

PH0362999

16/04/0048 DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED APR 28 1976
DATE ENTERED OCT 8 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC THE CORNWALL APARTMENTS

AND/OR COMMON THE CORNWALL APARTMENTS

2 LOCATION

STREET & NUMBER 1317 Ogden street (also: 912 E.13th Avenue)

CITY, TOWN Denver VICINITY OF Capitol Hill First

STATE Colorado CODE 08 COUNTY Denver CODE 031

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME Gary C. & Ellen A. Wright ; Thomas W. Baird

STREET & NUMBER 1450 E. Bates Avenue

CITY, TOWN Englewood VICINITY OF Colorado STATE Colorado

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTER OF DEEDS, ETC. Register of Deeds

STREET & NUMBER City & County Building

CITY, TOWN Denver STATE Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Inventory Denver Landmark Preservation Commission
Colorado Inventory of Historic Sites

DATE 1975
FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Denver Planning Office, State Historical Society of Colo.

CITY, TOWN Denver STATE Colorado

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cornwall Apartments present an inviting, slightly flamboyant appearance, in an area of sober domestic structures on Capitol Hill. Its ornament of varied balconies, mouldings and balustrades bespeak a new cosmopolitan spirit and a certain gaiety in architectural conceit that was unknown to Denver in 1900. The building, in its original and excellently preserved condition, is Mexican Colonial in style, consisting of full basement, three stories of 21 dwelling units, and a roof garden.

The masonry structure is of pressed brick; the walls 18" thick. The brick walls are painted in pink with white trim on cornices and balcony brackets. A string course and decorative mouldings below the cornice are in a Moorish strap-work design.

The structure comprises a central core and three corner towers containing entries. Recessed bays between the square towers provide balconies supported by decorated columns with palmetto capitals. Balconies carried on heavily scrolled brackets appear on the corner towers. Window openings are arched or pedimented. The original wrought iron gates and railings of good workmanship protect the entries.

Originally a ball room was located on the roof in the north tower, the other towers containing "summer gardens", all connected "by promenades lined by palms and flowering plants". The present owner has placed a pent house apartment in the former ball room. A delightful garden room for use by tenants has been put into the southeast tower, and the promenades have been restored.

According to records maintained in the Western History Department, Denver Public Library the owner of the Cornwall Apartments W.T. Cornwall, was issued a building permit for construction of the apartment on March 27, 1901. Cost \$40,000. On June 23, 1901 it was announced that the apartment was to be completed on November 1, 1901 at cost of \$75,000. The apartment was described in the Rocky Mountain News as "The handsomest structure on the Hill".

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input checked="" 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 type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1901

BUILDER/ARCHITECT Walter Rice

STATEMENT OF SIGNIFICANCE

The architect of the Cornwall Apartments, Walter Rice, was the designer of many early apartment buildings "in the Spanish style". Rice was pre-eminently an engineer and inventor. He was chief Engineer for Corn Products Company, Chicago, Illinois before starting the practice of architecture in Denver. He contributed to the process of extracting corn syrup (Caro) by steam pressure. He planned the entire structural, mechanical and electrical engineering for his buildings which is demonstrated in the unusually heavy construction of the Cornwall structure. A secondary interest was his work on carburetor improvements to obtain increases in mileage for early automobiles.

Walter Rice travelled in Mexico and Guatemala before 1900 and his interest in Mexican colonial buildings is evident in the design and ornamentation of the Cornwall. He designed a number of churrigueresque ornaments which were produced in quantity for subsequent buildings. It is notable that the Cornwall was probably the earliest building in Denver to reflect a Spanish-derived architectural style. Earlier structures echoed north European and Victorian influences in the city. Twenty-five years after Rice's experiment with the Cornwall, Denver architects recommended that the "Spanish style" conformed most harmoniously to the climate and topography of the Colorado plain and urged its adoption in Denver buildings.

The owner of the Cornwall Apartments, W.T. Cornwall, came to Denver from Ohio and was an executive of the Denver Fire Clay Company and a developer of real estate. Mr. and Mrs. Cornwall made their home in the apartment which was known as the residence of socially prominent citizens. Mr. Bolliver F. Gillis, founder of the Park Floral Company, an art collector, connoisseur and a man of urbane tastes, made his home here for 30 years. On October 22, 1902 an event of social notoriety took place in the ball room of the Cornwall; Mrs. Cornwall entertained local society in honor of Carrie Chapman Catt, the historic advocate of the rights of women in U. S. politics.

Frederick R. Ross, head of the Library Commission, was manager of the Cornwall from the time of its opening. After the death of Mrs. Cornwall ownership passed to Cyrus Hackstaff and to Mr. and Mrs. Gary Wright in 1975. Mr. Wright is restoring the Cornwall to its original stylishness as a fine residence on Capitol Hill.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cornwall - Building permits Western Hist. Dep. Denver Public Librar;
 Rocky Mtn News 1901 " "
 Mr. Paul Atchison A.I.A.
 Original specifications - Owner

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 125' x 175'

UTM REFERENCES

A

13	50	21	20	4	29	8	26	0
ZONE	EASTING		NORTHING					

B

ZONE	EASTING		NORTHING					

VERBAL BOUNDARY DESCRIPTION

Cornwall Apartments 7 Lots Northwest corner of Ogden st & 13th Ave

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Helen M. Arndt, commissioner

ORGANIZATION Denver Landmark Preservation Commission DATE 2/12/76
Colorado Consulting Committee

STREET & NUMBER 860 Vine street TELEPHONE 322-1303

CITY OR TOWN Denver STATE Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

FEDERAL REPRESENTATIVE SIGNATURE 

TITLE SAPD DATE 4/1/76

FOR NPS USE ONLY

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

DATE 10/8/96

Acting DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION
 ATTEST: 

DATE 10/7/76

KEEPER OF THE NATIONAL REGISTER