

PH0066591

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Colorado
COUNTY: Denver
FOR NPS USE ONLY
ENTRY DATE DEC 16 1974

1. NAME

COMMON:
Vine Street Houses

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
1415, 1429, 1435, 1441, 1453 Vine Street

CITY OR TOWN:
Denver

CONGRESSIONAL DISTRICT:

STATE: Colorado CODE: 08 COUNTY: Denver CODE: 031

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
August L. Roth - owner 1415 Vine

STREET AND NUMBER:
585 Humboldt Street

CITY OR TOWN:
Denver

STATE: Colorado CODE: 08

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Denver Assessment Division, City and County of Denver

STREET AND NUMBER:
1445 Cleveland Place

CITY OR TOWN:
Denver

STATE: Colorado CODE: 08

6. REPRESENTATION IN EXISTING SURVEYS

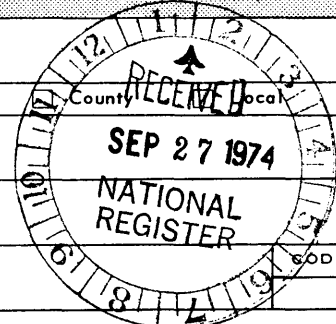
TITLE OF SURVEY:
None

DATE OF SURVEY: Federal State

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:



SEE INSTRUCTIONS

STATE: Colorado
COUNTY: Denver
ENTRY NUMBER:
DATE: DEC 16 1974
FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

This group of five residences which are well maintained and cared for constitutes a fine example of the Denver of the 1890's - the city's most exciting period of growth and development.

The three homes designed by William Lang, 1415, 1429, and 1435, are beautifully representative of that architect's fantastically eclectic style. The following description of these houses is taken from Historic Denver, The Architects and the Architecture, 1858-1893 by Richard R. Brettell.

"The Tedford house (1415) is the most traditional of the three in its use of Queen Anne and Richardsonian imagery. It was constructed with a pseudo-rusticated brick which may have been made to order for Lang; it was not used extensively by other architects. While greatly decreasing the cost of the house, this brick gave the surface the same nervous and wobbly shadow as the more expensive rusticated stone which Lang favored in the later eighties. The house is typically quirky.... The daring and unprecedented placement of the tower over the hollow of the porch is the oddest feature of the house and is not as successful as it might be.

"The house next door (1429) seems to be an improvement, even a comment on the Tedford Residence. Its corner tower is laterally placed so as to engage the stumpy and unsupported tower of the Tedford residence in conversation. Its dominating gable uses the features of the Queen Anne gable which the Tedford residence lacks, and is compositionally stronger and cleaner. The chimney appears mysteriously from a blank brick wall at the attic level and is held in check by the strong horizontal and vertical pattern of the half-timbering. The porch is more generous and deeply shadowed than the porch of the Tedford residence, and the large oak door, recessed from the facade, gives the relatively planer house an aura of great depth and size.

"The Grove house (1435) is the most unusual and probably the latest of the group. Its entire composition seems to respond to the dominant Queen Anne gable. It sits grandly in the middle of the block, favoring neither side and forming a climax to the group. The shadows of the gable play across the curved shingle wall beneath, giving the surface liveliness typical of Lang houses. The Grove house...shows a compositional concern with symmetry and asymmetry. The protruding bay on the second floor is balanced by a recessed balcony, and the attic dormers symmetrically exaggerate the angle of the gable. The whole house seems to explode from within, pushing out at every possible place and spreading to overflow its confined city lot. In a way, the Grove house is an enormous rowhouse, and it must be seen in strong contrast to the Queen Anne asymmetry of the free-standing Tedford Residence."

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Colorado	
COUNTY Denver	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 16 1974

(Number all entries)

4. Owner of Property:
 Mr. Don Scarbeary - Owner 1429 and 1453 Vine
 1453 Vine Street
 Denver, Colorado 08
- Mr. John R. Adams - Owner 1435 Vine Street
 1435 Vine Street
 Denver, Colorado 08
- Mr. Henry V. Good - Owner 1441 Vine
 1441 Vine Street
 Denver, Colorado 08

7. Description

While the residences of 1441 and 1453 Vine are not as architecturally outstanding as the first three, they are typical of the architecture of the period in Denver, all of which was influenced by Lang and his contemporaries. They are of similar size, and though much simpler in design, are also or rusticated material (stone, in this case), and blend with the Lang houses to form an integrated group.



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **1890-1892**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | |

STATEMENT OF SIGNIFICANCE

The houses of the 1400 block of Vine Street are part of the Wyman's addition of Denver. The property was originally purchased by the following men as a real estate development: William W. Porter, a member of the Park Commission, real estate dealer and active Republican; Charles A. Raymond, bookkeeper for The Tribune; Paul B. Gaylord, insurance, member of the state legislature; Albert B. McGaffey, real estate and mining, elected Secretary of State in 1894; James A. Tedford; Charles T. Hume; Fred Hall; Robert S. Morrison; John L. Coates. This real estate venture (completed around 1886) was very successful and produced some of Denver's loveliest homes.

1415 Vine - The house was constructed in 1890. Its original owner/tenant was James A. Tedford, who lived in the house only one year. Frank Howbert, a collector of the United States Internal Revenue, lived in the house in 1898. In 1909, Mr. and Mrs. George Stidger occupied the house. Mr. Stidger was a lawyer with the firm Redd, Stidger, and Benson. Stidger was the Denver District Attorney in 1908.

1429 Vine - This house, constructed in 1890, was originally occupied by the Fred Halls, and was bought in 1895 by Robert Stewart Morrison, whose family retained ownership until 1945. Colonel Morrison (he was a colonel to Governor Alva Adams in the State National Guard) was a prominent mining lawyer, the author of sixteen volumes of Morrison's Mining Reports, containing all the important mining cases in the United States and Britain. He also authored Mining Rights, the "Miners' Bible" of Colorado. He came to Georgetown from Pennsylvania in 1870 and moved to Denver in 1888. Colonel Morrison was twice a member of the state legislature. He married Miss Edelmira DeSoto, a native of Lima, Peru, and they had three children. Politically, Mr. Morrison was a Democrat, and actively opposed to Women's Suffrage, which he considered a political evil. A fellow lawyer once described Colonel Morrison: "As a man he is conscientiously and chivalrously honorable. In the practice of law he is for his client alone, so far as he can according to legal ethics, but he never stoops to the arts of a pettifogger. He reverences greatness and despises littleness. In argument of either a question of law or fact, he is always lucid and intelligible to the dullest intellect."

SEE INSTRUCTIONS

HB 5028
 4398
 SEE INSTRUCTIONS
 1130-65-

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1892 & 1898 Blue Book (Social Registry of Denver)
 City Directory, Denver, 1900 1903, 1907
 The Denver Times, October 28, 1900, p. 25; February 16, 1902,
 p. 23; March 6, 1902.
 Hall's History of Colorado, vol. 4, pp. 510, 544.
 Historic Denver, The Architects, and the Architecture, 1858-
 1893, Richard R. Bretell, 1973.
 History of Colorado, Wm. M. Byers, vol. 1, 1901, pp. 367-8.
 History of Colorado, Stone, vol. 2, 1918, pp. 23-24
 Rocky Mountain News, September 7, 1920

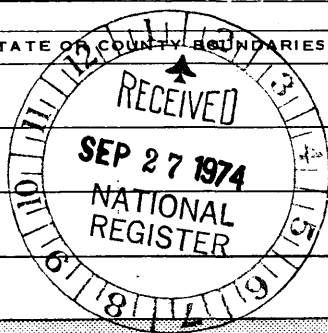
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39 ° 44 . 23 "	105 ° 58 . 02 . 55				
NE	39 ° 44 . 23 "	105 ° 57 . 59 . 75				
SE	39 ° 44 . 19 . 2 "	105 ° 57 . 59 . 75				
SW	39 ° 44 . 19 . 2 "	105 ° 58 . 02 . 55				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 10-15

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

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

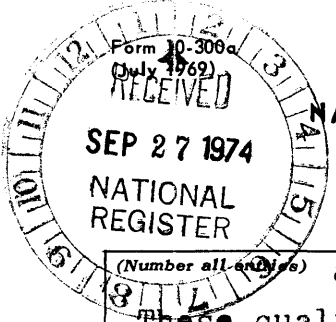
NAME AND TITLE: Diane Williams

ORGANIZATION: Historic Denver DATE: 9/3/74.

STREET AND NUMBER: Ninth Street Park

CITY OR TOWN: Denver STATE: Colorado CODE: 08

12. STATE LIAISON OFFICER CERTIFICATION	NATIONAL REGISTER VERIFICATION
<p>As the designated State Liaison 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. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/></p> <p>Name <u>[Signature]</u></p> <p>Title <u>Colorado State Liaison Officer</u></p> <p>Date <u>9/24/74</u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u>[Signature]</u> Director, Office of Archeology and Historic Preservation</p> <p>Date <u>12/16/74</u></p> <p>ATTEST:</p> <p><u>[Signature]</u> Keeper of The National Register</p> <p>Date <u>12-9-74</u></p>



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Colorado	
COUNTY	
Denver	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 16 1974

(Number all entries) 8. Significance

These qualities have made him one of the foremost lawyers in Colorado, but he is still one of the most modest of men." (Byers History of Colorado). Robert Stewart Morrison was killed in the InterUrban train wreck on September 6, 1920. He was seventy-seven.

1435 Vine - Called the O. P. Grove House, this house was also constructed in 1890. Mr. Grove worked for the firm of Grove and Prior, and lived at 1435 Vine in 1892. Occupancy in 1893 is attributed to D. H. Ferguson, a member of Ferguson and Frost, a loans and investments firm. The Groves had apparently moved by this time to another house of the block.

1441 Vine - A year after it was built, ownership in 1892 was given to a Mr. Joralman, of Joralman, Inc., a bonds, warranties, and investment securities firm. In 1903, James F. Edwards bought the house. He was a resident secretary for Commercial Union and Palatine Insurance Co., and general agent of Nation Standard and Commercial Union Fire Insurance Cos.

1453 Vine - The O. P. Groves are the first listed residents (1898) of this house, although it is reported to have been built in 1891. In 1906, Leonard Walters purchased the house. He was the secretary and treasurer of the Standard Meat and Live Stock Co.

The significance of this group of houses as an early real estate development of the booming city is greatly enhanced by the fact that for three of these houses the developers sought the talents of William Lang as architect. According to Richard Brettell, William Lang was "undoubtedly the most popular and prolific designer of domestic architecture in nineteenth century Denver. His houses ranged from cottages to mansions and were constructed in every part of Denver and in most of the city's nineteenth century suburbs.... His name appears as one of the charter members of the Colorado Chapter of the American Institute of Architects, established in 1892." This group of architects was responsible for the shape and character of the entire city of Denver. In analyzing Lang's work Brettell writes, "William Lang was probably a master eclectic. He was certainly the finest and most complex eclectic architect who worked in Denver and, though his work is not at all well-known, he may have been one of the best late eclectic architects in the United States."

While Denver has lost many of its great mansions, those that remain are the recipients of a surge of interest and many are now being restored as offices or even private residences. Unfortunately, this interest has not yet reached the smaller, but often more interesting, middle-class dwellings of Denver's early residents. Therefore, the interest that has been shown by the owners of these buildings in their maintenance is worthy of recognition and support. Brettell notes, "Oddly, Lang and his partner Marshall Pugh did not build extensively for Denver's wealthiest residents, who often preferred to use

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Colorado	
COUNTY Denver	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 16 1974

(Number all entries)

8. Significance (Second Continuation Sheet)

eastern architects. Lang and Pugh were the architects of the new upper-middle class which emerged during the 1880's.... In the 1880's in Denver, the middle classes (often through local real estate speculators) became the great patrons of local domestic architecture." This group of houses then, is especially significant to Denver, for they were dwellings for the people of Denver by the people's architect.

9. Major Bibliographical References

Betty Morrison Williams, granddaughter of R. S. Morrison.



9-8-74

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	Colorado
COUNTY	Denver
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	DEC 16 1974

(Number all entries)

The Vine Street Houses:

These homes form one logical architectural unit. Three of the five have the same architect, Mr. Lang, and the rest were designed to copy his style in the various particulars. The houses have been designed and have traditionally remained in the minds of Denverites as one integral group.

Surrounding the area are various high rise apartment houses. There are also various later period homes that do not really belong in this grouping.

