoting with painted wallcovering over plaster above, and a painted plaster ceiling. The original paneled doors still remain and many of them have transoms. One transom operator on this floor has the inscription "Patented May 5 - 85." The original hardware is still mounted on most of the doors and windows and many of the original light fixtures are still being used on this floor.

BASEMENT

The basement level consists of office suites occupying space originally devoted primarily to functions of the domestic staff. Original functions included laundry and drying rooms, a bathroom, vegetable storage and kitchen coal storage rooms, and several general storage rooms. A stair from the first-floor den led to a hall the billiard room directly below the dining room. The original demising walls remain as well as much of the original wood trim, but new wall and ceiling finish materials are used throughout.

ATTIC

This space remains unfinished. Visible are the wood trusses supporting the main stair ceiling. A five-sided west-facing dormer along with north and south gable windows provide significant illumination for this space.

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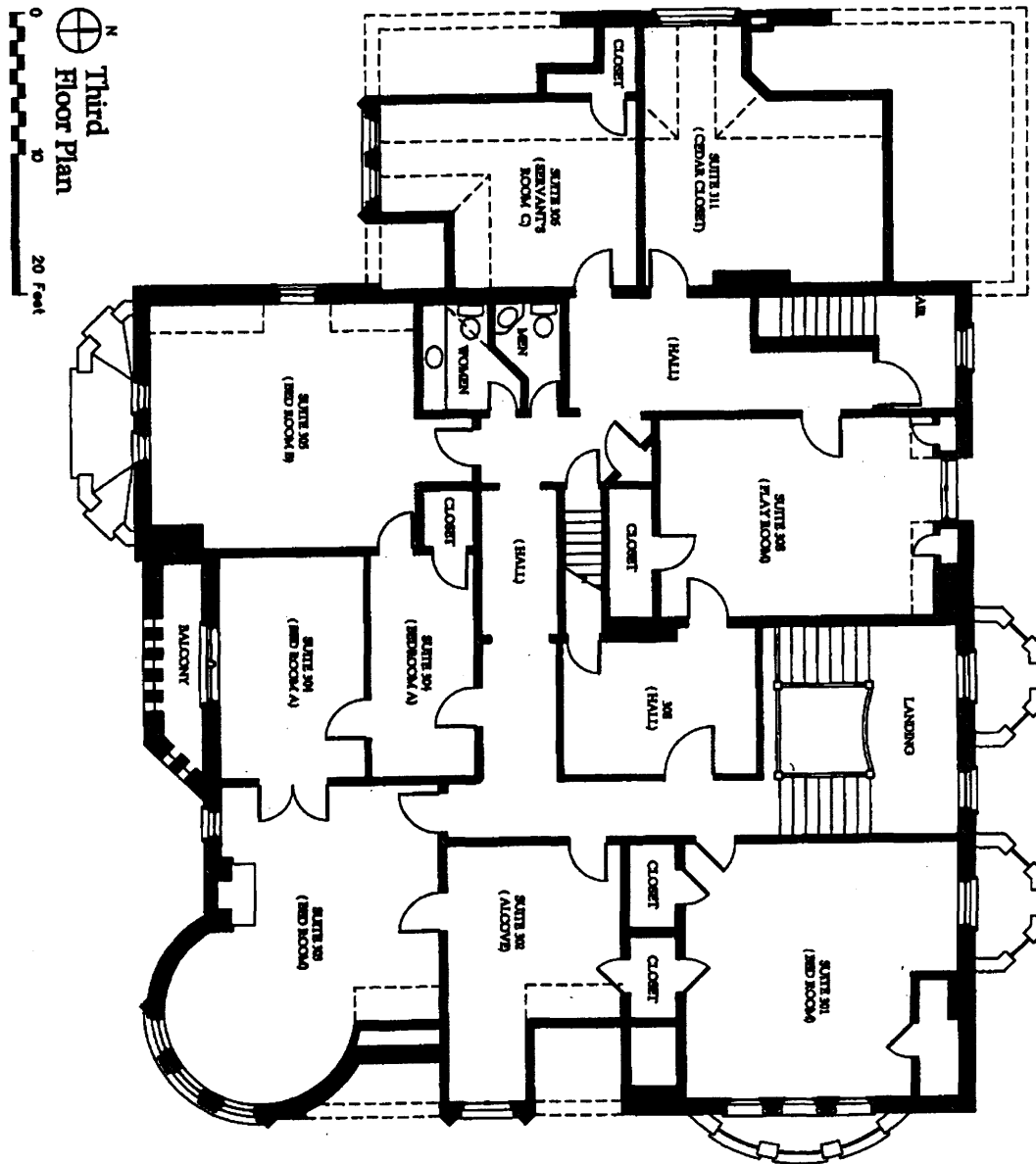


Figure 7. Current (2002) Third-Floor Plan. (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)

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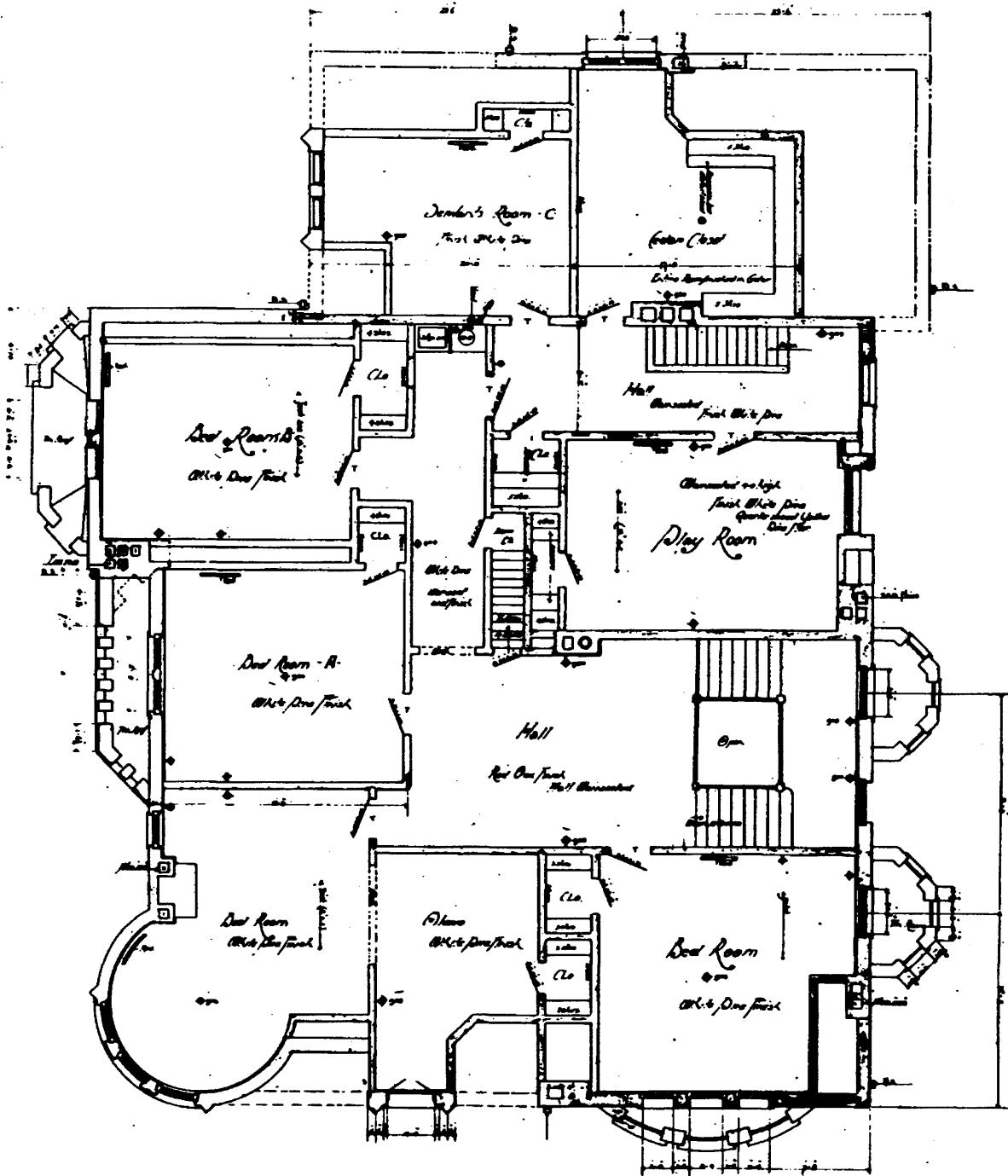
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Scale $\frac{1}{4}$ inch = 1 foot **THIRD FLOOR PLAN**
 Residence for Mr. Dennis Sheedy

Figure 8. Original Third Floor Plan (reduced). (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)
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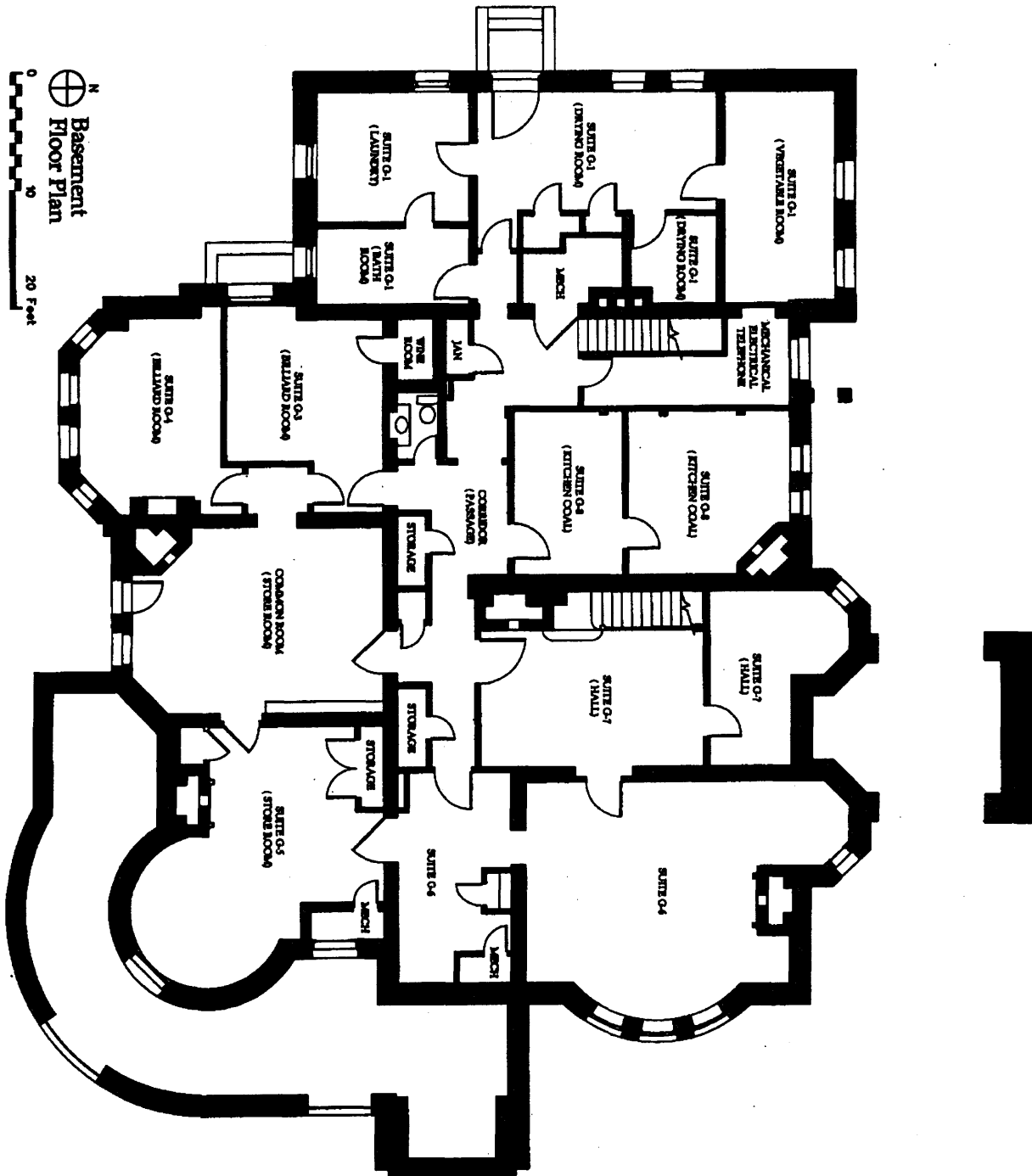


Figure 9. Current (2002) Basement and Cellar Plan. (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)

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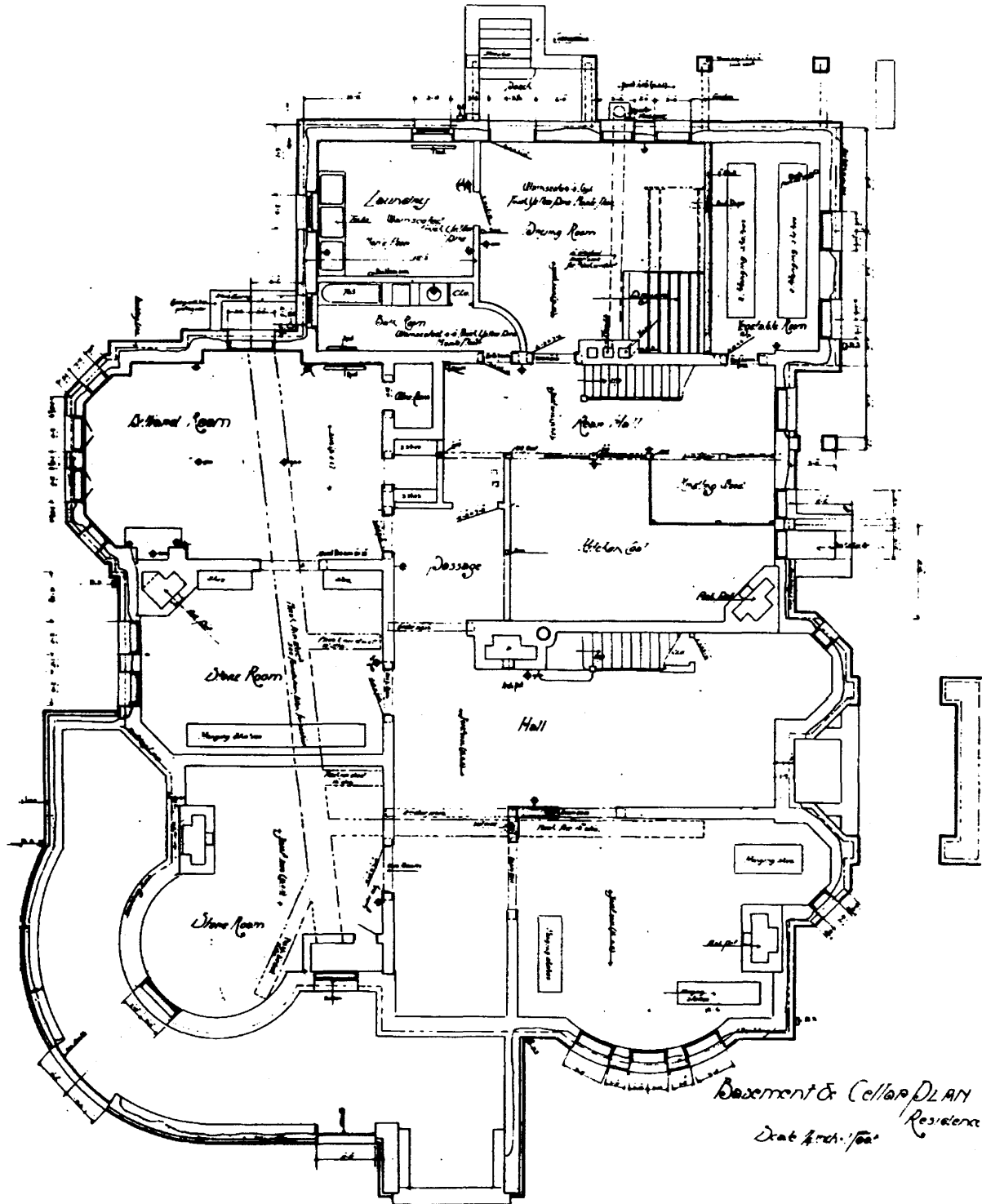


Figure 10. Original Basement and Cellar Plan (reduced). (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)
→ North

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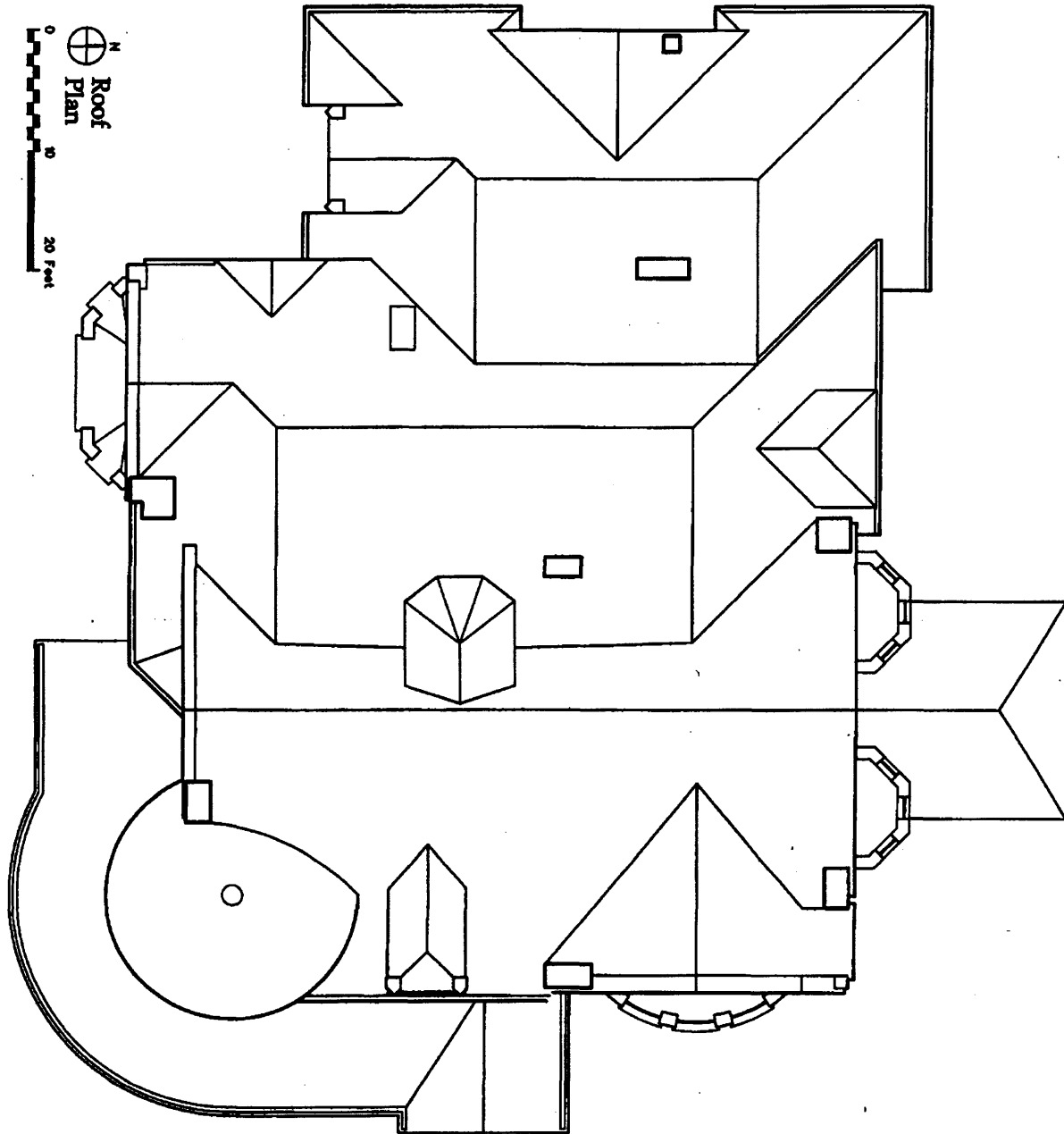


Figure 11. Current (2002) Roof Plan. (Source: Hoehn Architects, PC. "Sheedy Mansion, Denver, Colorado: Historic Structure Assessment," April 2002. Office of Archaeology and Historic Preservation, Colorado Historical Society.)

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CARRIAGE HOUSE

The two-story carriage house occupies the northeast corner of the site. The irregular plan (approximately 45' x 51' overall) brick building with asphalt-shingled intersecting gable roof repeats many of the architectural details found on the house. The building utilizes a southeast corner turret reminiscent of the similarly placed house turret. A square, brick chimney rises through the roof to the north of the turret and an octagonal ventilator cupola occupies the highest roof ridge.

The east elevation contains the main recessed entry. A secondary door on the turret leads to a set of circular stairs which accesses the basement and the second floor. A one-story hip-roofed extension fills part of the gable end. The gable contains a series of staggered height windows with sandstone sills. The upper windows have semicircular transoms and thin sandstone hoods surrounding the brick voussoirs. These windows, like all those in the carriage house, are wood framed and original to the building. A double ventilator occupies the top of this and the other carriage house gables. The gables terminate with eave returns.

The first story of the south elevation contains three multi-light double-hung sash with typical sandstone sills and lintels. The second story has a central oriel window with flanking double-hung sash.

The west (alley) elevation contains four first-story sash on various sizes. A hip-roofed wall dormer intersects the eave on the south. The gable to the north contains a triple window with a shared lintel, the center sash being larger with a lower sill.

The north elevation contains an elevated two-panel door with six small lights. Four small single-light windows complete the first-story fenestration. The second story contains two small windows. Brick infill suggests that originally this elevation may have contained a second entrance and an additional second-story window. A skylight on the roof provides interior illumination.

Much of the carriage house interior has been rehabilitated for use as offices. The original circular stairs remain in the turret. The stairs access what appears to have originally been a second-floor staff apartment. The stairs also access the basement which contains HVAC equipment. This area housed the original boiler for the steam heat in the house. Pipes reached the house by means of a short tunnel.

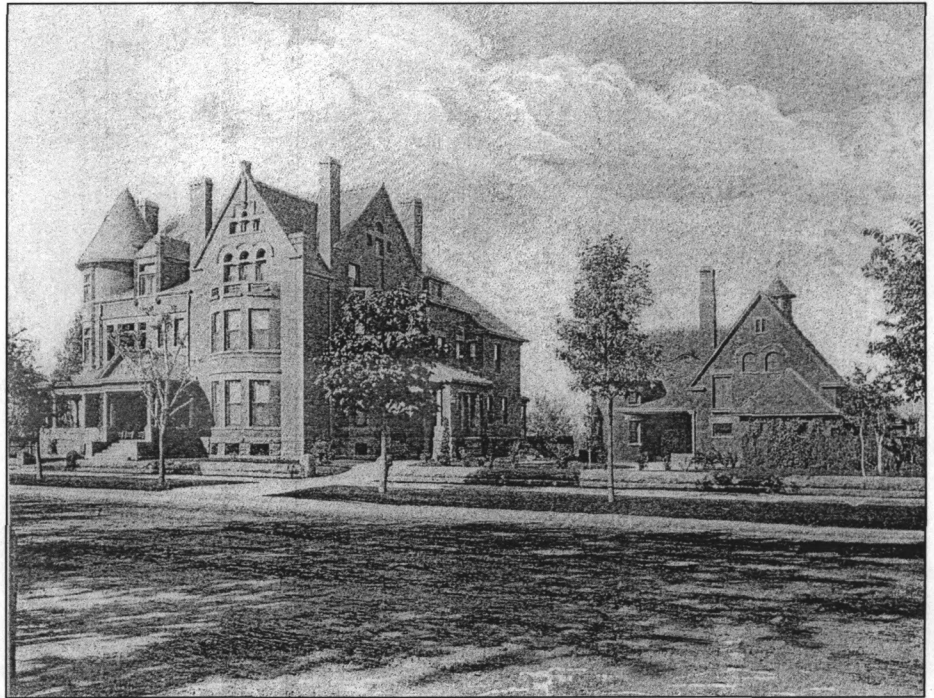


Figure 12. Pre-1895 view of the Sheedy House and carriage house. (Source: Hall, History of Colorado, Vol. 4., 1895. Stephen Hart Library, Colorado Historical Society)

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Figure 13. North elevation of Sheedy House in 1948. Photographer: Orin A. Sealy. (Source: Western History/Genealogy Department, Denver Public Library.)



Figure 14. East elevation of the Sheedy carriage house in 1948. Photographer: Orin A. Sealy. (Source: Western History/Genealogy Department, Denver Public Library.)

Sheedy Mansion
Name of Property

Denver County, Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Social History

Periods of Significance

1892 - 1926

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carr, Erasmus T.

Feth, William P.

Havekost Dan

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

Colorado Historical Society

Denver Landmark Preservation Commission

Sheedy Mansion
Name of Property

Denver County, Colorado
County/State

10. Geographical Data

Acreeage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 501421 4398042 (NAD27)
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Dodge D. Meadows, Manager & Member

organization Grant Street Mansion, LLC

date 11-24-2003

street & number 1115 Grant Street, G-7

telephone 303-458-6010

city or town Denver

state CO

zip code 80203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Grant Street Mansion, LLC (Dodge Meadows)

street & number 1115 Grant Street, G-7

telephone 303-458-6010

city or town Denver

state CO

zip code 80203

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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Section number 8 Page 30**SIGNIFICANCE**

The 1892 Sheedy Mansion, and the associated carriage house, are eligible for the National Register under Criterion C for its architectural significance. The building with its late Victorian era eclecticism combines the massing and roof forms typical of Queen Anne residential architecture with Richardsonian Romanesque detailing, specifically in window treatments. Several large Capitol Hill residences exhibited similar design characteristics. The gradual replacement of single-family residences with apartment buildings throughout the neighborhood has resulted in the loss of many fine examples of late nineteenth century architecture. The Sheedy Mansion is one of the best surviving examples of its type and period of construction.

The Sheedy Mansion is also eligible under Criterion C for its having been designed by two recognized masters in the field of architecture. Erasmus Theodore Carr and William Pratt Feth achieved prominence for their work in Kansas. The Sheedy Mansion is the only known Colorado commission for either architect.

Dennis Sheedy was one of Denver's most successful business leaders. His management of the Denver Dry Goods department store and his positions in the city's banking and mining enterprises provided personal income sufficient to allow the construction and furnishing of a residence possible only for the wealthiest of the city's residents. The Sheedy Mansion is eligible for the National Register under Criterion A in the area of *social history* for its ability to convey a sense of the residential lifestyle associated with Denver's most prosperous families.

Architectural History

The architects of the Sheedy Mansion are Erasmus Theodore Carr with associated architect William Pratt Feth, both from Leavenworth, Kansas. Dennis Sheedy's first wife, Katherine Vincentia Ryan, was the daughter of Matthew Ryan, a prominent and wealthy businessman of Leavenworth, Kansas. The Ryan family was probably familiar with E. T. Carr's work; this may explain how he became the architect for the Sheedy Mansion.

Carr and Feth lived in Denver and shared an office in the Kittredge Building in 1891 and 1892, during the time that the Sheedy Mansion was being designed and constructed. William Feth remained in Denver in 1893 and 1894, probably to oversee the construction of the house. Dunn & Kirchhof were listed on the drawings as the structural engineers for the project.

E. T. Carr was born in Greenville, Saratoga County, New York on October 28, 1825 to Almond Carr and Arathusia Maria Morse. He became a bricklayer and a mason, with an interest in architecture and mechanics. In 1852, he moved to Syracuse, New York, where he worked as a builder. Three years later, he relocated to St. Paul, Minnesota. E. T. Carr stayed in Minnesota for only one season; in the fall of 1855, he moved to Fort Leavenworth, Kansas, after being offered a job as a superintendent for government projects. He later opened an architectural office in Leavenworth but returned to working for the government in 1859. In 1863 he was selected as architect for the Kansas State Penitentiary. C. B. Hopkins joined Carr as an architectural partner in 1881. Carr designed many courthouses, churches, schoolhouses and jails in Kansas, which included the following buildings:

- The railroad depot in Leavenworth, Kansas was designed by Carr and described as "a tasteful and substantial brick structure, with towers at the north end.." It opened to the public in January 1872.

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- While serving as the State Architect for Kansas, E. T. Carr designed the combined Kansas and Colorado exhibition building for the 1876 Centennial Exhibition in Philadelphia, Pennsylvania. The wood structure was in the shape of a Maltese cross, surmounted by a dome. (The Territory of Colorado occupied one-fourth of the building.)
- Carr also designed the West Wing of the Kansas State Capitol in Topeka, Kansas with associated architect George Ropes. The addition to this French Renaissance Revival state capitol was constructed between 1879 and 1881.
- In 1877, the Kansas state legislator appropriated funds for a north wing addition to Anderson Hall (originally known as the Practical Agriculture building and commonly called the Main College building) at Kansas State University; E. T. Carr designed the addition. Another appropriation was made in 1883 for a south wing with completion occurring in 1884. Architect E. T. Carr remained in charge of the project.

On December 8, 1859, Carr married Margaret Redfern Cubbins. He served for many years on Leavenworth's city council and as a member of their school board. He was a member of the Masonic order.

William P. Feth, along with his father and son, have left their mark on the architectural landscape of Leavenworth, Kansas. William's father, Philip Feth' was a stonemason who assisted in the construction of the county courthouse in 1874. William Pratt Feth (1866-1959) studied architecture in Chicago and practiced architecture in Chicago and Denver before returning to Leavenworth in 1895. He designed a variety of building types:

- The Burt Home, designed for Nathaniel Burt, vice- president of the Great Western Stove Company, is located at 1200 Fifth Avenue in Leavenworth, Kansas. The two-story Romanesque Revival brick house features a cylindrical front tower and a prominent dormer with a parapeted gable. Interior features of the house include oak and maple woodwork, oak pocket doors, and nine-foot high ceilings. The house is listed on both the Kansas and ' National Registers of Historic Places and was constructed around 1895.
- Between 1895 and 1905, Feth designed and renovated several houses in a style that blended Romanesque, Classical, and Queen Anne elements, including the Harvey-Parker House and the Henry Helmers Sr. House.
- Feth designed the Andrew Carnegie Library, located at 5th and Walnut in Leavenworth, Kansas, in 1900 and 1901.
- In 1912, the Leavenworth County Court House was completely gutted by fire. Only the red brick walls of the structure remained. William P. Feth, an advocate for salvaging the shell of the building, was the architect for the reconstruction.
- The Nazareth Motherhouse in Concordia, Kansas is a Gothic-styled five-story limestone and red brick structure that features comer minarets, a rose window, and a 125 foot high tower of ornamental brickwork with accents of cut stone. Construction was completed in 1902 with a total cost of \$209,000.
- Feth also designed the historic Axa Building in downtown Leavenworth.

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In 1915, Myron K Feth (1893-1976) joined his father's architectural practice after studying architecture in Pennsylvania. The firm of Feth & Feth had almost sixty Leavenworth commissions including those for houses, schools. In 1930, William P. Feth retired and Myron K. Feth accepted a position as architect for Fort Leavenworth.

In the May 1891 issue of *The Western Architect and Building News*, Dennis Sheedy's residence is described:

Dennis Sheedy has the plans completed and work has been commenced for a \$40,000 residence on Eleventh and Grant avenues. It will be 54 x 79 feet in size, two stories in height, with basement and an exceptionally high attic. The building will be of pressed brick, with red sandstone trimmings.

The basement will contain the laundry-rooms, storage-rooms and bathrooms for the servants. The first floor is very well arranged. There is a parlor, dining room, library, sitting-room, breakfast-room and smoking-room, all accessible from one long corridor. In the rear is the kitchen and pantries.

The second floor contains eight rooms, exclusive of bathrooms and halls. There are seven bedrooms, all of which are connected with an adjoining room. The sewing-room is also on this floor. The attic floor will contain a number of bedrooms and the servants' quarters.

A. Carr, of Leavenworth, Kan., is the architect. He estimates the cost of the house and barn, which is a model, at \$40,000. The house will be finished in natural oak and will have fixtures for bath, electric light and gas."

The building permits for the Sheedy Mansion were recorded on May 27, 1891. The mansion was described as a "brick dwelling" at a cost of \$45,000. The carriage house, measuring 38 x 48, was described as a "brick barn" at a cost of \$4,500. Both structures were listed as being located on Lots 19 through 25 in Block 63 of H.C. Brown's 2nd Addition. E. T. Carr was listed as the architect and D. Sheedy was shown as the owner. Unfortunately, the building permit record failed to indicate a building contractor.

The *Denver Republican*, a local newspaper, reported on the completion of the Sheedy Mansion on January 1, 1892, with an article titled "The Imposing Residences:"

One of the costliest residences erected the past year is that of Dennis Sheedy on Capitol Hill. The style of the structure is that of an elegant and tasteful home, not given to any lavish display. On the first floor are the drawing-rooms, reception room, dining and smoking-rooms. The main hall is entered through two pairs of double doors, the outer ones being set with large beveled plate-glass, which is protected by an electroplated wrought-iron girdle. The main hall is sixteen by twenty-five feet and is completely finished in quartered oak. To the left of the main stairway is a large mantel suited to the dimensions of the hall. From the first to the third floor the ceilings are heavily paneled.

The first room encountered on entering is the large drawing-room, decorated in Louis XIV style. The walls are decorated in panels of blue silk, with delicately-traced designs of flowers, which the ceiling has a ground of sky blue, with groups of cupids and wreaths of flowers. The reception-room is treated in bird's eye maple, with walls and ceilings in silk. The library is finished in cherry and the walls wainscoted. Back of the library is the dining-room, with richly-paneled wainscoting. The walls above the wainscoting are decorated with silk, traced with

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fishes and game. The ceiling is paneled in quarter red oak. The breakfast room is similarly finished. The residence will cost over \$80,000, and is certainly classed among the finest in the city. Carr & Feth are the architects.

The style of the Sheedy Mansion relies on mass, volume, and scale rather than enriched or decorative detailing for its architectural appeal; this is characteristic of the Richardsonian Romanesque style. This style is expressed on the Sheedy Mansion through a number of architectural features:

- The exterior walls consist of monochromatic brick with rusticated stone trim that also act as belt courses.
- The design incorporates a round tower with conical roof.
- There are semi-circular arched window openings.
- The column capitals are ornamented with floral or other decorative details.
- The facade is punctuated with rectangular windows that are recessed into the masonry walls and have stone transoms, arranged in groups in a ribbon-like fashion.
- The window sash are not subdivided into individual lights but rather contain only a single pane of glass.
- The eaves are close to the exterior walls, with little overhang.
- The dormers have hipped roofs.
- The house previously had decorative flashing ridges on the roof. (Refer to the historic photograph of the property taken in 1895.)

A "Chateau" style is suggested through the Sheedy Mansion's numerous vertical elements, including dormers and chimneys. These are also characteristic of Queen Anne style residential architecture.

Fortunately, there have been only four owners of the structure since it was completed in 1892. As a result, the spectacular interior is mostly intact and unchanged since first occupied by the Sheedy family. Helen Bonfils was the second owner of the Sheedy Mansion and converted the building to a fine arts studio in 1926, with space available for music and drama teachers. The mansion continued to serve this function for almost fifty years. During this time, Helen Bonfils charged the teachers only enough to pay for utilities and to maintain the property.

In 1974, the third owner, Communicor, purchased the Sheedy Mansion. According to the Warranty Deed, they paid \$200,000 for the property and then put an additional \$324,000 into the conversion of the house and stable into office suites. The conversion included the addition of new wiring, updated plumbing and heating systems, the addition of air conditioning, new interior partitions to meet building code requirements, and the refinishing of the woodwork. The basement was renovated and incorporated a new south-facing exterior entry door, windows, and courtyard along 11th A venue. The original dining room was converted to a conference room that could be shared by all tenants; the silver vault located in a closet opening into the dining room was equipped with a sink and countertop.

In 2001, the current owners (Grant Street Mansion. LLC) purchased the property and have plans to preserve the exterior materials on the house, while still maintaining the office function that was established by Communicor in 1974.

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Section number 8 Page 34**Dennis Sheedy**

The person responsible for the construction of the magnificent mansion at 1115 Grant Street is Dennis Sheedy. In reviewing the chain of title for the property, one finds that Dennis Sheedy purchased the land, consisting of ten city lots, on April 23, 1889 from John L. Charles for \$41,000. During the construction of his home, Dennis Sheedy and his family lived at the southeast corner of Grant Street and 11th Avenue, probably to be available to answer questions and make decisions about interior finishes in the house.

Dennis Sheedy was born in Ireland on September 26, 1846. His parents were John and Margaret (Fitzpatrick) Sheedy. John was a farmer who brought his family to the United States (Massachusetts) when Dennis was an infant. When Dennis was twelve years old in 1858, his family moved to Iowa. Shortly thereafter, his father passed away and Dennis became responsible for supporting his mother. During the summer months while not attending school, Dennis worked as a clerk in a store and acquired practical knowledge in running a business.

In 1863 when only seventeen years old, Dennis Sheedy came to Denver, Colorado, and worked as a clerk in a local store. Soon afterward in 1864, he moved to the Montana Territory and became involved with merchandising and mining. After making enough money to live comfortably, he moved to Chicago to study commercial law in a local college.

In 1866, Dennis returned to the West and was commissioned a captain by the United States government. He was placed in command of a train of emigrants and merchandise that crossed the plains from the Missouri River to Utah and Montana. In the spring of 1868, he became a wholesale merchandise grocer in Helena, Montana, and had business in the Montana and Idaho territories. He also began to sell cattle in Nevada and purchased large herds of stock in Arizona and Texas. He located his cattle business headquarters in Kansas City and from 1871 until 1881, conducted business throughout the Western Territories. By 1879, Dennis Sheedy owned between 30,000 and 40,000 heads of cattle. At the age of 33, he had acquired a fortune of several million dollars through his wise investments in cattle and mining.

Dennis returned to Denver in 1881 to settle down permanently. He purchased stock in the Colorado National Bank and became a director. One year later, he was elected vice-president of the bank and remained in that position until his death in 1923.



Figure 15. Dennis Sheedy (Source: Colorado Historical Society)

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He saw the need for greater and more extensive operations in the treatment and smelting of ores from the mines of Colorado and found that Denver should be made the center of these types of operations for Colorado and other western states and territories. In 1886, Dennis purchased an interest in the Holden Smelting Works in Denver and became the company's president and general manager in 1888. In 1889, the company was reorganized and became the Globe Smelting and Refining Company. (The suburb of Denver that had developed near the smelter was named *Globeville*.) Under Dennis Sheedy's leadership, the smelting plant increased to more than ten times its original capacity and became the largest smelting plant in the country. One expert in smelting and refining said, "As the result of Mr. Sheedy's twelve years' management, the plant is conceded to be one of the most modern, thoroughly equipped and progressive smelting and refining plants in the world."

During the Silver Panic of 1893, the M. J. McNamara Dry Goods Company went bankrupt and was acquired by the Colorado National Bank. For several months, the dry goods business operated under the name of "Sheedy & Kountze." One year later in 1894, the business was reorganized under the name of "The Denver Dry Goods Company" with Dennis Sheedy installed as president. The capacity of the building was doubled in 1898 due to the company's great success. In 1907, the firm constructed the extant six-story addition on the corner of California and Fifteenth Streets.

The Sheedy's at Home

On February 15, 1882, Dennis Sheedy married Katherine Vincentia Ryan, daughter of Matthew Ryan, a prominent and wealthy businessman of Leavenworth, Kansas. They had six children, though only two lived beyond infancy: Marie Josephine and Florence Elizabeth. Marie married Robert L. Livingston and had three daughters and one son. Florence was the wife of I. Townsend Burden and the mother of three boys. Both of Dennis and Katherine Sheedy's daughters lived in New York City. On June 22, 1895, Katherine passed away. Three years later, on November 24, 1898, Dennis married Mary Teresa Burke from Chicago and niece of Bishop Maurice F. Burke of St. Joseph, Missouri. Mary Teresa Burke was born on June 22, 1870 in Elgin, Illinois and was educated at a private girls' school in Canada. Two sons were born to the couple, but both died in childhood. The December 12, 1898, issue of the *Denver Times* reported on "The Newly Wedded:"

Mr. And Mrs. Dennis Sheedy, who were married on Thanksgiving day at St. James Roman Catholic church, Chicago, arrived here yesterday morning. They have been visiting in New York and journeyed south by water to Galveston. The magnificent home of the wealthy banker at Eleventh and Grant avenues will now be graced by the presence of a charming and beautiful matron. All day yesterday intimate friends of bride and groom called to offer their congratulations.

Dennis Sheedy was a member of the Denver Club, the Denver Athletic Club, the Denver Country Club, and the Knights of Columbus. He was a member of the parish of the Cathedral of the Immaculate Conception in Denver.

In *The Autobiography of Dennis Sheedy*, written in 1922, he described his dream home at 1115 Grant Street:

There were many years of my life that, while I had my home, yet I had not been so situated as to build the house for a home that I wanted, and of which I had so often dreamed. My cattle business and my trading carried me across the plains six times, and carried me back and forth across the country frequently, and I have mentioned that for weeks I was away from my family.

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When I realized that my remaining days were to be spent in Denver I determined to construct the home of my dreams, and so I bought ten lots at Eleventh avenue and Grant street, and in 1890 began the construction of the house in which I now live, and have lived for many years. I called attention in the story of my early boyhood to my love of nature, and so I have around my home sufficient land for flowers and trees, and it is with pride I have seen passers-by stop to admire the grounds

This same love of nature prompted me to furnish each room of the house with a distinctive wood, such as maple, sycamore, cherry, birch, quarter-sawed oak, mahogany, and so on, and I carried out the idea to include the furniture to correspond with the wood of each room.

In August, 1892, my house was completed, and I may say no more of my home than that it has met my every expectation, and has more than fulfilled all my dreams.

On October 16, 1923, at the age of 77, Dennis Sheedy passed away at his home. He had been ill for ten days, suffering from a cold that converted to pneumonia. In his last will and testament he wrote::

My wife has repeatedly stated to me that in case she should survive me she would not wish to remain in the home where we now live, but would want a smaller and less expensive one. I, therefore, give and bequeath to my said wife, Mary Burke Sheedy, the amount of Thirty Thousand Dollars (\$30,000) with which she may acquire a new home if she sees fit. This bequest to her is absolute, whether she acquires a new home or not; and I further give and bequeath unto my said wife, Mary Burke Sheedy, the further sum of Five Thousand Dollars (\$5,000) for the purpose of enabling her to furnish such new home if she requires one, this said bequest of Five Thousand Dollars (\$5,000) to be absolute in any event.

On page six of the will, Dennis Sheedy left one-third of his estate to his wife while the other two-thirds went to his two daughters:

...my wife has stated to me that notwithstanding the provisions I have made for my said daughters by way of said insurance policies and hereinabove. she feels she ought not be receive more than one-third (1/3) of the remainder of my estate after making the above bequests and after the trusts in favor of my grandchildren have been created and satisfied, as above provided. Therefore. pursuant to the said understanding between my wife and myself and in full accord with her wishes and consent. I give, bequeath and devise one-third (1/3) of the remainder of my said estate,...unto my said wife, Mary Burke Sheedy, and her heirs forever.

In reviewing the Denver City Directory Listings, one finds that Mary Burke Sheedy moved to the Brown Palace Hotel in 1926 and then lived at 777 Logan Street (the John Campion house) until her death on December 25, 1958. (See Appendix A, Chain of Title to 1115 Grant Street. A one- third interest in the property was granted to Mary Burke Sheedy as described in Book 3519 Page 204.) In 1926, the Sheedy Mansion became a fine arts studio when it was purchased by Miss Helen Bonfils, daughter of one of the founders of the Denver Post.

Dennis Sheedy was known throughout the West as one of the great commercial and civic leaders of Denver and Colorado. There is no doubt that he also contributed to local and state history through the design and construction of the "home of his dreams " at 1115 Grant Street.

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BIBLIOGRAPHY

Hoehn Architects, PC. "Historic Structure Assessment, Sheedy Mansion." April 2002. Collection of the Office of Archaeology and Historic Preservation, Colorado Historical Society.

GEOGRAPHICAL DATA**VERBAL BOUNDARY DESCRIPTION**

Lots 19 to 24, inclusive, and the south 8 ft. of Lot 25, Block 63, H.C. Brown's 2nd Addition, City and County Denver, Colorado.

BOUNDARY JUSTIFICATION

The nomination includes all the land historically associated with the Sheedy Mansion.

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Page 38**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-27:

Photographer: Don Clark
Date of Photographs: June 9, 2004
Negatives: Don Clark Photography

Photo No.	Photographic Information
1	Sheedy Mansion, corner view of south and east elevations; view to the northwest.
2	South and east elevations; view to the northwest.
3	East elevation; view to the west.
4	East elevation and north side porte cochere; view to the southwest.
5	North elevation; view to the south.
6	West (rear) elevation; view to the east.
7	West elevation; view to the northeast.
8	South elevation; view to the northeast.
9	South elevation; view to the north.
10	South elevation; view to the north.
11	Planters on north elevation; view to the southwest.
12	Wall detail on Grant Street; view to the west.
13	Parking area to north of house and east of carriage house; view to the southwest.
14	Carriage house, east elevation; view to the northwest.
15	Carriage house, east elevation; view to the west.
16	Carriage house, north elevation; view to the south.
17	Carriage house, west elevation; view to the east.
18	Carriage house, south elevation; view to the north.
19	House interior, entry off porte cochère; view to the northwest.
20	Leather wall covering in first-floor hall.
21	Main staircase; view to the northwest.
22	Main staircase newel post.
23	Leather wall covering in main stair.
24	Leather wall covering in main stair.
25	Paneled double door off entry hall.
26	Door trim detail in entry hall.
27	Door trim on first floor.

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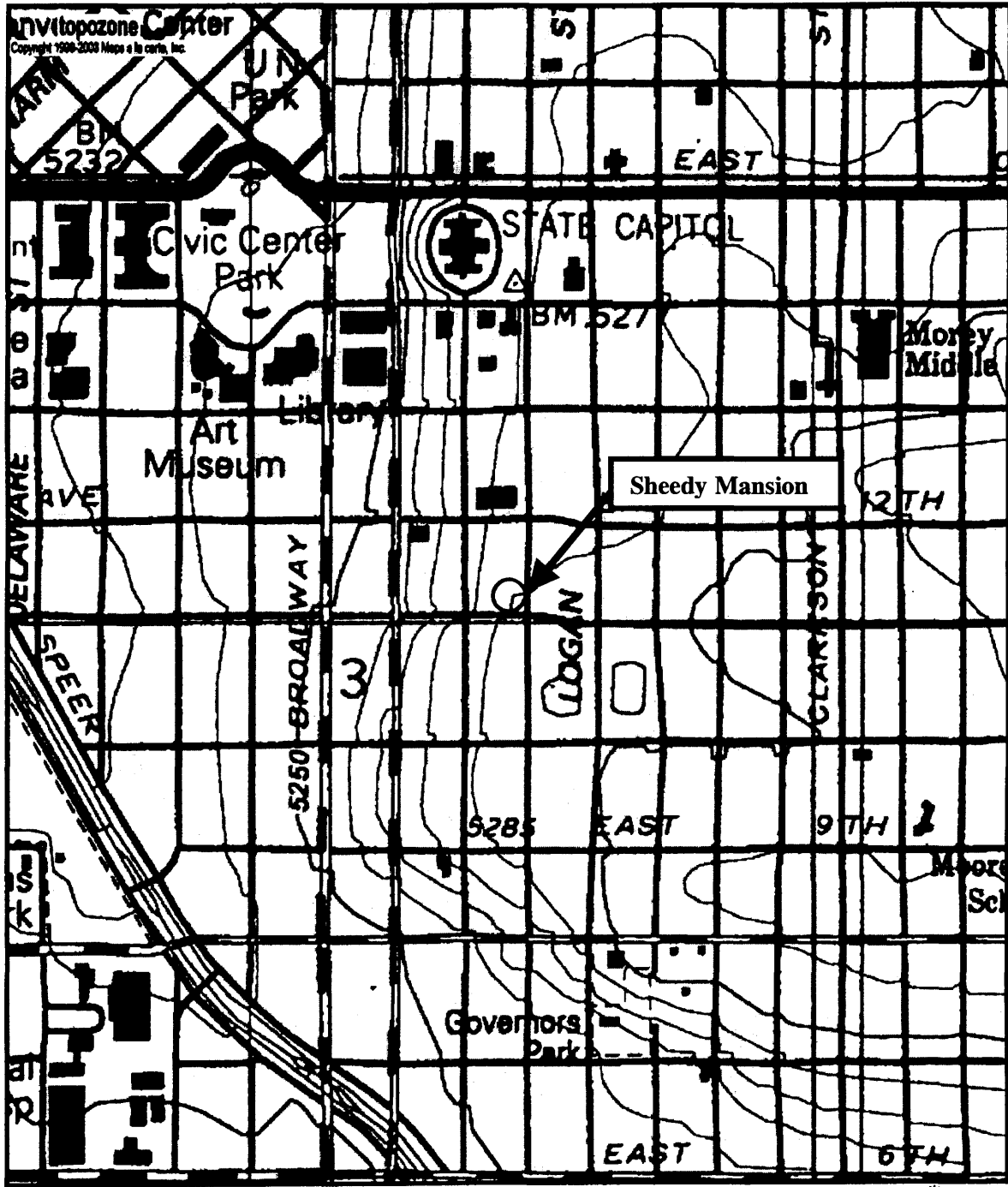
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USGS TOPOGRAPHIC MAP
Englewood Quadrangle, Colorado
7.5 Minute Series, 1997

UTM: Zone 13 / 501421E / 4398042N (NAD27)
PLSS: 6th PM, T4S, R68W, Sec. 3 NW¼ SE¼ SW¼ NE¼
Elevation: 5,280 feet Site Number: 5DV.740



0 0.1 0.2 0.3 0.4 0.5 km
 0 0.1 0.2 0.3 0.4 0.5 mi

Map center is UTM 13 501419E 4398043N (NAD27)
Englewood quadrangle - TopoZone Pro elevation display
 Projection is UTM Zone 13 NAD83 Datum

*M
G

M=10.088
G=0.01