

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **SEP 5 1986**
date entered **OCT 14 1986**

See instructions in *How to Complete National Register Forms* Substantive Review
Type all entries—complete applicable sections

1. Name

historic Taylor, Edward T., House

and/or common Taylor House

2. Location

street & number 903 Bennett Avenue n/a/not for publication

city, town Glenwood Springs n/a vicinity of

state Colorado code 08 county Garfield code 045

3. Classification

Category	Ownership	Status	Present Use	
<u>n/a</u> district	<u>n/a</u> public	<u>X</u> occupied	<u>n/a</u> agriculture	<u>n/a</u> museum
<u>X</u> building(s)	<u>X</u> private	<u>n/a</u> unoccupied	<u>n/a</u> commercial	<u>n/a</u> park
<u>n/a</u> structure	<u>n/a</u> both	<u>n/a</u> work in progress	<u>n/a</u> educational	<u>X</u> private residence
<u>n/a</u> site	Public Acquisition	Accessible	<u>n/a</u> entertainment	<u>n/a</u> religious
<u>n/a</u> object	<u>n/a</u> in process	<u>X</u> yes: restricted	<u>n/a</u> government	<u>n/a</u> scientific
	<u>n/a</u> being considered	<u>n/a</u> yes: unrestricted	<u>n/a</u> industrial	<u>n/a</u> transportation
		<u>n/a</u> no	<u>n/a</u> military	<u>n/a</u> other:

4. Owner of Property

name Dena M. Hammar

street & number 1245 No Name Lane

city, town Glenwood Springs n/a vicinity of state Colorado 81601

5. Location of Legal Description

courthouse, registry of deeds, etc. Garfield County Recorder

street & number 8th and Pitkin

city, town Glenwood Springs state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes X no

date Ongoing federal X state county local

depository for survey records Colorado Historical Society, OAHP

city, town Denver state Colorado

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Taylor House, built in 1904 at a cost of \$17,000, is a large 2½-story frame residence located in the old resort community of Glenwood Springs. The house is transitional in style--basically Colonial Revival in form and in exterior detailing, with some vestiges of late Victorian elementsevident. The only major alteration to the outside appearance was the application of asbestos shingles over the original wood shingles in the late 1940s.

The rectangular frame block is capped by a deeply overhanging hipped roof, supported by brackets. A large dormer is set into each of the four gables. The building rests on a rusticated stone foundation, interrupted on the front by frame grills.

Among the major stylistic features of the facade is a prominent one-story Colonial Revival porch with denticulated cornice and a central projecting gable. The porch, supported by Doric columns, extends across the full length of the front (east) elevation. An original wood balustrade runs across the front and west sides. Steps lead up to the porch from the east side as well as from the front of the house. There is a central front entrance composed of a classically treated doorway with leaded glass fanlight and sidelights. There is one large window with transom on either side. The second floor has three windows, equally spaced, placed directly underneath a wide entablature. There are windows placed at the southeast and northeast corners, separated by Doric columns resting on projecting sills. The windows have six-pane upper sash over three vertical panes forming the lower sash. The center window is identical to the corner windows, only smaller in size.

The north wall features a projecting two-story bay with windows matching those on the facade. There is a porch at the northwest corner with Colonial Revival detailing imitating the front trim, including Doric columns, a wood balustrade, and a denticulated cornice.

The south wall has a small one-story projecting bay set off-center on the first floor and a tripartite window inset. A long vertical tripartite window with multi-pane glass is found on the second floor.

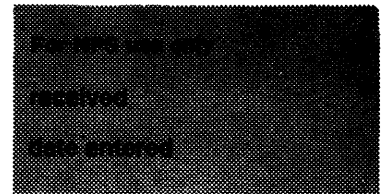
The rear of the house has a two-story wing off the south end of the west wall.

The interior of the first floor is composed of a central hall with parlors to either side. The hall is heavily ornamented and includes two archways, formed by spindled wood grills supported by columns. Original baseboards, picture molding, and a built-in cabinet also survive. All wood trim is mahogany. In the front south parlor is a large mahogany panel on the west wall in which is placed an archway (leading into what was originally the butler's pantry, now converted into a bath and kitchen), a mantelpiece with glazed tile surrounding a metal firebox, and a glassed cabinet. The walls were paneled during a contemporary renovation.

There are two parlors north of the central hall, separated by what is believed to be an original sliding wood door. The rear parlor contains an original mantel and fireplace and a large leaded glassed cabinet.

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During a period roughly from 1951 to 1963, alterations were made to the first floor interior to create two rental apartments. The changes include the following: The original double sliding doors into the dining room, into the formal drawing room, into the family parlor, and those connecting the two parlors were all reduced to one each; a closet was added in the dining room; a small bathroom was added in the butler's pantry; the swinging door into the main kitchen off the butler's pantry was removed and walled in; a small bathroom and closet were added in the front parlor and a pullman kitchen was added to the other parlor (taking space from the hallway and effectively closing off the main entrance hallway from the servants stairway and hallway in the back of the house). The original pantry on the southwest corner of the first floor was made into a kitchen, the original kitchen made into a living room, which created a second apartment. (The other apartment was created from the two parlors.)

The original staircase leading from the central hall to the second floor is still intact and has plain square newel posts and turned spindle balusters. However when the house was converted into rental units, a wall was placed at the second floor landing as a privacy barrier and to direct traffic to the third floor.

The second floor had four bedrooms, a sitting room, a complete bath, and Congressman Taylor's study. In the 1940s, a kitchen was added. During a period from roughly 1951 to 1963, a small bathroom was placed at the north end of a large closet and the study was made into a kitchen. A closet and another kitchen were installed. With the alteration, three rental units were created.

The third floor, originally used to house servants, had two large bedrooms. They have now been subdivided into smaller units. The basement, originally a furnace and coal room, has been partitioned into three apartments.

Despite the changes made to the building during its conversion from a single-family residence into apartments, the basic character of the house is still evident. With the exception of the asbestos siding, the historic exterior appearance is well preserved. The main rooms on the first and second floors also retain their important original features.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input checked="" type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1904 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Taylor House was built in 1904 as the home of Edward Thomas Taylor (1858–1941), whose political career had profound effect on the conservation of water and land resources in Colorado and the West. Most notably, Taylor, as a U. S. Representative, was responsible for the passage of the Taylor Grazing Act (1934), extremely important legislation associated with the protection of Western grazing lands.

Born in Illinois, Edward Taylor came to Leadville, Colorado after graduation from high school. He left the state in 1882 to enter the law department of the University of Michigan and returned to Leadville upon completion of his studies. For health reasons he later moved to Aspen and subsequently to Glenwood Springs.

As a practicing attorney in Glenwood Springs, Taylor was appointed in 1887 referee of the district court adjudicating all of the water rights in the Roaring Fork, the Grand (Colorado) River, and the White River countries, "and his decrees were followed by all other referees in Northwestern Colorado. He personally took the evidence and prepared over a thousand decrees, not one of which was ever reversed by an appellate court; so that he is referred to as "the father of the water rights on the western slope."¹

Taylor served as Colorado state senator from 1896 to 1908 and was the sole author of forty general statutes and five constitutional amendments. One of the most important of his measures was the constitutional amendment consolidating county, district and state elections and providing that there shall be only one general election every two years in Colorado, thereby saving the taxpayers over a quarter of a million dollars every alternate year.² He was also the author of the state irrigation laws creating the office of Division Engineer, systemizing the water right laws and records, and providing for the orderly distribution of the waters of the state.³

Other legislation to his credit resulted in the creation of the first useable road across the state "from Denver to Grand Junction via Leadville, over Tennessee Pass...and through the famous scenic canyon of the (then) Grand River, where there had never been even a trail."³

Taylor served in the United States House of Representatives from 1909 to 1941. As was stated in Time magazine, he was the author "of more state laws, constitutional amendments and federal laws combined than anyone else in the U.S."⁴ He wrote over one hundred federal laws, two of the most important being the Taylor Grazing Act and the 640-acre stock-raising homestead law by which 32 million acres of nearly barren land have gone into private ownership and beneficial use--two major

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property 0.1724

Quadrangle name Glenwood Springs, Colo.

Quadrangle scale 1:24000

UTM References

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Zone Easting Northing

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Verbal boundary description and justification

Block 26, Lots 30-32, Original Townsite, Glenwood Springs, County of Garfield, Colorado. No other buildings stand within the nominated area. Included in the nomination is the

List all states and counties for properties overlapping state or county boundaries

(continued)

state n/a code county code

state code county code

11. Form Prepared By

name/title Jerry and Dena Hammar

Edited: Gloria Mills

organization

date May 13, 1986

street & number 1245 No Name Lane

telephone (303) 945-5955

city or town Glenwood Springs

state Colorado 81601

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

Barbara Sudler

title State Historic Preservation Officer

date August 18, 1986

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

Beth Groves
Keeper of the National Register

date 10/14/86

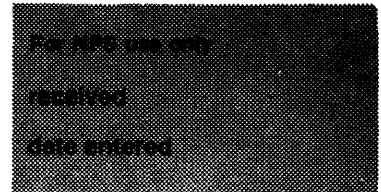
Attest:

date

Chief of Registration

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laws in the history of conservation legislation.

"The Taylor Grazing Act is recognized by those familiar with the administration of public lands in the west as a landmark piece of legislation, and one which has been uniquely successful in achieving its intended purposes."⁵ "Prior to 1934, there was no protection or control whatever over the use of about 15,000,000 acres of public domain in ten of the western states; for 75 years there had been terrific fights, murders, and perennial wars between 20,000 cattlemen and sheep men, owners of millions of head of cattle and sheep, over the grazing rights on that public land which was not included in the forest service or the parks system. Cattle and sheep wars developed with much loss of livestock, and numerous crimes committed by competing grazing interests. The land had become badly overgrazed, eroded, and much of it practically ruined and worthless.... After 10 years of trying to grind out some system and orderly regulation of the use of this public domain, Congressman Taylor introduced the bill and President F. D. Roosevelt signed it on June 23, 1934. It has ever since been referred to as 'The Taylor Grazing Act.'"⁶ The act stabilized the livestock industry, and rescued public lands from ruination and chaos. Secretary of the Interior Harold L. Ickes called the act the "Magna Carta" of western conservation. The Taylor Grazing Act was the first attempt by Congress to add "grass" to the list of those natural resources that should be conserved.⁷

Water projects championed by Taylor include the construction of Taylor Dam on Colorado's western slope. On June 19, 1934, the contract for the dam was signed by Secretary of Interior Ickes on the 76th birthday of Congressman Taylor. The 165-foot, \$2 million dam created the Taylor Reservoir on the Taylor River. The reservoir became an integral part of the Uncompaghre Reclamation Project, which provided water and a measure of prosperity to Montrose and Delta counties of western Colorado.⁸

As senior representative from the West, as a member of the Appropriations Subcommittee, and as a member knowledgeable on the subject of water rights, Taylor had also been able to guide the Boulder Canyon Project through Congress in 1929. "Twice he saved the Boulder Dam Act from defeat, leaving a sickbed on two occasions to break a house tie. He was an important factor in the successful outcome of the Colorado River Compact, which made Boulder Dam possible."⁹

In addition, Taylor was actively involved in the Colorado-Big Thompson Project, authorized by President Roosevelt in 1937. The bill permitted the Bureau of Reclamation to begin work to bring 300,000 extra acre-feet of western slope water in Colorado annually--a 30 percent increase--to the existing ditches of the South Platte Valley on the eastern slope. The project, which included a number of hydro-electric developments, takes water from Grand Lake and the Colorado River, and diverts it by tunnel and canal to farming land on the eastern plains for irrigation.

Another triumph for Taylor occurred on July 25, 1921, when President Warren G. Harding signed Congressman Taylor's bill changing the name of the Grand River to

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the Colorado River, the culmination of 20 years of almost single handed effort by Taylor.

Taylor is also lauded for the role he played in the creation of Rocky Mountain National Park. He is credited with "shepherding" the Rocky Mountain National Park Bill over and around congressional hurdles after the bill had passed the Senate.¹¹ "The park bill, introduced in both houses on June 29, 1914, had already passed the Senate....In the House progress was slower. The Senate version of the bill had been sent to the house committee on public lands on October 9, 1914, where it remained until Congressman Taylor had arranged to have it placed on the calender for passage under a suspension of rules on January 18, the earliest date for the consideration of bills on that calender."

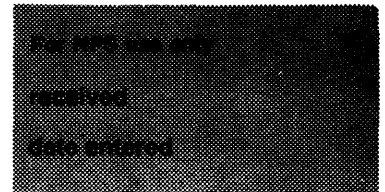
"Over the next several months Congressman Edward Taylor carefully guided it through the Senate....Congressman Taylor kept the bill moving and on January 18, 1915, the final legislation passed Congress and on January 26th President Woodrow Wilson signed the bill into law,"¹² presenting the pen used to Taylor. The final bill created a 358.5 square mile park in the heart of the Rocky Mountains of Colorado.

Taylor also secured the establishment of the 14,000-acre Colorado National Monument near Grand Junction, and through his personal and persistent efforts, secured passage of two bills granting 15,000 acres of land to the city of Denver for mountain parks.¹³

Congressman Taylor became the chairman of the Appropriations Committee in 1937 and assisted in laying the groundwork for wartime financing. He died in 1941, a few months into his 17th consecutive term. Until his death, Taylor's home in Colorado continued to be the house he built in 1904 on Bennett Avenue in Glenwood Springs,

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FOOTNOTES

¹William N. Byers, Encyclopedia of Biography of Colorado
Vol I (Century Publishing & Engraving Co., 1901)

²"Biography and Record of Edward Thomas Taylor."
Grand Junction Daily Sentinel 4 Sept., 1941 p.11.

³"Biographical Sketch of Congressman Edward T. Taylor, 4th District of
Colorado," Rifle Telegram, 14 Oct., 1926 Sec. 3, p. 1.

⁴"Session III - The Congress," Time Magazine, Jan. 15, 1940.

⁵Letter from Robert Delaney to Colorado Historical Society, December
20, 1985.

⁶Congressional Record, House, May 13, 1941.

⁷Farrington R. Carpenter, Confessions of a Maverick (Denver: State
Historical Society of Colorado, 1984)

⁸Rocky Mountain News, 1 July 1934

⁹Congressional Record, Senate 1/15/1935 p. 449

¹⁰Senate Document #80, 75th Congress 6/15/1937 p. 5

¹¹Park Service Pamphlet 024005006745
Department of the Interior

¹²C. W. Buchholtz, Rocky Mountain National Park - A History (Boulder:
Colorado Associated University Press, 1983) p. 136

¹³Interview with Dean Moffat, architect, Sun Designs, Glenwood Springs, Colo.
September 1985

¹⁴Sandra Dallas, Gaslights and Gingerbread - Colorado's Historic Homes
(Athens, Ohio: Ohio University Press, 1965, 1985), p. 144-146

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Boulder, Colo: Colorado Associated University Press, 1983. p. 136
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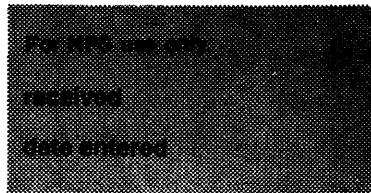
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Colorado

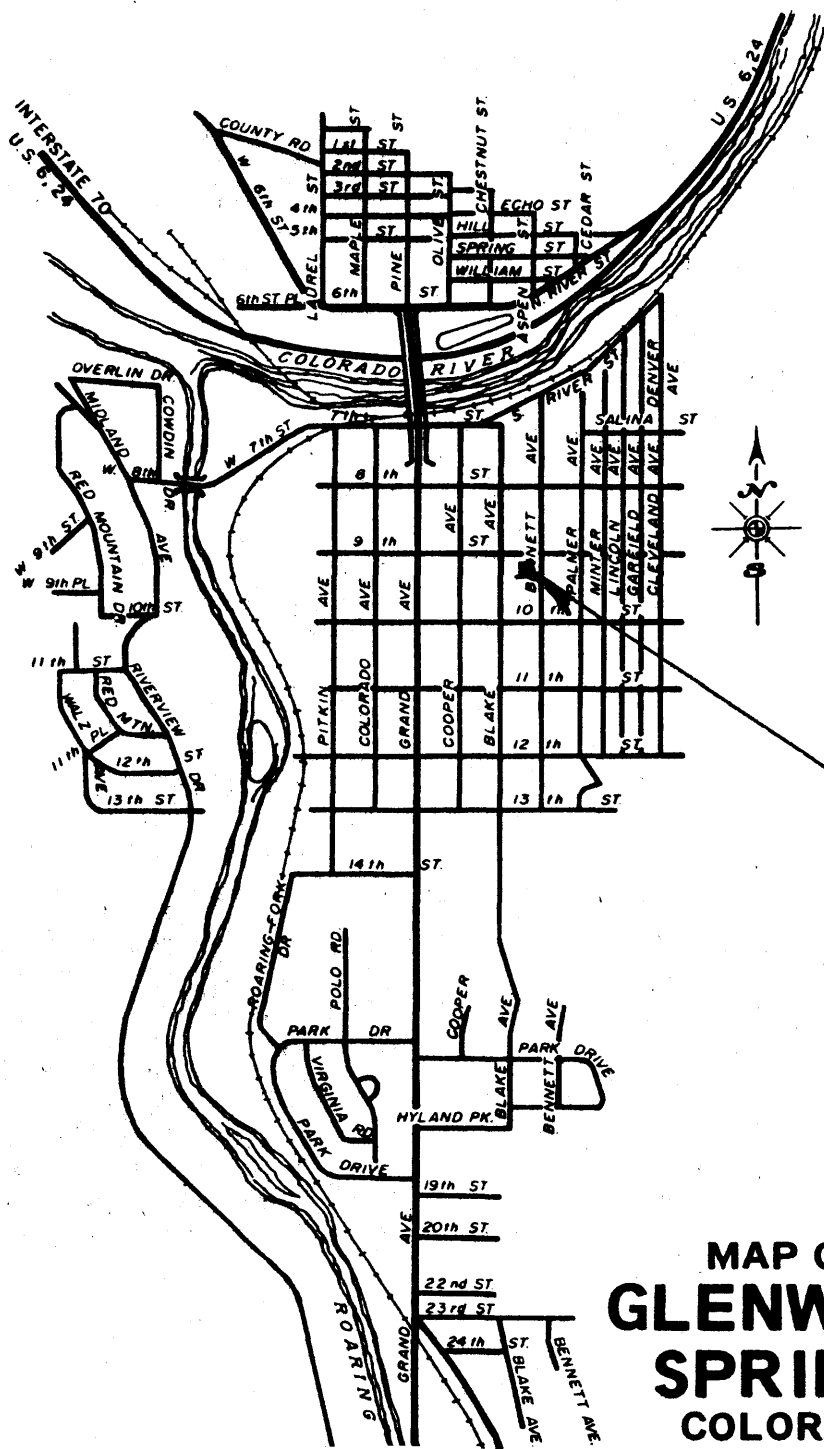
Continuation sheet Taylor House, Garfield Co., Item number 10

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Verbal Boundary Description

Taylor House and a small grassed area composing the "yard" to the front, sides, and rear.



MAP OF
**GLENWOOD
 SPRINGS**
 COLORADO

Edward Taylor House
 Garfield County, Colorado

No scale.
 From 1985 Mountain Bell Telephone book for
 Glenwood Springs.

