

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number:** 02000152

**Date Listed:** 3/7/02

Gates, Russell and Elinor, Mansion  
**Property Name**

Denver  
**County**

CO  
**State**

**Multiple Name**

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Beth Beland*  
\_\_\_\_\_  
**Signature of the Keeper**

*3/8/02*  
\_\_\_\_\_  
**Date of Action**

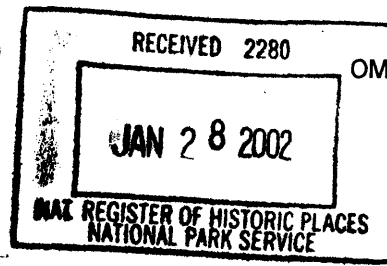
=====  
**Amended Items in Nomination:**

Section 9: Previous Documentation on File. The correct box to check is the one indicating an application for preliminary certification of individual listing (NPS issued the preliminary certification in January 1998). This information was verified by Gary Sachau of NPS HPS and discussed with Dale Heckendorn of the CO SHP staff.

**DISTRIBUTION:**

- National Register property file**
- Nominating Authority (without nomination attachment)**

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 Gates, Russell and Elinor, Mansion

other names/site number Russell Gates Mansion Assisted Living Residences; 5DV5291

2. Location

street & number 1365-1375 Josephine [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80206-2208

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.)

Georgina Cortez  
Signature of certifying official/Title

State Historic Preservation Officer

November 28, 2002  
Date

State Historic Preservation Office, 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

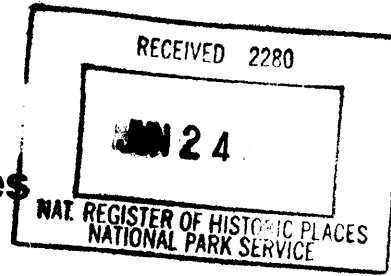
I hereby certify that the property is:

- 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.

Beth Boland  
Signature of the Keeper

3/7/02  
Date of Action

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National Park Service
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Signature of certifying official/Title: Georgina Cortigugli State Historic Preservation Officer Date: 11/28/01
State Historic Preservation Office, 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:
Signature of the Keeper Date of Action
[ ] 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.

Gates, Russell and Elinor, 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	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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)

Single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

Multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American  
Movements  
Other: Shingle  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Stone  
walls Stone  
Shingle  
roof Asphalt  
other  
\_\_\_\_\_

**Narrative Description**

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

Gates, Russell and Elinor, Mansion  
Name of Property

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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.

### 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
- # \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

### Periods of Significance

1892 – 1904

### Significant Dates

N/A

### Significant Person(s)

(Complete if Criterion B is marked above.)

Gates, Russell

### Cultural Affiliation

N/A

### Architect/Builder

Chatten, H.

Martin and Bowers

### Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Gates, Russell and Elinor, Mansion  
Name of Property

Denver County, Colorado  
County/State

## 10. Geographical Data

**Acreage of Property** less than one

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 503570 4398480  
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 Stephen Ross, consultant (additional material by OAHF staff)

organization Del Norte Neighborhood Development Corporation date August 27, 2001

street & number 2926 Zuni Street, #202 telephone 303-477-4774

city or town Denver state CO zip code 80211

## 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 Housing Is Vital, L.P.

street & number 2926 Zuni Street, #202 telephone 303-477-4774

city or town Denver state CO zip code 80211

**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.)

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Denver County, Colorado

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**DESCRIPTION**

The 1892 Russell and Elinor Gates Mansion sits above the intersection of Fourteenth Avenue and Josephine Street in east Denver. The house occupies the southwest corner of the intersection where it occupies nearly five lots. The house sits close to the streets and the site slopes down to the sidewalk on the east and north. A tall wrought iron fence separates the property from the sidewalks. Landscaping consists of foundation plantings and street trees along the street sides and a grass lawn off the south elevation which contains a large deciduous tree. The rear third of the site is devoted to an asphalt paved parking lot accessed by the alley which runs along the west side of the property. A wood privacy fence separates the parking area from the remainder of the site.

The irregular plan house consists of the original 1892 portion on the east and the west side addition constructed in 2000 (see fig. 1). The original house is two-and-one-half stories on a raised basement with fiberglass-shingled front gable roof. The basement and first story are composed of rock faced regularly coursed rhyolite characterized by the use of Richardsonian-type arches and arcades. Stone chimneys extend through the roof. The addition rises to two-and-one-half stories from a raised rhyolite basement. The addition is of square plan with a steeply pitched gable roof.

The facade fronts east onto Josephine Street and is characterized by a massive archway offset to the north protecting the slightly recessed main entrance. To the south of the archway, on the southeast corner of the building, and rising from the massive stone porch wall, stands a one-story, open, circular turret. This turret is topped by a conical roof with rounded peak. The turret peak tucks beneath the short pent roof across the bottom of the gable. The pent is supported on the north end by a curved shingled bracket. The turret wraps into the south elevation arcaded porch.

The second story of the facade contains a large, centered oriel window with a pair of two-over-two double-hung sash on either side. The northern pair and the oriel all contain stained glass transoms. The gable end is shingled, as are the barge boards. The gable contains a tripartite one-over-one sash and a triangular attic ventilator.

The first story of the south elevation consists of an arcade formed by large semicircular rhyolite arches. Each arch springs from short piers that rise above a stone wall. The visors and the wall coping are of darker color than the stone making up the lower wall and the spandrels. The western end of the arcade is battered and flared. The center arch contains a pedestrian opening with a concrete ramp. Decorative metal railings protect the ramp which allows access to the arcade and the main house entry. The house wall inside the arcade is shingled and contains a secondary entrance and a series of one-over-one windows. A rhyolite chimney rises along the wall to the east of the entry.

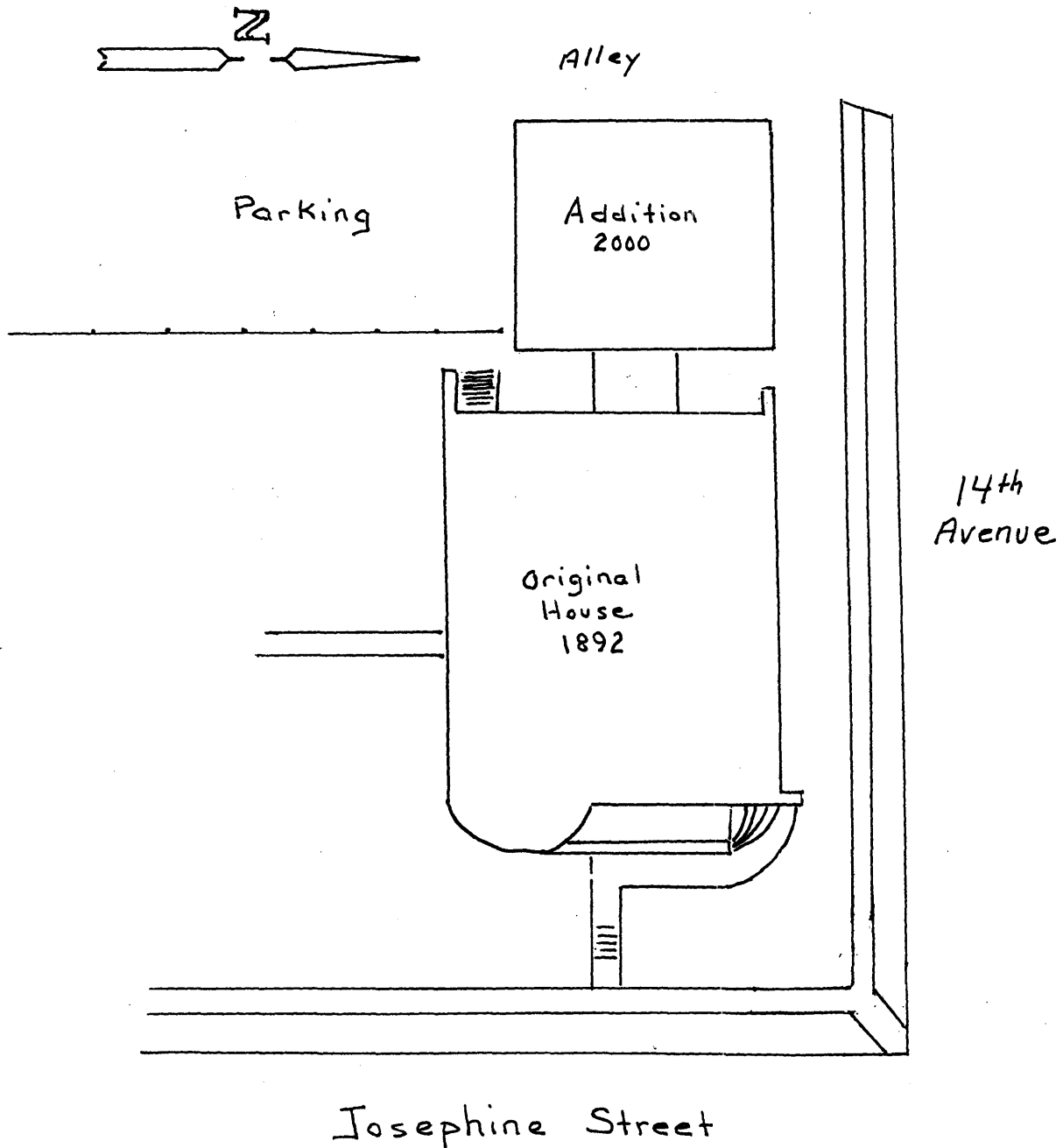
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Figure 1 SITE PLAN





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The second and top stories are composed of a regime of dormers, porches and enclosed balconies. A large gable-roofed dormer rises above the enclosed balcony. The gable and barge boards are shingled. A centered semicircular casement window is surrounded by four courses of shingles. A small gable-roofed dormer with a pair of one-over-one windows occupies the eastern edge of the roof. A tall rhyolite chimney rises between the two dormers.

The north elevation side borders Fourteenth Avenue. The rhyolite sweeps across the first story where it ends with a semicircular arch and battered extension behind which is an enclosed porch. The elevation is dominated by a centered round tower which rises three stories to a conical roof with rounded peak. The first and second-story windows are one-over-one sash. The top story of the tower contains a series of tall narrow casement windows. A large stone chimney with a raked center section rises along the east side of the tower. Directly east of the chimney is a gabled dormer mirroring the design and location of the south elevation dormer.

The west elevation is partially covered by the connector to the rear addition. A glazed porch opening remains visible on the northern portion of the elevation. On the south side of the connector the first-story arcade entry remains open as does a small window. The second story contains a single sash. A stone chimney is enclosed by the addition connector except for the portion above the roofline.

The rear (west elevation) addition, completed in 2000, rises from a former partially sunken garage made of rhyolite. The gable-roofed addition is clapboard sided and rises two-and-one-half stories above the basement level to a ridge slightly below that of the original house. The former driveway access has been bermed and the garage door openings are glazed. The north elevation contains two sets of one-over-one sash on the first and second levels. The upper level windows are sheltered by a shed-roofed extension.

The west addition elevation contains three windows on each of the first two levels and an additional window in the attic. The south elevation contains a centered mid-level entry in a slightly extended and shingled bay. A shed roof with knee brackets shelters the entry. The interior stairwell is illuminated by two single-light windows. The two flanking bays each consist of a single one-over-one window on both levels. A shed-roofed extension protects the upper level windows.

The connector between the original house and the addition rises to a height slightly below the ridge on the addition. The connector has a steeply pitched roof on the north elevation and a flat roof on the south elevation. The north elevation is clapboard sided and extensively glazed. The south elevation is sided with wood shingles.

The interior demonstrates a complex plan. Upon entering off the east elevation, one is initially introduced to a paneled oak entryway, with a large fireplace complemented by intricate

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oak spindle and arched décor in high Victorian style. The common rooms of the entire first floor, excepting the kitchen, open into one another through wide oak doorways facilitating the smooth flow of traffic to the left into the reception area and then clockwise throughout the entire first floor. The rooms are composed of combinations of rectangular and circular shapes frequently interrupted by wide doors such that the entire area of the first floor can be viewed from most any position. The second and third floors are characterized by wide hallways extending down the spine of the structure with entrances to rooms off the hallways marked by transited golden oak doorways.

The building was rehabilitated and expanded in 2000 as part of the redevelopment of the Gates Mansion into a housing facility for people living with AIDS. The project utilized Federal rehabilitation tax credits and a grant from the Colorado State Historical Fund. Beginning with the exterior, the courtyard between the house and garage was filled and paved with flagstone so that an addition built above the garage could flow seamlessly with the house. The driveway and curbcut were removed and a new garden level courtyard behind a retaining wall and berm were built. This small, private courtyard is for use by the building manager who resides in the one-bedroom apartment in the former garage. An iron fence was placed on top of the wall. The alley parking area behind the apartment was reconstructed to meet ADA requirements, including rebuilding the sidewalk and adding a ramp.

The rhyolite walls and chimneys were repointed and damaged wall and gable shingles were replaced. On the south elevation, the non-original fixed glass in the third-floor arched window was replaced with a three-light fixed/casement egress window. A new concrete ramp was installed to a new handicap entrance. The kitchen was extended onto the western portion of the south porch.

The roof of the original building had deteriorating asphalt shingles that were replaced with dimensional fiberglass shingles. Extremely deteriorated or missing gutters and downspouts were replaced as necessary.

On the first floor interior, the non-historic break room was remodeled and expanded to create a new kitchen and a new public restroom. In the dining room, the original opening into the parlor was reopened to create one large dining room. The dropped ceiling was replaced with drywall. The parlor next door and the foyer had their 1978 six-panel doors replaced with new fire-rated doors with applied five-panel trim to match the original doors. The dropped ceiling was replaced with drywall.

Missing spindles were replaced in the front stairway, and the orchestra loft floor and bench had their carpet removed. New carpet and wall coverings were installed and the oak floor was refinished.

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In the second floor hallway the non-original trim was replaced and new carpet was put down. The lay-in ceiling was replaced with drywall and the non-original doors were replaced with fire-rated doors with applied five-panel trim to match the original 1892 doors. A windowless office on the second floor was converted into a bathroom featuring a restored two-bowl lavatory relocated from the third floor.

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**SIGNIFICANCE**

The 1892 Russell and Elinor Gates Mansion is eligible for the National Register under Criterion B in the area of commerce for its association with merchant Russell Gates. Gates established a series of successful mercantile and related businesses in Elbert and El Paso counties. His retail enterprises catered to local ranchers and farmers by offering general merchandise along with building supplies, dairy products, hotel rooms, and even mortician services. Gates built and occupied the house on Josephine Street in Denver during the most profitable years of his mercantile enterprise.

The house is also eligible under Criterion C for its architectural significance as an excellent example of the Shingle style of residential design. Defining stylistic elements found in the house include wood shingle wall cladding without corner boards; asymmetrical facade with irregular and steeply pitched roof lines; intersecting cross gable; extensive porch; and towers. The house also exhibits elements of the contemporaneous Richardsonian Romanesque style in its stone lower story and distinctive arches. The use of Richardsonian elements in Shingle style residences constitutes an important design variant.

**RUSSELL GATES MERCANTILE COMPANY**

Gates was a self-made man whose success and wealth were the results of his keen business ability, thrift, diligence, and perseverance in his youth. He was the son of a Baptist minister, born near Binghamton, New York, in 1845. He attended the neighborhood school during the winter until he was seventeen years old, when for the next two years he assumed the role of schoolmaster. At the age of nineteen he ventured into the booming oil regions of Pennsylvania. Failing to achieve financial success, he returned to New York State in 1865.

Entering the employ of the Geneva Nursery Firm, he traveled to Boston as the nursery's eastern representative, remaining in charge of its affairs in Massachusetts for over three years. Gates returned to Geneva where he managed the home office until his health began to fail.

Advised to seek the healthful western climate, Gates came to Colorado and in 1874 and embarked in the sheep business. He liked the opportunity it afforded for outdoor work and light employment. He ranged his herd in El Paso County, east of Colorado Springs, and was successful from the start. He soon established a commissary near the present location of Calhan, Colorado, known then as the Big Sandy Post Office. He also served briefly as postmaster.

A store with a constantly increasing stock of goods grew out of his small-sized commissary, an enterprise originally intended merely as an accommodation for his fellow sheep herders and cowboys who then were practically the only inhabitants of that section of Colorado.

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With the profits accruing from his store and his sheep business, Gates purchased area ranches and his flocks increased in number. He recovered his health, married in 1879, and started a family.

By 1888 Gates had turned over the daily operation of his Z-Bar-Z Ranch to his ranch manager and moved to Denver. By this time the family included his wife, Elinor, and sons Louis and Robert. Another son, Correy, was born in Denver in 1890. In 1889 the family began construction of a two-story brick house near the southwest corner of Fourteenth Avenue and Josephine Street (on Lots 4 and 5 of Block 45). The house was estimated to cost \$7,000, a large amount of money for the time. Reflecting the continued prosperity of the Gates's ranching operations, in early 1892 the family began construction of a new house next to their existing home, this time on Lots 1-3 immediately adjacent to the Fourteenth and Josephine intersection.

Railroads were bringing new settlers into the plains of Elbert and El Paso Counties. The Kansas Pacific had constructed through northeast Elbert County in 1870 on its way west to Denver. The Denver & New Orleans built south through western Elbert and eastern El Paso Counties in 1882 as it progressed toward Colorado Springs and Pueblo. Finally, the Rock Island Railroad built through Limon and Calhan in 1888 as it headed west to Colorado Springs. Farmers settled near the rail lines and Gates saw an opportunity for retail expansion. Beginning in 1895 he established new stores in rail-served towns throughout the region (see fig. 2). Starting with the acquisition of an existing store in Eastonville, Gates eventually established stores in eight communities, including a general distributing plant at Colorado Springs and also an ice plant where the products were stored. The main store and office were at Eastonville. All the stores operated as the Russell Gates Mercantile Company.

Figure 2  
**Russell Gates Mercantile Stores**

	Opened	Closed
Calhan	1895	1923
Colorado Springs	1897	1902
Eastonville	1895	1913
Elbert	1902	1925
Elizabeth	1895	1922
Kiowa	1900	1921
Limon	1899	1924
Peyton	1898	1920

Source: State Business Directories, 1895-1925

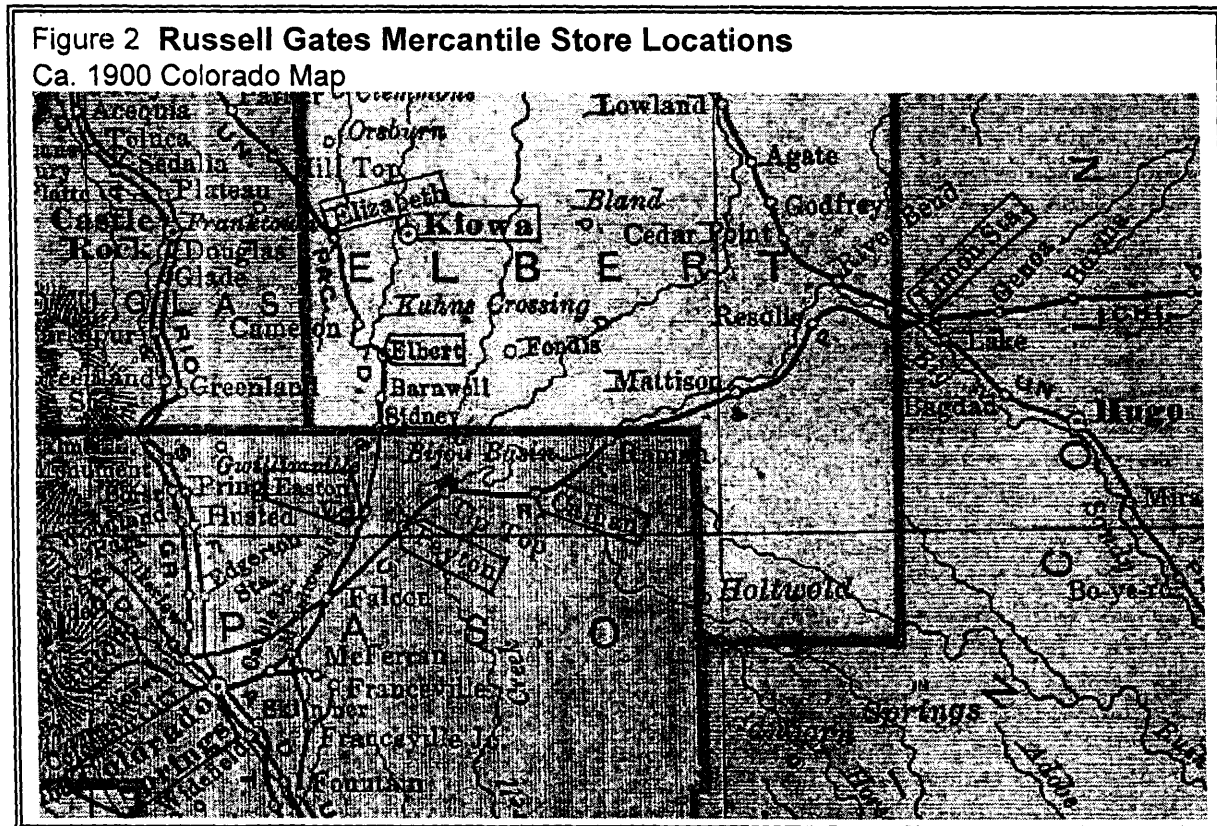
The stores offered a variety of goods and services, some from multiple locations within each town. Creameries and cheese factories were operated in connection with the stores and their combined output was enormous. The upper level of the store in Eastonville contained a furniture store, hotel, and a meeting hall with a large stage. The store employed between fifteen and twenty men. A separate lumber yard operated nearby. By 1913 in Limon, the Gates Mercantile included a two-story store and warehouse, lumber yard, and a grain elevator.

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A 1915 state business directory contained advertisements for several of the Gates stores. The Elizabeth store claimed to be "the store that handles everything." The Elbert store put a more mercantile twist to its ad, proclaiming itself as "the store that sells everything." Not to be outdone, the Kiowa store advertised that "we buy and sell everything." The Limon store advertised its wares and services more specifically, calling attention to its general merchandise, furniture, lumber, coal, grain, undertaking and embalming.

Gates gave his chief employees in each store an interest in the establishments, thus building loyalty and motivating staff. He was not averse to giving women management opportunities. In 1915 Edith Stauffer managed the Gates store in Peyton.

Gates ran the mercantile company along with the Denver based Summit Fuel and Feed Company, a firm he gained control of in 1895. He held the position of Summit president and secretary for many years. His son, Louis, was the firm's general manager by 1910.

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A man of his word, Gates won an exceptional reputation for honesty and business integrity. He was shrewd in business matters but generous in his private life. He took but little interest in clubs and lodges, devoting most of his time and attention to his family. He contributed generously to charity and was an enthusiastic baseball fan. He died of Bright's disease on June 15, 1916.

The eldest son, Louis, ran the company after 1916, but the Russell Gates Mercantile Company began shrinking even before the founder's death. Gates sold the Eastonville store in 1913. The 1920 Sanborn fire insurance map of Limon indicates that the former Russell Gates lumber yard was then owned by the Limon Lumber Company. The Gates elevator no longer stood beside the Rock Island tracks. Only the main store building continued to operate under the Gates name. State business directories reveal a declining company during the first half of the 1920s. During this period the management of the firm slipped away from the Gates family. In 1925 Correy Gates, the youngest son, assumed the position of company vice president, but the end was near. That same year only the store in Elbert appears in the business directory and this facility, as well as all mention of the company, ceases the following year.

During its three decade operation, the Russell Gates Mercantile Company successfully traded with farm families and town dwellers in eastern plains communities between Denver and Colorado Springs. The stores formed an important part of the commercial history of this region. The company was also one of the first Colorado-founded and operated chain stores. It shared this distinction with such other regional enterprises as the J.W. Hugus Mercantile Co. in northwestern Colorado, and the larger Colorado Supply Company, the company owned stores of the Colorado Fuel & Iron Company.

Russell Gates and his family lived in the house at 1375 Josephine from 1892 to 1904. His places of residence before and after this period no longer exist. All of the known buildings used by the Russell Gates Mercantile Company have either been demolished or significantly altered. The 1892 house is the best surviving building directly associated with Russell Gates and the operation of his namesake mercantile company.

**GATES MANSION ARCHITECTURE**

The Shingle style was popular in the United States in the last two decades of the nineteenth century. Though examples may be found nationwide, the style gained greatest acceptance on the east and west coasts, reaching its highest expression in seaside resorts of the northeastern states. Relatively few Shingle style residences were built in Colorado, and thus, intact examples are rare.

Identifying stylistic features include wall cladding and roofing of continuous wood shingles; shingled walls without interruption at the corners; asymmetrical facade with irregular,

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steeply pitched roof line; roofs usually have intersecting cross gables and multi-level eaves; and extensive porches are common. The Gates Mansion exhibits all these design features.

Subtypes have been established on the basis of roof form. The front-gabled type, of which the Gates Mansion is an example, constitute about twenty percent of Shingle houses nationwide. Subordinate cross gables and towers may also be present. The towers are most likely to appear as partial bulges or as half-towers rather than as fully developed elements. Window surrounds are simple, with bay windows and multiple windows common. Again, the Gates Mansion contains a large cross gable on its south elevation, a tower on its north elevation and a tower-like porch element on its east elevation. Window surrounds are generally simple and multiple windows are found on the east and north elevations along with an east elevation bay (oriel).

The Shingle style was an American adaptation of other traditions, particularly Queen Anne, Colonial Revival and the contemporaneous Richardsonian Romanesque. From the latter it borrowed an emphasis on irregular, sculpted shapes, Romanesque arches, and, in some cases, stone lower stories. These Richardsonian elements form an important part of the Gates Mansion design.

The 1892 building permit lists one H. Chatten as architect for the Gates house. Chatten is neither recorded as being connected with any other building in Denver in contemporaneous times, nor is he listed in city directories. The inference is that he was brought from the eastern United States by Russell Gates. Supportive of that inference is the fact that Gates, himself, was from the East. Local builders Martin and Bowers built the house at an estimated cost of \$16,000. The New Year's edition of the *Rocky Mountain News* for 1893 reported that the average construction cost of domestic structures during the prior year was \$4,000.



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**GEOGRAPHICAL DATA**

**VERBAL BOUNDARY DESCRIPTION**

Lots 1 to 5 inclusive, Block 45, Frost's Subdivision, EXCEPT that part in Book 7904, page 110, described as follows:

Beginning at the northeast corner of Lot 1, Block 45, Frost's Subdivision, thence southerly on the east line of said Lot 1, and 5 feet west of said northeast corner; thence easterly on said north line to the point of beginning;

And the north ½ of Lot 6, Block 45, McQuown's Annex to Wyman's Addition, City and County of Denver, State of Colorado.

**BOUNDARY JUSTIFICATION**

The nominated property encompasses the entire building with historic and contemporary additions.

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**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-21:

Name of Property: Gates, Russell and Elinor, Mansion  
Location: Denver, Colorado  
Photographer: Stephen Ross  
Date of Photographs: 10/23/2001  
Negatives: Del Norte Neighborhood Development Corporation

<u>Photo No.</u>	<u>Photographic Information</u>
1	East (Josephine Street) elevation; view to the west.
2	South elevation; view to the north.
3	South elevation, handicap ramp; view to the northeast.
4	South elevation, porch at kitchen; view to the east.
5	Masonry detail, west elevation; view to the east.
6	North and east elevations; view to the southwest.
7	North elevation, original house and addition; view to the southeast.
8	North elevation, connector to addition; view to the south.
9	North elevation, addition; view to the south.
10	North and west elevations, addition; view to the southeast.
11	West and south elevations, addition; view to the northeast.
12	South elevation, addition; view to the north.
13	Interior, first floor from first dining room to second dining room.
14	Interior, first and second dining room connection.
15	Interior, kitchen.
16	Interior, first dining room and kitchen from second dining room.
17	Interior, first floor parlor.
18	Interior, main staircase.
19	Interior, main staircase and orchestra.
20	Interior, second-floor parlor.
21	Interior, third-floor parlor.

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USGS TOPOGRAPHIC MAP  
Quadrangle, Colorado  
7.5 Minute Series, 1997

