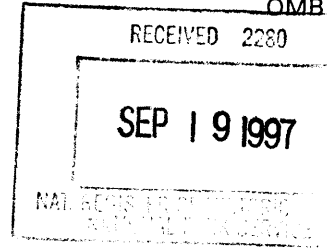


United States Department of the Interior  
National Park Service



# 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 Herman Coors House  
other names/site number Roy and Rosalie Cole House, 5JF147

### 2. Location

street & number 1817 Arapahoe Street [N/A] not for publication  
city or town Golden [N/A] vicinity  
state Colorado code CO county Jefferson code 059 zip code 80401

### 3. State/Federal Agency Certification

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

[Signature] State Historic Preservation Officer September 8, 1997 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 [ ].

[Signature] Signature of the Keeper 10/17/97 Date  
Edson K. Beall

Herman Coors House  
Name of Property

Jefferson/CO  
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>1</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>1</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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19th and 20th Century  
Revivals/Tudor Revival  
Late 19th and early 20th Century  
American Movements/Other: Rustic  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Stone  
walls Stucco, Stone  
\_\_\_\_\_  
roof Asphalt  
other Wood  
\_\_\_\_\_

**Narrative Description**

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

Herman Coors House

Jefferson/CO

**Name of Property**

**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 Bibliographic 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)

Architecture

**Periods of Significance**

1919

**Significant Dates**

1919

**Significant Person(s)**

(Complete if Criterion B is marked above).

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Benedict, J. J. B.

**Primary location of additional data:**

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

**Name of repository:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Herman Coors House

Jefferson/CO

Name of Property

County/State

**10. Geographical Data**

Acreeage of Property less than one

**UTM References**

(Place additional UTM references on a continuation sheet.)

1. 13 481480 4399770  
Zone Easting Northing

3. Zone Easting Northing

2. 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 Roy Cole (Edited by S. Doggett)

organization owner date 01/03/97

street & number 1817 Arapahoe St. telephone 303-279-8629

city or town Golden state CO zip code 80401

**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 Roy & Rosalie Cole

street & number 1817 Arapahoe St. telephone 303-279-8629

city or town Golden state CO zip code 80401

**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 Reductions Projects (1024-0018), Washington, DC 20503.

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HERMAN COORS HOUSE  
Jefferson County, Colorado

Section number 7 Page 1

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**DESCRIPTION**

**Exterior**

The property is located in an established residential neighborhood, near the campus of the Colorado School of Mines, on a 100 x 135 foot lot at the northeast corner of 19th and Arapahoe Streets in the foothills community of Golden, Colorado. Since completed in 1919, there have been minimal alterations. The property is in excellent condition and was designated as a Golden Landmark in 1983.

The Tudor Revival/Rustic Style Herman Coors House, designed by prominent Denver architect Jules Jacques Benois Benedict, exhibits a high degree of quality and integrity in terms of design, materials, and workmanship on both its exterior and interior. Benedict's 1919 modification and significant expansion of an existing circa 1912 bungalow resulted in a residence that managed to not overwhelm its neighbors. The property's location, on a large corner lot with a clear view of Golden's distinctive South Table Mountain, has resulted in the retention of integrity in terms of setting, feeling, and association.

While Golden's streets are laid out at approximately thirty degrees west of true north, Arapahoe Street is commonly referred to as running north and south. Although the residence faces west onto Arapahoe Street, its impressive south elevation can leave the impression that it faces 19th Street. On the west, a winding cobblestone path leads from the sidewalk to the angled entry. On the south, a native stone retaining wall, constructed circa 1930 on a concrete foundation, runs along 19th Street and the alley on the east. While this wall reaches to over six feet on the street and alley sides, toward the residence, it rises approximately two feet to form a low wall partially surrounding the large, well landscaped south and east portions of the lot. Due to the original siting of the bungalow and the adjacent residence on single narrow lots, there is very little open space on the north, and a simple chain link fence runs along the property line.

The basically one-story residence has an irregular plan that includes approximately 3,000 square feet. A basement and an underground garage, accessed from the alley, are located at the north end. The primarily, steeply pitched, multi-gabled roof has exposed rafter tails and is covered with brown asphalt shingles. The exterior walls of the 1919 construction are beige stucco with an exposed aggregate finish of small translucent pebbles. With the exception of a portion of the north wall, this stucco finish was also applied over the tan brick of the circa 1912 bungalow. Much of the concrete foundation is faced with a variety of uncut, uncoursed native stone. Native stone also appears in the form of battered corner accents, window surrounds, patio foundations, and chimney trim. Wood trim is painted brown. Some of the wood framed windows are double-hung, while many are casements. The stained glass panes found in several windows were installed at unknown dates.

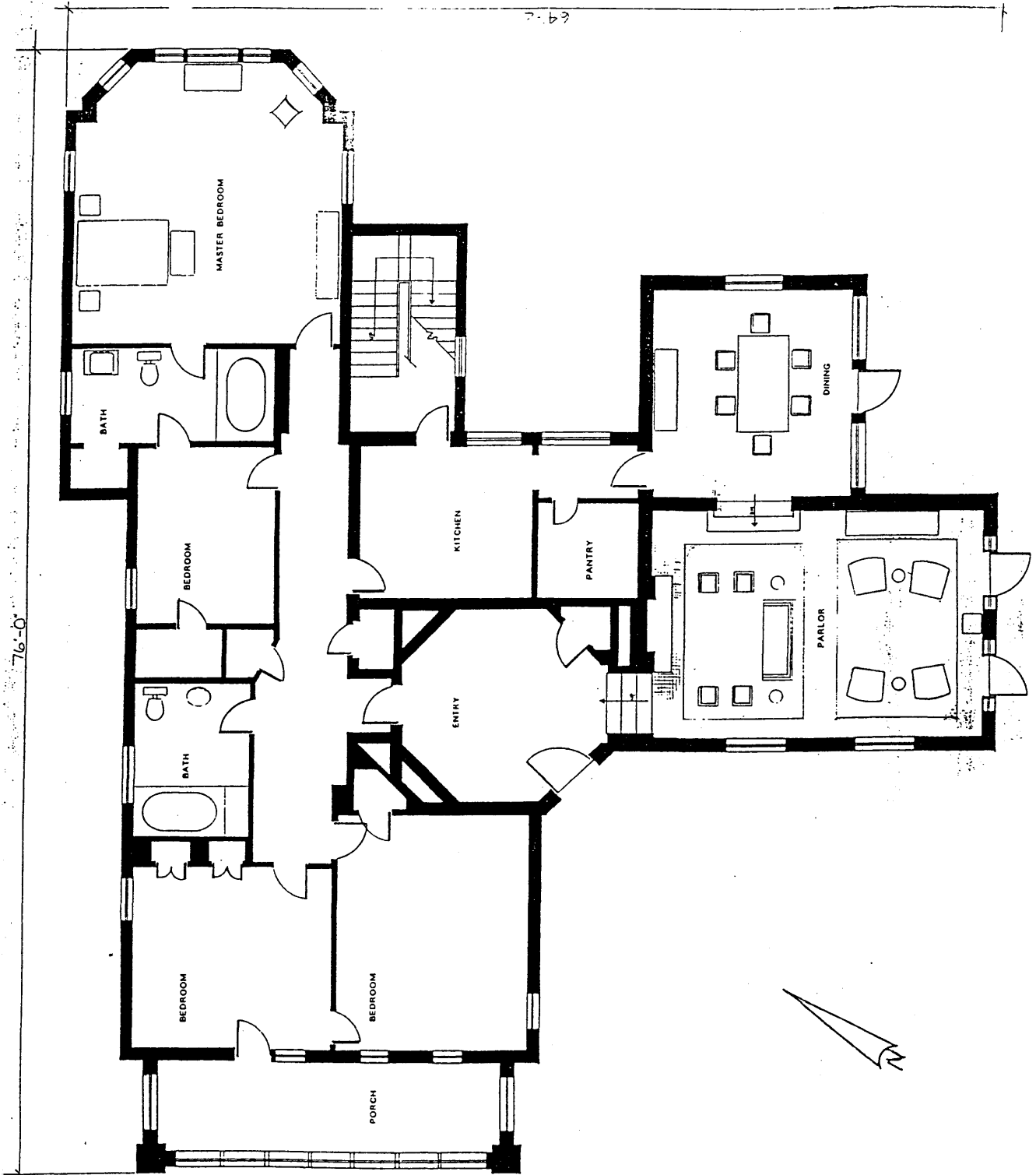
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HERMAN COORS HOUSE  
Jefferson County, Colorado

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FLOOR PLAN



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HERMAN COORS HOUSE  
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On the west facing Arapahoe Street, the 1919 construction enclosed the original open porch of the bungalow, creating a sun room. Its multi-light casement windows retain some beveled glass. The south bedroom window is a 1/1 double hung. The angled entry porch is topped with a steeply pitched gable roof with flared eaves. The support posts and the open gable end include Craftsman detailing. There is a metal storm door protecting the original heavy wood panel door. To the right of the entry porch, there are two pairs of French windows with multi-light transoms.

On the south facing 19th Street, the gable ends are steeply pitched with flared eaves. Toward the west, there are two large arched openings filled with single French doors which have multi-light sidelights and arched transoms. The doors open from the living room onto a flagstone patio which extends into the side yard. The low steps leading up to the patio are flanked by two crudely carved lions that Herman Coors had crated and shipped from the Peruvian jungles. Toward the east, there is a raised flagstone patio located adjacent to the east wall of the living room. Low wrought iron fencing is set between the battered piers of native stone which extend above the patio's foundation. On the south wall of the dining room there is a central French door with multi-light sidelights flanked by paired multi-light casement windows.

At the rear on the east, toward the south end, there is a nearly square window opening filled with a fixed pane of stained glass. The central, set-back portion of the house includes two pairs of casement windows at the first floor level. Similar windows are found at a second level where the servant's quarters were located. Toward the north end, a hipped section of the roof covers the portion of the house containing a stairwell which accesses all levels. Here, the fenestration reflects the location of the stairwell and includes two narrow casement windows set in arched openings, a single paired casement, and a single door set at ground level. The 1919 master bedroom wing extends to the rear and includes a large bay with 1/1 double hung windows and French doors leading to a redwood deck. During the 1980s, this redwood deck replaced a smaller one that was in need of repair. The opening to the garage is recessed under the deck.

### Interior

Benedict's 1919 incorporation of arches, walnut and stone detailing, textured plaster, beamed ceilings, wood and tile floors, and custom ironwork resulted in the somewhat medieval feeling found in the south portion of the residence.

The angled entry door opens into a large octagonal entry capped with a domed ceiling that has eight massive support beams which join at the center of the dome. Between each of the beams, the dome is filled with polished planks of walnut. The flooring is maple, and the walls are of off-white plaster. At the left, a door leads into the bungalow portion on the north where the bedrooms are located.

To the right, three maple steps lead down through a limestone faced, arched opening into the 23x16 foot living room. The floor is covered with 3x3 inch red quarry tiles. On the north wall, adjacent to the

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HERMAN COORS HOUSE  
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arched opening, there is a fireplace faced with smooth cut limestone. Stone corbels support a stone mantel. At the center, the stone facing extends above the mantel forming a frame-like edge, and a small corbelled display shelf protrudes from the top of the edge on the right.

The living room includes a 14 foot high gambrel-pitched ceiling, laced with walnut beams forming a truss. The medieval feeling is evident in the two arched door openings on the south and in the custom designed iron drapery rods and sconces that encircle the room eleven feet above the floor. French doors in the arched openings lead to the flagstone patio.

From the living room, three steps lead up to the formal dining room which has a flat 10 foot ceiling. The steps and the dining room floor are maple. Eight original sconces remain on the walls. Walnut moldings found on the off-white plastered walls create the effect of raised paneling. On the south, the central French door leads to the raised flagstone patio.

On the north wall of the dining room, a door leads to the kitchen. Circa 1980, during its remodeling, the kitchen was enlarged by removing a butler's pantry. This is the only structural change made since Benedict's work in 1919.

The circa 1912 north portion of the residence retains much of its original wood trim and wood paneled doors. An ongoing project, over the past several years, has removed several layers of paint, resulting in a natural wood finish. Carpeting which had been in place for many years was recently removed, and the original wood floors were refinished. The two bedrooms on the south enjoy direct access to the sun room that was created when the bungalow's porch was enclosed. Ceiling light fixtures are original.

The 1919 Benedict addition at the rear of the bungalow includes the master bedroom and bathroom and the stairwell at the rear of the hallway that provides access from the basement/garage level to the main floor and to the maid's bedroom and bathroom which are located above the kitchen. All three bathrooms retain their early tile and fixtures.



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**SIGNIFICANCE**

The 1919 Herman Coors House is significant under Criterion C as a fine local example of the work of master Denver architect Jules Jacques Benois Benedict (1879-1948). The property, a locally designated landmark, is Golden's only example of his work.

Benedict was born in Chicago and received his architectural training at L'Ecole de Beaux Arts in Paris. He worked for a time in Chicago and New York before establishing his Denver practice in 1909. Several of Benedict's first Colorado commissions were for the design of Rustic Style facilities within Denver's nationally acclaimed system of mountain parks which are located in the Rocky Mountain foothills west of Denver. Over the years, Benedict's talent and expanding network of connections with Denver's elite resulted in a long career that left an important architectural legacy of residential, educational, commercial, and ecclesiastical properties, several of which are listed in the National Register.

Benedict apparently revered the mountains. In 1919 he wrote, "The mountains are our biggest plaything and we love them as such, in addition to the reverence we bear them as the father and mother and Creator of our dominating environment." (Municipal Facts, 1919) In 1922, after eastern architects expressed an interest in the mountain lodge homes being designed by Denver architects, Benedict was asked to address the American Institute of Architects at its annual meeting in Chicago. His apparently well received presentation included photographs of the Herman Coors House.

While many of Benedict's richly detailed residential projects were somewhat monumental in scale and associated with urban locations, he also designed several residences located in the mountain foothills. These lodge-like properties reflected his early commitment to wedding architecture to the surrounding environment. In the case of the Herman Coors House, the extensive use of native stone and his successful incorporation of a compact circa 1912 bungalow into his design for the 3,000 square foot Tudor Revival/Rustic Style residence resulted in an impressive new look that still managed to blend in with its surroundings.

Intensive research revealed a total of only five Benedict designed mountain lodge-like residences. One has been substantially altered and commercialized. Three are in relatively secluded locations. The Herman Coors House is the only one of the five built within, what was even at the time of its construction, an established residential neighborhood. It remains, highly visible and virtually intact, as an excellent expression of this phase of Benedict's career. Although designed to accommodate a somewhat casual lifestyle, the property reflects the attention to detail and quality of workmanship typically associated with Benedict.

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HERMAN COORS HOUSE  
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**Historical Background**

In 1917, Adolph Coors, head of the Golden based Coors Brewing Company, purchased an existing circa 1912 bungalow for his son Herman. At the time of the purchase, the bungalow appealed to Herman because it seemed more "out in the country" than the residences in the Coors family compound located adjacent to the brewing plant near downtown Golden. The approximately 1,100 square foot bungalow included a small dining room and living room directly off the front entrance porch, two bedrooms that shared a single bathroom, and a large kitchen equipped with a butler's pantry. All of the rooms stemmed off a central hallway.

Herman Coors admired the work of Benedict and hired him to design the 1919 addition. Many of the native stones used in the construction are covered with the grey lichen of the nearby foothills, and it has been reported that Mrs. Coors made many trips into the mountains and "personally selected every rock used in the work, marking each rock with a piece of chalk so that the workmen could find it." (Municipal Facts, 1922) It is believed that Elmer Johnson, a master carpenter at Coors worked on the project. The 3x3 inch quarry tiles in the living room are believed to have been fabricated in Golden by the Coors Porcelain Company which was established shortly after the 1916 beginning of Prohibition in Colorado.

During the early 1920s, the Herman Coors family relocated to Englewood, California where Coors managed one of the plants associated with the increasingly important ceramics division. Subsequently, the Herman Coors House was owned by prominent local businessmen. In 1949, it was purchased by Dr. William S. Levings, a professor at the Colorado School of Mines. Levings lived there until 1981, when he sold it to the current owners who report that people stopping to photograph the house often comment that the "house looks like a part of the environment, and that it belongs here in the foothills."

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**BIBLIOGRAPHY**

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McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1994.

*Municipal Facts*. Published by City and County of Denver. March, 1919 pp. 12, 17; May-June, 1922, pp. 8-9.

Noel, Thomas J. and Barbara S. Norgren. *Denver the City Beautiful and Its Architects, 1893-1941*. Denver, Colorado: Historic Denver, Inc., 1987.

Pearce, Sarah J. and Merrill A. Wilson. *A Guide to Colorado Architecture*. Denver, Colorado: Colorado Historical Society, 1983.

**Interviews**

Conducted prior to 1983 submission of application for property's designation as a Golden Landmark.

Dallas Coors, son of Herman Coors  
Joe Coors, family member  
Charles Ryland, Coors' Historian

**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

Lots 13, 14, 15, 16, Block 105, Welch's Addition to the City of Golden.

**Boundary Justification**

The boundary includes the parcel of land historically associated with the property.

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USGS TOPOGRAPHICAL MAP  
Morrison, Colorado

