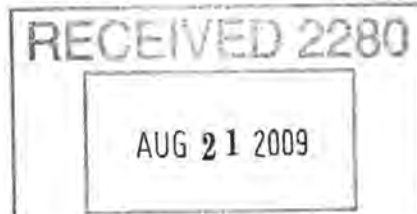


775



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 Walters, Manuella C., Duplex

other names/site number 5DV.2253

2. Location

street & number 1728 & 1732 Gilpin Street [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80218

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 Deputy State Historic Preservation Officer Date 8/11/09

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:

- 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 W. Beall

Date of Action 9.30.09

Walters, Manuella C., Duplex
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

| | | |
|---|---|------------|
| 2 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 2 | 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)

DOMESTIC/ multiple dwelling

DOMESTIC/ secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/ multiple dwelling

DOMESTIC/ secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Craftsman

OTHER: Foursquare

Materials

(Enter categories from instructions)

foundation CONCRETE

BRICK

walls BRICK

roof ASPHALT

other WOOD

STONE

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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Denver County/ ColoradoSection number 7 Page 1**DESCRIPTION**

The Manuella "Ella" C. Walters Duplex, described as a "Double House" in the construction documents dated July 25, 1911, is a double Foursquare form. The two-story, side-gabled roof, red brick building is set on a dark brick foundation approximately 43 feet wide by 37 feet deep. The Gilpin Street (west) façade is symmetrical with a one-story, front-gabled roof porch near each end; brick piers support the roofs. Breaking the eave of the façade is a front-gabled shallow attic dormer flush with the front of the building. The identical north and south elevations are asymmetrical with open gable ends. The symmetrical east (rear) elevation has two two-story frame porches with shed roofs. Located east of the duplex and adjacent to the alleyway is a ca. 1925 one-story, red brick three-car garage with a hipped roof.

Located on lots 12 and 13, Block 42 of McCullough Hill, a subdivision of McCullough's Addition to the City of Denver, the Walters Duplex faces west onto Gilpin Street between 17th and 18th avenues. The property is 50 feet by 125 feet. The duplex is set back from the street and has a front yard. At the street line are a stone curb, a narrow concrete walkway, and a grass parking strip with a mature silver maple at the north end and a crabapple at the south end. A centered concrete walkway extends from the curb walkway to the red sandstone-paved public sidewalk extending across the width of the property. Each residential unit has a concrete stairway within concrete podia extending up a short rise from the sandstone sidewalk. On the site plan of the construction drawings this rise is identified as a "terrace." A slightly wider concrete walkway extends from each stairway to the respective front porch steps enclosed in brick podia topped with concrete slabs. A curved side walkway diverts around each set of front porch steps to the narrow concrete paved pedestrian alleyway running down each north and south elevation, providing access to basement doorways and to the backyard. There the side walkways connect to concrete walkways extending from the rear porches to the two west garage doorways. The rear yards extend to the public alleyway at the end elevations of the garage where there are gates. Chain link fencing defines the front yard at the north and south ends, separating the property from the adjacent properties and buildings; similar fencing encloses the back yard. West front landscape includes grass areas at the parking strip around the two trees and a terrace slope up to the grassed front yard. A crabapple tree is located on the terrace slope in front of unit 1732. A curvilinear flower bed extends between the front porches and contains coniferous and deciduous shrubbery. The backyard is grass with some vegetation on the north and south sides and along the west wall of the garage.

Duplex

The west façade of the Walters Duplex is set on a high brick foundation constructed of dark-greenish red face brick laid in common bond. It was designed to terminate as a watertable, but that detail was omitted during construction. The brick masonry of the façade and the end elevations is red face brick. As with the foundation brick, the mortar used for the walling is charcoal grey in color and tooled with a concave joint. Each residential unit has one two-light basement window with a typical white Del Norte lava stone sill with a rock-faced edge. Also typical of the façade and side elevations are the window heads supported on a steel lintel set back from the face of the masonry. At the first floor of each residential unit is one large double-hung window set on a stone sill and a single course of brick corbelling and with a slightly projecting brick lintel. The brickwork of the façade projects to form a label lintel over each opening; at the center is a two-brick wide keystone motif with flanking one-brick wide voussoirs. The smaller upper sash of each opening has eighteen lights, three high. The larger lower sash, of the cottage style configuration, is a single light. Typically, the sash is set within beaded trim.

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The two large window openings are flanked by one-story porches with low pitched front gabled roofs. At each, podia, set slightly lower than the height of the foundation, enclose three concrete steps. Low brick dados integrated into the brick piers enclose each porch floor set below the stone sill of the entry doorway. The dados are capped with stone slabs matching the window sills. The brick porch columns, one at each corner, rise from the foundation brick to the porch eave soffits where each is ornamented with a corbelled brick capital having a necking and a simple abacus form. Spanning between each pair of column piers at the façade is a beam supporting the open gable end tympanium ornamented with three vertical timbers that are mortised through the beam; false brackets are located below each vertical timber on the cross beam. The rafters have simply curved ends at the side elevations resting on a beam supported at the brick walling on a small corbel and on the corner column piers; the beam ends extend above each pier and are cut into a cyma motif at the ends. The face rafter forms a bargeboard with a crown molding cap below the asphalt shingle roof surface. The sloped ceiling of the porch is clad in beadboard. Opening onto each porch is a slightly off center oak front door with a large lower panel and beveled six-lights in the horizontal upper panel. A small window adjacent to each front door provides light into the interior hallway. The stone sill of each is set on two courses of corbelled brick. Each window, once infilled with leaded slag glass glazing, now has a single pane of textured opaque glass.

The second floor of each residential unit displays two window openings, one centered over the first floor window and one centered above the porch roof. A three-course brick beltcourse integrated with the stone window sills extends across the façade. At the jambs of each window opening the brickwork steps out to form shallow quoins which extend to a slightly projecting head extending across the length of the façade. Center windows are the same width as the first floor windows with equal sized sash and eighteen lights in the upper sash. The end windows are narrower with twelve-light upper sash.

Exposed curved rafter tips and an applied fascia characterize the widely overhanging façade eave of the gabled roof; the crown molding is obscured behind metal gutters. At the center of the façade is a long, low dormer that breaks the eaves. The brick-faced front-gabled dormer is flush with the brick walling and contains two four-light sash that illuminate an attic space extending over the residential units. The pair of window openings is set on a stone sill integrated into the projecting band above the second floor windows. The jambs have slightly projecting brick quoins integrated into projecting brick lintels below the apex of the gable. A corbelled course of false brackets is located below the stone sill. The rafters have curved tips and a fascia with a crown molding supported on decorative brackets with a cyma on a cyma recta molding. The brackets are placed at each side and in the apex. The verge rafter forms a bargeboard and is set with a crown molding at the roofing; soffits are exposed beadboard, similar to the main eave of the house. The pitch of the dormer's low front-gabled roof matches that of the porch roofs. Rising from the ridge behind the dormer is a narrow brick chimney with four flues extending side by side east and west. The corbelled brick cap consists of several courses above two courses of necking. As with the main roof, the dormer and porch roofs are covered in asphalt shingles, replacing an earlier roof surface that had a metal ridge cap.

The asymmetrical north and south elevations, built of red face brick, are identical. Four basement windows with two-light sash, all with stone sills, are located in the foundation wall. A basement doorway is centered on the elevation at grade. The door has a glazed panel and three lower horizontal panels. At the first floor are three window openings towards the east. Each has double-hung one-over-one light sash. Centered at the half level, breaking the continuous beltcourse extending from the façade, is a double-hung window on the stair landing with leaded slag glass in the upper and lower sash. At the head are interlocking pointed arches and at the bottom at the sill is a diamond pattern all interlocked with vertical cames. At the second floor is a larger double-hung two-over-two light window with its stone

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sill integrated into the beltcourse. Two other smaller second floor windows extend across the elevation, one with double-hung one-over-one light sash and one with a pair of one-light sliding sash set towards the west corner. In the gable end are a central pair of two-light sash with a wide center mullion; the windows have a wooden head and sill. Flanking the attic window units are vertical half-timber forms infilled with concrete panels. Spaced up the verges are three very long brackets on either side, each with a cyma top projection, a long fascia, and a bottom cyma recta. The brackets are applied to the vertical timbers. The brackets carry the verge rafters that form a bargeboard with a crown molding. Extending behind the verge towards the east end is a single flue chimney with a corbelled cap intended for the kitchen stove.

On the east (rear) elevation are two two-story, shed roofed, frame porches with one located near each corner. The rear wall is built of common brick with narrow face brick returns at the outer corners that receive the beltcourse. Two windows at each floor are flanked by the porches. At the basement are two two-light openings that have been partially infilled to accommodate coal chutes. The first floor displays a pair of one-over-one light sash with stone sills and a segmental arched head consisting of three courses of rowlock brick. Above, smaller double-hung one-over-one-light sash fill the two windows; each has a two-course rowlock segmental arched head. The gabled roof eaves, where exposed, are similar to the façade.

The shed roofs of the two porches extend from below the main eave and are asphalt covered. At each level of the porches all three elevations have doubled pairs of sliding one-light sash windows on either side of a center mullion. The continuous sills are set on panels of vertical beadboard set on the floor. Each porch has an east doorway at the side. The doors have a glazed upper panel and three horizontal lower panels. Concrete steps provide access to grade.

Duplex Interior

Within each identical unit on the first floor the Craftsman style is defined by the use of naturally finished red oak woodwork. Generally, throughout the units, the floors are fir and the ceilings and walls are plastered. Baseboard is stepped and each room has an oak picture molding located at the ceiling. Since the interiors are mirror images of each other, only one is described herein.

The entry stairhall contains a shallow coat closet with a single mirrored panel in the oak door located on the end wall near the façade. Oak stairway construction consists of a large bottom landing, one step above the floor. A curved winder-type step on the landing provides access to a straight east run to an intermediate landing where it forms a dogleg with a short straight run to the second floor hallway. Below the two runs is the basement stairway. Throughout the main first floor rooms, the oak trim of the doors and windows of the stairhall consists of wide oak jambs and a head capped with a crown molding and set on a projecting fillet. Three tall newel posts with bracketed caps flank the bottom step and landing. At the west, the pair of newels is infilled with a pair of vertical oak panels topped with a balustrade section and molded railing. An inglenook-type bench is built into the long run between the tallest newel and east wall. Two vertical oak panels form the backrest that supports one visible step end and a balustrade section. The step end carries three balusters and the top horizontal molding of the backrest carries the others, supporting the raked and molded handrail abutting the east wall. The construction drawings indicate all the balusters were to be turned, though square-section balusters were actually installed. A round-section oak handrail is mounted to the walls for the upper runs of the stairway. A first floor doorway in the east wall, below the upper runs, opens into a back service hallway that provides access to the basement stairway, the pantry, and the kitchen. The hallway door with two

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panels is oak on the stairhall side and painted on the service hallway side.

Opening into the west living room, called the "Library" in the plans, is a flat archway supported on flanking square-section columns with bracketed caps and a small base set on podia with a single panel on each side. A square-section pilaster, without a cap or base, is set against the west and east walls. All of the "Colonnade" [sic] was executed in oak. Flanking the Craftsman style chimney piece are pairs of glazed door cabinets. Each door has a single pane of glass overlaid at the top with a small grid of six lights with the vertical muntins extending below the bottom muntin as it drops. The central firebox has a facing of matte finish green glazed rectangular tiles laid in a common bond pattern matching the hearth tiles. Around the tiled facing, plain oak jambs and head are integrated into the frames of the flanking sections of the cabinets. Extending across the chimney piece and cabinets is a thick oak mantel shelf with a small bed molding below the overhang. A cast metal grate and cover enriched with a bellflower swag is set into tile facing of the firebox.

In the west wall is a tall flat archway with a pair of sliding doors opening to the dining room. The oak doors each have two panels. At the east end of the dining room is a built-in oak window seat flanked with high oak china cabinets having leaded glass doors. The glazed door of each cabinet has a double row of vertical comes at the top and a single one at the bottom; vertical comes provide additional Craftsman detailing. The cabinet tops, set five feet eight inches above the floor, are plain with a small bed molding. The dining room opens into the back service hallway through a doorway with a two-panel oak door. Opening from the service hallway is a butler's pantry with painted built-in cabinetry on two walls. The lower cabinets have bins. Opening into the kitchen and the basement stairway hall are doorways with painted board trim and painted five-across panel doors. The kitchen, which has a painted built-in cabinet on the dining room wall, opens to the back porch and the east yard by way of a doorway with a glazed and paneled door matching the rear exterior doors. Two windows with painted plain board trim light the kitchen on either side of the chimney flue. Walls have painted beaded board wainscoting. The kitchens in each unit have been updated to meet modern standards. The pantry of the south unit once had a half bath that has since been removed.

At the second floor the trim is similar to the first floor primary rooms but executed in stained pine. Stained five-across panel doors open to the three bedrooms and the bathroom. The west front bedroom has a separate alcove over the front stairhall. Near the head of the stairway is a bathroom and two bedrooms are located at the back; entry into the larger bedroom is through a doorway set into a diagonal wall. The smaller bedroom opens onto the second floor of the rear porch. Within each bedroom closet doors have a single mirrored panel. The bathroom woodwork includes high wainscoting. Both units retain their original plumbing fixtures including a corner sink and a claw-foot, cast-iron bathtub.

Alterations

As constructed, based on the original drawings, the Walters Duplex is remarkably unchanged, though there were some modifications made during construction including elimination of the masonry water-table. At some date the east basement windows were converted to coal chutes when the masonry openings were infilled. The exterior dark brown wooden trim was over-painted at some date with a cream color. Leaded glass in the first floor west hallway windows were replaced by previous owners when they sold the house to the present owner. Exterior front exterior doors and first floor windows display metal security doors and bars.

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On the interior, only the kitchens have been updated with new cabinetry to meet modern needs, though each built-in kitchen cabinet with a counter and overhead enclosed shelving, has been retained as has pantry cabinetry. Except for the kitchen trim and original cabinetwork, trim and cabinetwork of the other rooms remains unpainted.

Garage

The one-story, hipped-roof garage, built circa 1925, is approximately 20 feet by 30 feet. It is constructed of red face brick matching the house brick, but with white mortar, set on concrete footings. The garage was built over the original ash pits designed for the duplex. The west elevation of the garage has five openings including a doorway near each corner and three windows. The windows have four-over-four-light double-hung sash; each door has a single glazed panel above two vertical panels. Only the north door has divided lights; the south door has been replaced without divided lights. A simple board forms the eave below the asphalt shingle roof.

End elevations of the garage do not have any openings. At the east alleyway, the garage has narrow returns at each end. It is infilled with three garage doors set within wide wooden trim. The overhead doors are modern. A header piece extends over the doors and masks the lintel of the fully exposed roof structure on the interior.

Even though the construction occurred approximately a decade after the house, the garage is considered a contributing building. Typical of the time period, multiple-unit garages were built in 1920s garden city communities across the United States. The brick materials, wooden door surrounds, hipped roof, and substantial size give this garage distinction. Historic three-car garages are a rare building type in Denver. Though the garage doors and one west pedestrian door have been replaced, the rest of the materials are original and intact. A concrete floor was added to the interior of the garage at an unknown date, covering the dirt. It is possible that Ella Walters had it built after acquiring a car while also providing garage space for the rental unit and an additional space for a family member (she raised her niece and nephew). The garage is an important part of the story and evolution of the property, reflecting the time in which it was constructed.

Walters, Manuella C., Duplex
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.

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)

ARCHITECTURE

Periods of Significance

1912

Ca. 1925

Significant Dates

1912

Ca. 1925

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

HARVEY, GEORGE F., JR.

NEILLY, S.P.

Primary location of additional data:

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

Name of repository:

Colorado Historical Society

Property Owner

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SIGNIFICANCE

The 1912 Manuella C. Walters Duplex is eligible for the National Register under Criterion C in the area of **Architecture** as an unusual example of a Foursquare-influenced form with Craftsman style details. The massing and layout of the duplex is the result of placing two Foursquares side by side. Elements such as the brick exterior, gabled porches with massive supports and truss work, overhanging eaves with exposed rafters, and side gabled roof with front gabled dormer window reveal the Craftsman influence popular at this time. The duplex demonstrates the transitional nature of this time period in architecture, blending the traditional Foursquare form with the then-popular Craftsman style. The immediate neighborhood is predominantly Queen Anne style houses and Foursquares with either classical or revival style elements, making this Craftsman style duplex clearly stand-out. Designed by Denver architect George F. Harvey, Jr., the original construction documents preserved by the present owner convey that the duplex retains high integrity of design, workmanship, and materials, in addition to location, feeling, association, and setting.

After the recovery of construction following the Silver Crash of 1893, the use of the Foursquare form was nearly ubiquitous to Denver. Developers, builders, and architects made extensive use of the two-story Foursquare to provide speculative and custom-built detached housing. Roofs are typically hipped with a façade dormer or have a front gable with window openings. One-story front porches usually extend across the façade. Small Foursquares are two bays wide with an off-center entrance opening from the porch. Larger examples often have symmetrical façades with central entrances. The Foursquare form lent itself to the application of a wide variety of architectural detailing, from the traditional Colonial and European Revival styles to the newer innovative styles such as the Craftsman, that defined stylistic characteristics popular in America after 1900.

Virginia and Lee McAlester defined the Craftsman style in *A Field Guide to American Houses* as having gabled roofs, wide overhanging eaves with exposed rafter tips, decorative knee bracing under the eaves and on the gable ends, and porches with large exaggerated columns. The McAlesters went on to suggest the construction period as being between 1905 and 1925. They attribute its origins to California and the Greene and Greene brothers who designed Craftsman style buildings in Pasadena. The style, associated with the American Arts and Crafts movement, received wide publication in many books and periodicals and was championed by designers such as Gustav Stickley, who provided extensive lines of Mission style furnishings to fill Craftsman style homes and bungalows. In *Denver, The City Beautiful*, the authors viewed Craftsman and bungalow design together and illustrated two examples of two-story Craftsman style homes built in brick masonry, conforming to Denver's construction ordinances.

The two-story brick masonry Walters Duplex reflects the attributes of the Craftsman style defined in *A Guide to Colorado's Historic Architecture and Engineering*, including divided light upper sash in windows and false half-timbering in the gable ends along with bracketing. Like many one-and-one-half-story bungalows, the roof ridge of the Walters Duplex parallels Gilpin Street and has a large central gabled roof dormer feature. Typical of Craftsman style porches, those of the Walters Duplex have brick podia and substantial columns supporting the gabled roofs. The open gable end of each porch displays truss work, continuing the idea of half timbering above each soffit beam.

Construction Documentation

The original construction documents for the 1911-12 Walters Duplex, including plans and

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specifications, indicate George Harvey Jr. as the architect. His office was listed as Suite 407, Commonwealth Building, located in downtown Denver on 15th and Stout Streets. He stamped the construction documents as State of Colorado Licensed Architect, No. 53. Additional documentation that survived with the house provides a glimpse of the requirements of building construction between 1890 and 1911-12 and includes property deeds through contracts for labor and materials.

Architect George F. Harvey Jr. provided "Miss M. C. Walters" with a set of eight 15" by 22" sheets of blue-print construction drawings, consisting of plans for three floors, three elevations, a site plan, and interior millwork details including the dining room cabinets and window seat. Dated July 25, 1911, all the drawings are stapled into a protective outer cover. Accompanying the drawings is an onion skin eighteen-page typed carbon copy "Complete Specifications" detailing the requirements for the 1911-12 construction. The specifications include instructions for bidding and payment as well as details for excavating; cut stonework; brickwork, concrete, and ironwork; plastering, painting, and finishing; plumbing; carpentry, joinery, and roofing with cedar shingles; and electrical work. Also included in the documentation is a handwritten carbon copy of price quotes from various contractors who bid on specific types of work detailed in the specifications. Successful bidders are noted with a check mark.

Supporting documentation for the construction includes the signed contract with the general contractor, S. P. Neilly, who charged Ella Walters \$2500 for the services. From the subcontractor bidders' list, it can be inferred that the duplex construction labor and materials cost over \$6000, including carpentry for which bids ranged from \$2756 to \$3400, though no signed contract documentation survives for the carpentry work. However, the surviving signed contracts between subcontractors and Ella Walters include excavating, \$115, J. L. Arnold; brick and iron work, Joseph Beardsmon; stonework, \$79, William Robertson Co.; plastering, \$530, A. C. Hartwig; painting, \$200, George Rouff; and plumbing, \$440, Small Brothers. All were signed in August and September 1911. Surviving receipts include \$119 for electrical by Charles N. Shannon and Co.; \$65 for hardware by The Bilbrough-Jones Hardware Co.; and \$80 for furnaces by Garrett-Elliott Heating Supply Co.

Mantels and gas grates were specified with an allowance. On March 16, 1912, the Denver Mantel and Tile Co. received \$58 as payment for "mantel work." Since this firm furnished the chimney piece and book shelves as units these items were not detailed in the construction drawings. Based on available documentation, the total cost of construction was approximately \$9000 for the duplex exclusive of both the architect's fees, which were not disclosed in the documentation, and the cost of the land.

Architect George F. Harvey Jr.

According to his obituaries in the *Denver Post* and *Rocky Mountain News*, George F. Harvey Jr. died January 6, 1931. The *News* noted he was born August 31, 1866, in Lawrence, Massachusetts, and went on to provide a synopsis of his career as a "widely known architect." He was credited with the design of "many larger buildings," but the article did not name any specific examples. The *Post* added Harvey was responsible "for a large number of business buildings" in Denver, also without giving any examples. The newspaper further noted during World War I, Harvey contributed his services to government projects including design-work at Fitzsimons and other hospitals. After the war he apparently worked in Washington, D.C., as a government architect before returning to Denver in retirement in 1929. The *Denver Post* also noted George Harvey Jr. came to Denver as a "young boy" where his father, George Harvey, was a "pioneer contractor."

The 1889 U. S. Census listed George Harvey Jr. and his brother, Bradford, as living in Lawrence,

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Massachusetts, with their mother, Sarah J. Harvey. George Senior was not listed and may have already been in Denver. By 1893 a Denver directory lists George Harvey Jr. as living at 308 S. Alta, subsequently renamed Ogden Street. Harvey was listed as a "draftsman." Bradford was listed as a carpenter and living at 312 S. Alta. George Senior lived nearby. The 1900, 1910, and 1920 censuses reported George Junior living at the Ogden Street address and listed him as an architect. He lived there with his wife Mary, until her death, and their four children. He retired to the same house, then the residence of his daughter, Elizabeth Muse, by the 1930 census. He died there in 1931 after a two-year illness.

According to property listings in the database of the Office of Archaeology and Historic Preservation at the Colorado Historical Society, Harvey designed two other buildings in 1912: the Warshauer Mansion in Antonito, Colorado, and the Monte Vista, Colorado, Cemetery Chapel. The Colorado State Register of Historic Properties nomination for the Monte Vista Cemetery Chapel notes that, in partnership with architect William Cowe (1863-1930), he designed the 1902 Mission Revival style Hamilton apartment building at 1475 Humboldt Street in Denver and the Highlands Christian Church, a Colonial Revival style building at 2601 W. 34th Avenue in Denver.

In *Denver, The City Beautiful*, Harvey is briefly noted as Cowe's partner between 1903-04, where together they "constructed primarily Foursquare homes in Capitol Hill and Park Hill" and that "765 Marion (1904) is typical of the firm's work." This mention, though short, suggests George Harvey, whether in partnership or alone, may have had a role in assuring that the "Foursquare" form became nearly synonymous with Denver streetscapes. In addition to the Walters Duplex, he may have designed the duplex to the north that is nearly a mirror image, but is a Beaux-Arts derived style of cream colored brick. The "Architects of Colorado" online guide (on the Office of Archaeology and Historic Preservation website) notes George F. Harvey Jr. maintained an architectural practice between 1911 and 1920. It also mentioned he seems to have used the junior designation until 1920 and then dropped it, possibly after his father's death as his son was named George F. Harvey, Jr. The Walters Duplex probably was an early commission of his own office.

Additional evidence on Harvey's contributions to the residential architecture of Denver during this era appears in the "Denver Building Permits File of 1906-1914" where Harvey is listed as the architect of the double brick residence built for "Miss M. C. Walters," permit no. "(1911) 8-22.0#1656.0"

Manuella "Ella" C. Walters and Subsequent Ownership

Manuella "Ella" C. Walters clearly possessed the educated taste to commission the duplex in the new Craftsman style for her residence and its adjacent rental property. She was born February 9, 1852, in Lanesville, Ohio. According to a copy of a family biography, Ella Walters recalled she started teaching in 1869 and earned a teaching certificate on May 27, 1892. After arriving in Denver in 1894, she was employed as the first through third grade teacher at Cheltenham Elementary School at Colfax Avenue and Irving Street. Ella Walters retired from that position in 1913 and died on September 21, 1929. Her ashes are interred at Fairmount Cemetery.

Ella Walters invested in the property for 1728 and 1732 Gilpin on November 8, 1890, at a cost of \$1600, according to the original warranty deeds and receipt accompanying the construction documents. She redeemed the property in 1897 from back taxes and then paid for the property in full on January 22, 1898. After construction, the house and property subsequently passed back and forth five times between Ella Walters and her niece, Mary Adele Cookson Rose (1890-1976), in a series of

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Walters, Manuella C., Duplex
Denver County/ Colorado

Section number 8 Page 9

warranty deeds from 1917 until 1929. During this time, construction of the garage took place. Mary Rose apparently owned the property when Ella Walters died in 1929.

After the death of her sister, Laura Cookson, Ella Walters raised her niece and nephew, Rolt Anson Burns Cookson and Mary Adele Cookson. Mary Cookson married William E. Rose in 1913 and they had one son, William Walters Rose (1915-1988), who inherited the duplex in 1976 upon his mother's death. In 1978 William W. Rose sold the duplex to Francis and Judith Krupka, who also received the original construction documentation and the property deeds as part of the sale. Since 1982 the Manuella C. Walters Duplex has been owned solely by Judith Krupka Kozlowski, who lives at 1732 Gilpin and rents out the adjacent unit, 1728 Gilpin, the original owner's unit on the south side.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Walters, Manuella C., Duplex
Denver County/ Colorado

Section number 9 Page 10

BIBLIOGRAPHY

Construction and deed documentation for 1728 and 1732 Gilpin Street. On file with Judith Kozlowski, 1732 Gilpin Street, Denver, CO 80218.

Denver Building Permits File: 1906-1914, 1911 #1658, p. 357. On file at the Denver Public Library Western History and Genealogy Department.

"George F. Harvey, Noted Architect, Buried Tuesday." *Denver Post*, January 6, 1931, p. 10.

"Guide to Colorado's Historic Architecture and Engineering" website:
<http://coloradohistory-oahp.org/guides/architecture/craftsman.htm> and
<http://coloradohistory-oahp.org/guides/architecture/foursquare.htm> Accessed 3/2009

Hurley, Martha. *Monte Vista Cemetery Chapel* Colorado State Register of Historic Properties nomination form. Site# 5RN.646. May 19, 1999. On file with the Office of Archaeology and Historic Preservation, Colorado Historical Society.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Noel, Thomas J. and Barbara Norgren. *Denver, the City Beautiful*. Denver, CO: Historic Denver, Inc., 1987.

Personal communication, Tom and Laurie Simmons, Front Range Research, Denver, CO. File on George F. Harvey, Jr., including U. S. Census information and other notes. 2008.

Walters and Rose family documentation. On file with Judith Kozlowski, 1732 Gilpin Street, Denver, CO 80218.

"Widely-known Architect Dies." *Rocky Mountain News*, January 7, 1931, p. 4.

Walters, Manuella C., Duplex
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.) (NAD 27)

1. 13 502877 4399094
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

The UTMS were derived by OAHP from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management

[] 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 Rodd Wheaton, Architectural Historian (for the property owner)

organization _____ date March 4, 2009

street & number 3021 S. Cornell Circle telephone (303) 789-9550

city or town Englewood state Colorado zip code 80113

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 Judith Kozlowski

street & number 1732 Gilpin Street telephone _____

city or town Denver state Colorado zip code 80218

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.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Walters, Manuella C., Duplex
Denver County/ Colorado

Section number 10 Page 11

GEOGRAPHICAL DATA

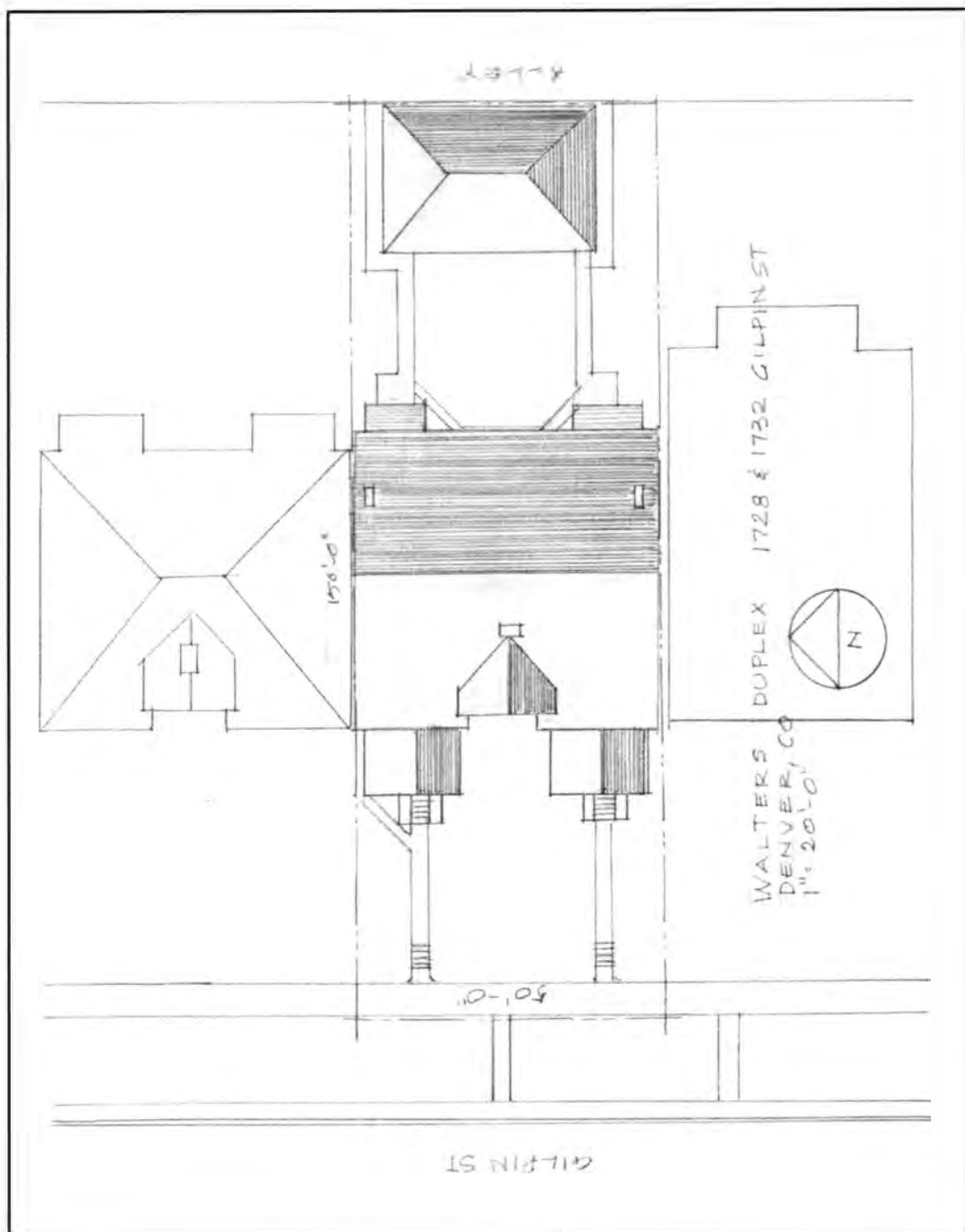
VERBAL BOUNDARY DESCRIPTION

Lots 12 and 13, Block 42, McCollough Hill Subdivision of the McCullough Addition to the City and County of Denver.

BOUNDARY JUSTIFICATION

The nominated parcel includes all the land historically associated with the duplex.

SKETCH MAP



National Register of Historic Places Continuation Sheet

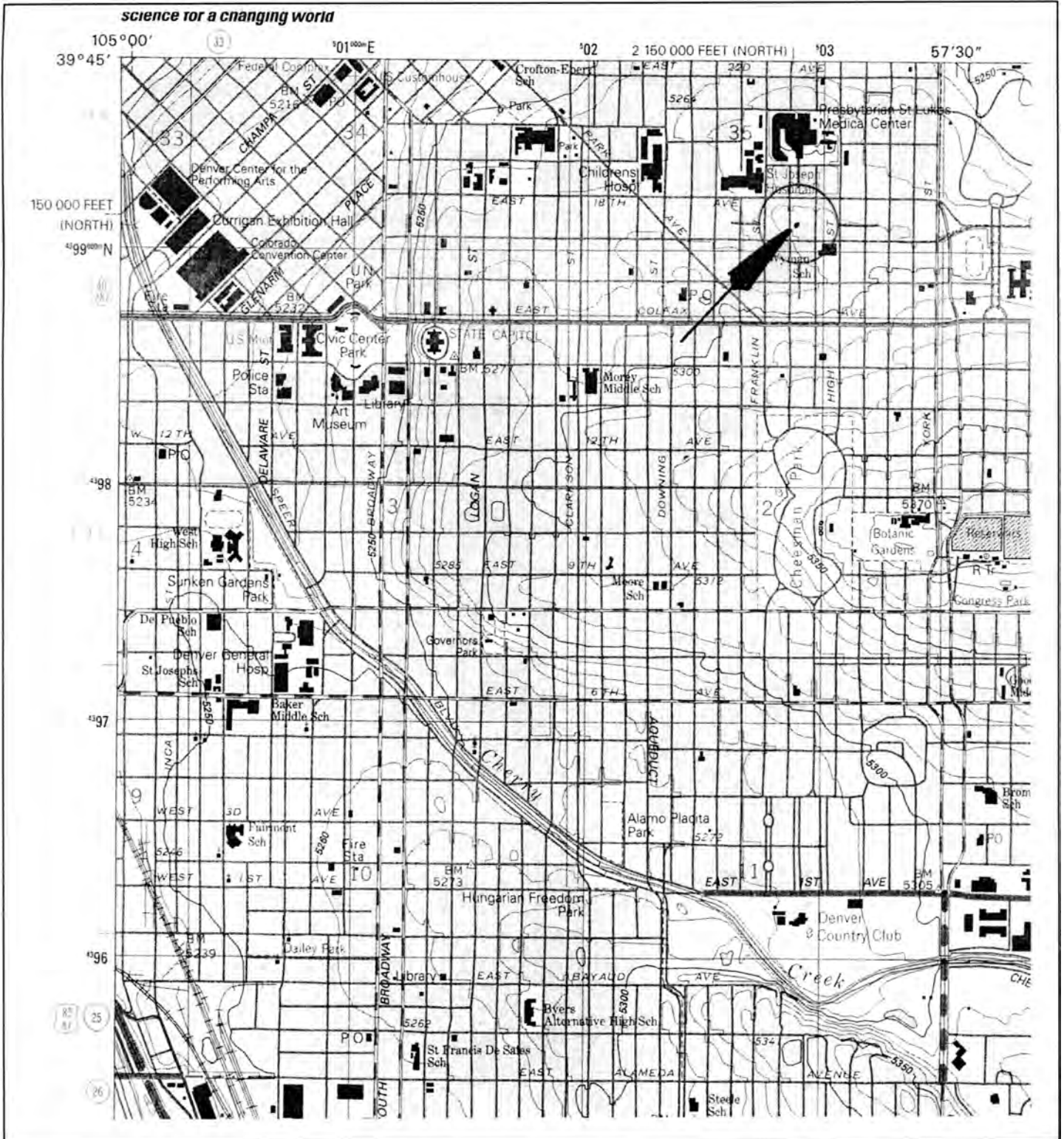
United States Department of the Interior National Park Service

Walters, Manuella C., Duplex
Denver County/ Colorado

Section number 10 Page 12

USGS TOPOGRAPHIC MAP
Englewood Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 502877E / 4399094N
PLSS: 6th PM, T3N, R68W, Sec. 35
NE¼, NW¼, SW¼, SE¼
Elevation: 5291 feet



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United States Department of the Interior National Park Service

Walters, Manuella C., Duplex
Denver County/ Colorado

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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-12:

Photographer: Rodd Wheaton
Date of Photographs: March 2009
Negatives: cd with TIFF images on file with NPS in Washington, D.C.

| Photo No. | Photographic Information |
|-----------|---|
| 1 | Duplex- View of the west façade looking southeast |
| 2 | Duplex- View of the front porch of the 1728 Gilpin Street unit looking east |
| 3 | Duplex- View of the front porch of the 1732 Gilpin Street unit looking northeast |
| 4 | Duplex- View of the east elevation looking southwest |
| 5 | Duplex- View of east two-story porch of the 1732 Gilpin unit looking northwest |
| 6 | Garage- View of the west elevation of the garage looking southeast |
| 7 | Garage- View of the east elevation of the garage at the alley looking northwest |
| 8 | Duplex- Interior view of bottom landing of the stairway of the 1732 Gilpin unit looking northwest |
| 9 | Duplex- Interior view looking up the 1732 Gilpin unit stairway showing the leaded slag glass window of the upper stairway landing on the north wall |
| 10 | Duplex- Interior view looking into the 1732 Gilpin unit living room from the entry hall looking southeast and showing the dining room archway |
| 11 | Duplex- Interior view of the 1732 Gilpin unit living room looking southwest showing the fireplace and built in cabinetry |
| 12 | Duplex- Interior view of the 1732 Gilpin unit dining room showing the built in china closets and window seat looking east |

PHOTOGRAPH LOG - HISTORIC

These photographs may not be included in Internet posted documents and other publishing venues due to copyright restrictions.

| Photo No. | Photographic Information |
|-----------|---|
| H1 | Images of Ella Walters. Courtesy of Judith Kozlowski |
| H2 | Hardware Receipt Dated January 31, 1912. Courtesy of Judith Kozlowski |
| H3 | Paint Receipt Dated February 19, 1912. Courtesy of Judith Kozlowski |
| H4 | Mantel Receipt Dated March 26, 1912. Courtesy of Judith Kozlowski |

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United States Department of the Interior
National Park Service

Walters, Manuella C., Duplex
Denver County/ Colorado

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H1- Images of Manuella "Ella" C. Walters

Manuella C. Walters
b. 9 Feb. 1852 *Lanesville, Ohio*
d. 21 Sep. 1929 *Denver, Co.*
Chr. Fairmount Cemetery
Denver, Co. - across street
Co. 8 Feet of lot 141 Block 5



Ella Walters

"Ella" taught 1st, 2nd & 3rd grades at Wheatthorn Elementary School in Colfax Ave. & Irving St. in Denver for 17 yrs. - Sep. 1894 until retirement 1913. 1894 Salary - \$570.00 year.
"I began teaching April 12, 1894 for \$1.50 per month - taught 2 or 3 mos. each succeeding year except when a pupil myself."
..... Ella's note on Denver Public Schools Photofair Record. She earned Teachers Certificate 27 MAY 1892.

"Ella" raised her sister's two children (Rolt & Mary Adele Cookson) after her sister Laura Cookson's death.



Mary Adele Cookson - 5 yrs old.



nephew Rolt Anson Burns Cookson



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United States Department of the Interior
National Park Service

Walters, Manuella C., Duplex
Denver County/ Colorado

Section number ___ Page 15

H2- Hardware Receipt Dated January 31, 1912

| | | | |
|--|----------------------------------|-----------------------------------|--------------|
| M. J. BILBROUGH, PRES. J. F. JONES, SECY | | Denver, Colo., <u>1/31 - 1912</u> | |
| <i>Bought of</i> The Bilbrough-Jones Hardware Co. | | | |
| 1015-17 Fifteenth Street, Opp. Mining Exchange | | | |
| Agents for St. Clair Steel Ranges | | House Furnishing Goods | |
| Hardware, Cutlery, Stoves and Steel Ranges | | | |
| <i>M. J. Harvey</i> | | | |
| <i>407 Commonwealth Bldg.</i> | | | |
| <i>City</i> | | | |
| Telephone 2205 | | Terms _____ | |
| <i>554</i> | | | |
| <i>Balance,</i> | | <i>65 70</i> | |
| <i>Invoice Rendered.</i> | | | |
| <i>Jan 6</i> | <i>1 doz. 3" #9 L. H. Brigs.</i> | | <i>05-</i> |
| <i>20</i> | <i>1/2 doz #70 C. H. Hooks</i> | | <i>05-</i> |
| | <i>1 " Torpe latches</i> | | <i>1 00</i> |
| | <i>1/2 " Elbow "</i> | | <i>30</i> |
| | | | <i>67 10</i> |
| | | | <i>65.00</i> |
| <i>Paid Jan 6/1912</i> | | | |
| <i>Bilbrough Jones Hardware Co.</i> | | | |
| <i>F. J. W.</i> | | | |

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United States Department of the Interior
National Park Service

Walters, Manuella C., Duplex
Denver County/ Colorado


Section number ___ Page 16

H3- Paint Receipt Dated February 19, 1912

STATEMENT OF ACCOUNT.

PHONES MAIN 4747-4748

MAKERS AND DEALERS
PAINTS - BRUSHES
LEAD - VARNISHES
OILS AND GLASS



OFFICE AND SALESROOMS
1621 ARAPAHOE STREET
FACTORY AND WAREHOUSE
1275 OSAGE STREET.

THE KOHLER-McLISTER PAINT CO.

PAINT MANUFACTURERS
DENVER, COLORADO Feb 19th 1912

M Geo Rouff

750 So Clarkson City

17th + Gulpen job

| | |
|--------------------------------------|------|
| TO BALANCE AS PER STATEMENT RENDERED | 4560 |
| TO MOSE | |

In full

ok and charge the above

amount against my

Account for Mrs M C Walters

Geo Rouff

Payd

The Kohler-McLister

Paint Co

2/16/12

by F. H. [unclear]

The items marked "Due" on this statement are subject to sight draft without further notice and unless we hear from you previously draft for \$ _____ will be made on you on _____

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Walters, Manuella C., Duplex
Denver County/ Colorado

Section number Page 17

H4- Mantel Receipt Dated March 26, 1912

| | | |
|--|----------------------------|------------------------------|
| W. D. WATSON, Mgr J. S. DAY, Secy. | STATEMENT | C. S. WATSON D. D. WATSON |
| Denver, Colo. | | 3/26 1912 |
| <i>m J. P. Neilly</i> | | |
| <i>5004 Stewart</i> | | |
| IN ACCOUNT WITH | | |
| THE DENVER MANTEL AND TILE CO. | | |
| WOOD MANTELS | | |
| A COMPLETE LINE OF FIRE PLACE FURNISHINGS | | |
| Floor and Bath Room Tiling. | Tile and Brick Fire Places | |
| 1652 TREMONT STREET | TELEPHONE, MAIN 1484 | |
| IF NO REPLY, WILL MAKE SIGHT DRAFT IN TEN DAYS | | |
| Balance, per Statement Rendered, | | |
| To Mdse., per Bill, | | |
| <i>To mantel wood at 17¢ Giepin</i> | | <i>58⁰⁰</i> |
| <i>Mar 16th - Recd Payment in full.</i> | | |
| <i>The Denver Mantel & Tile Co.</i> | | |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Walters, Manuella C., Duplex

MULTIPLE NAME:

STATE & COUNTY: COLORADO, Denver

DATE RECEIVED: 8/21/09 DATE OF PENDING LIST: 9/08/09
DATE OF 16TH DAY: 9/23/09 DATE OF 45TH DAY: 10/04/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000775

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.30.09 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



5DV2253

Manuella C. Walters Duplex

Denver County Colorado

#1



1728

5DV2253

Manuella C. Walters Duplex

Denver County Colorado

#2



1732

5DV2253

Manuella C. Walters Duplex

Denver County Colorado

#3



5DN2253

Manuella C. Walters Duplex
Denver County Colorado

#4



5DV 2253

Manuella C. Walters Duplex

Denver County Colorado

#5



5DV 2253

Manuella C. Walters Duplex
Denver County Colorado

#6



5DV.2253

Manuella C. Walters Duplex

Denver County Colorado

#7



5 DV 2253

Manuela C. Walters Duplex

Denver County Colorado

8



5 DV 2253

Manuella C. Walters Duplex

Denver County Colorado

#9



5 DV 2253

Manuella C. Walters Duplex

Denver County Colorado

10



5DV 2253

Manuella C. Walters Duplex

Denver County Colorado

#11



5DV2253

Manuella C. Walters Duplex

Denver County Colorado

#12

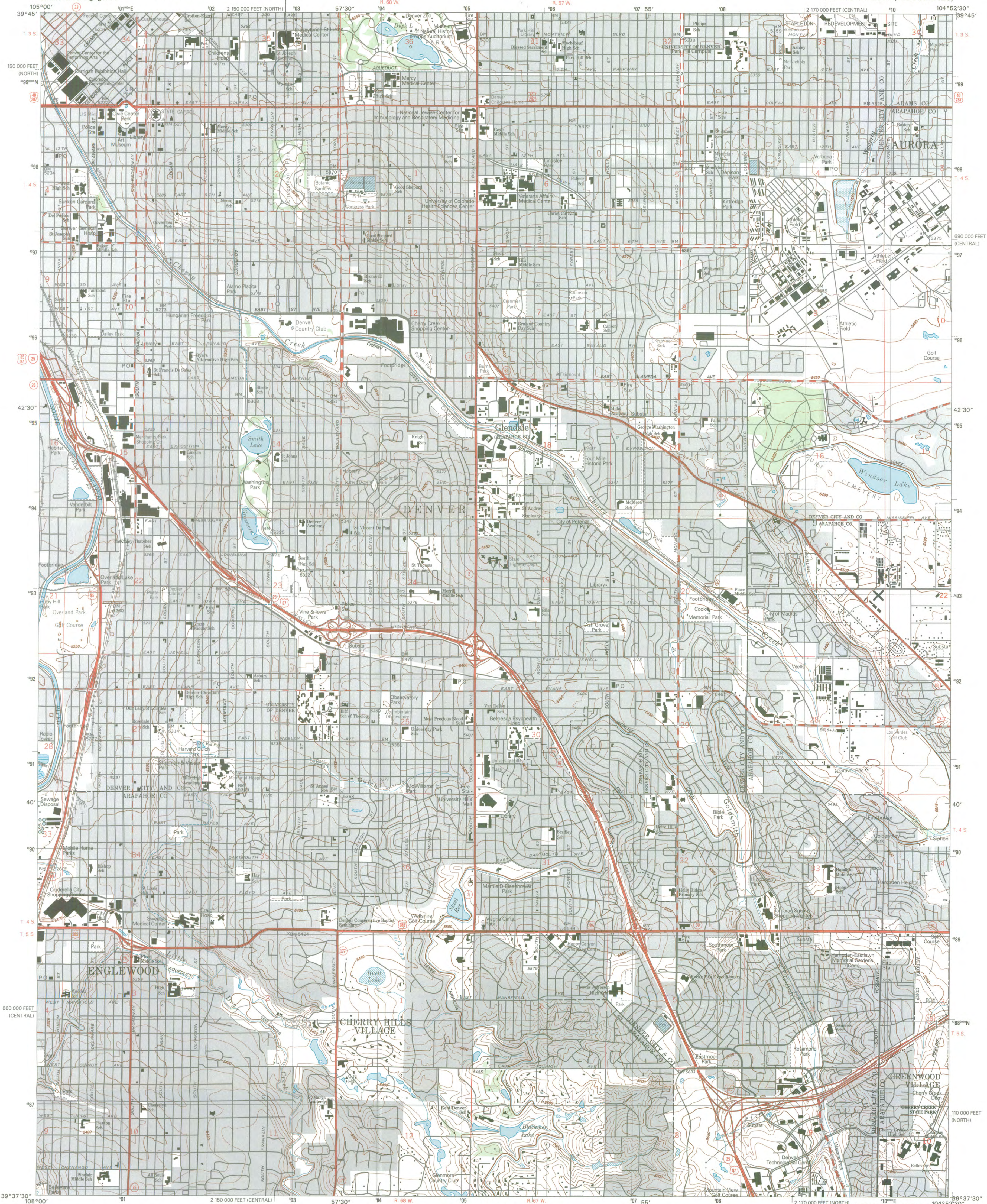


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

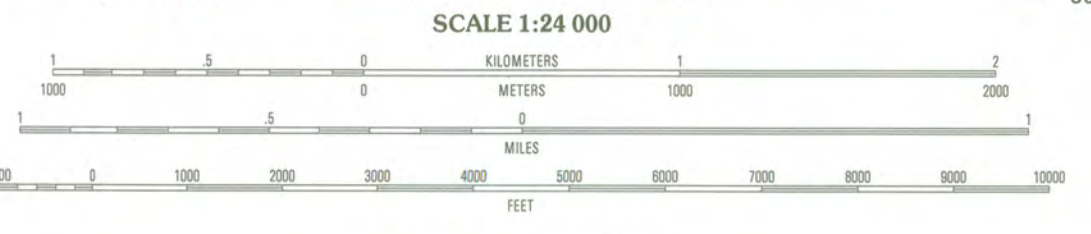
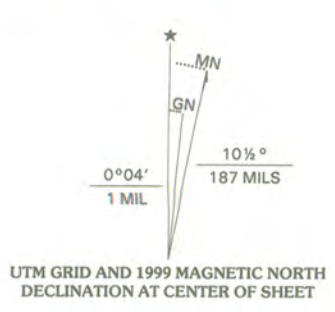
5DN2293
Walters, Marcella, Duplex
Denver County Colorado

UTMS: Zone 13
502877 mE
4799094 mN

ENGLEWOOD QUADRANGLE
COLORADO
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey
Topography compiled 1964. Planimetry derived from imagery taken 1988 and other sources. Photorevised using imagery taken 1997; no major culture or drainage changes observed. PLSS and survey control current as of 1965. Boundaries, other than corporate, revised 1999.
North American Datum of 1927 (NAD 27). Projection and 1000-meter grid: Universal Transverse Mercator, zone 13 10 000-foot ticks: Colorado Coordinate System of 1927 (central and north zones).
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.
Areas covered by dashed light-blue pattern are subject to controlled inundation.

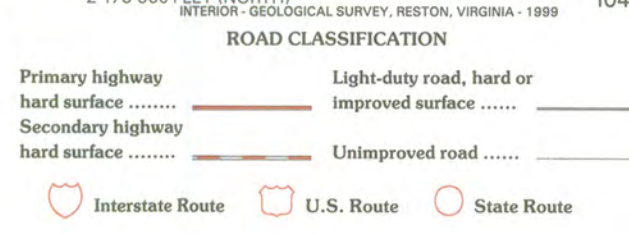


CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



| | | | |
|---|---|-----------------|-------------------|
| 1 | 2 | 3 | 1 Arcadia |
| 4 | 5 | 2 Commerce City | 3 Montbello |
| 6 | 7 | 4 Fort Logan | 5 Fitzsimmons |
| | | 6 Littleton | 7 Highlands Ranch |
| | | 8 Parker | |

ADJOINING 7.5' QUADRANGLE NAMES



ENGLEWOOD, CO
1997
NIMA 5063 III NW-SERIES V877



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P. O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST