

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED SEP 21 1982

DATE ENTERED

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

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

1 NAME

HISTORIC FLOWER-VAILE HOUSE

AND/OR COMMON

FLOWER-VAILE HOUSE

2 LOCATION

STREET & NUMBER

1610 Emerson Street

N/A NOT FOR PUBLICATION

CITY, TOWN

Denver

CONGRESSIONAL DISTRICT

01

STATE

Colorado

N/A VICINITY OF

CODE

08

COUNTY

Denver

CODE

031

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME Sisk, Foley, Hultin & Driver Real Estate Partnership

STREET & NUMBER

1610 Emerson Street

CITY, TOWN

Denver

N/A VICINITY OF

STATE

Colorado

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Clerk & Recorder, City and County of Denver

STREET & NUMBER

1437 Bannock Street

CITY, TOWN

Denver

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

DATE

Ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR

SURVEY RECORDS Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Flower/Vaile House is a three-story single detached dwelling of pressed brick in a stretcher bond pattern and rock-faced stone, with a rusticated stone base. The plan is rectangular (30'x44'), with curved projections on each side, and a polygonal wing on the right rear. The basically cross-gable roof contains three single-stack side-slope chimneys, one off-set right and two in the rear. The cornices are boxed and decorated with wooden dentils and frescoes, ornate lintels and large wooden fan brackets on the south side.

The main first story window is a modified Palladian window with a lintel block and keystone of rock-faced stone and end pieces with ornamental stone scrolls. It contains a large stained glass insert, a pattern repeated on the second floor main window and on the curved projections on each side of the house. Most windows in the house are double-hung sash windows and have decorated slipsills, and many have rusticated stone lintels, side columns, brick corbeling and vermiculated stone ornamentation.

The most prominent feature of the building facade are the two open polygonal porches on the first and second stories. These porches are framed by decorative wooden treillage, supported on the ground floor by decorative wooden pillars. The pediment over the dormers above each porch contains scrollwork continued from the main roof gables.

The interior of the house has been renovated, preserving nearly all original walls. The entryway features an original columned and mirrored oak mantel, and a decorative tin ceiling to recall the original treatment. The main stairwell is located in this entryway and features the original oak handrails, ballisters and spandrels. Throughout the interior the original woodwork has been restored, including three original fireplace mantels.

The house is located in an older residential area on the fringe of the commercial district of Denver. No other buildings are sited on the lot.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input checked="" type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1889

BUILDER/ARCHITECT Balcombe and Rice-Architects

STATEMENT OF SIGNIFICANCE

The Flower-Vaile House at 1610 Emerson Street in Denver is historically significant for its association with the Joel F. Vaile family, leaders in the social and economic development of both the state of Colorado and the city and county of Denver. The house is an excellent example of late 19th century eclectic style residential architecture, and was designated as a Denver Landmark on October 13, 1981 by the City Council upon recommendation of the Planning and Landmark commissions.¹

The house was described by Richard R. Brettel in Historic Denver: The Architects and the Architecture 1858-1893 as a prime example of "decorative or surface style eclecticism added to the basic Queen Anne Street house --very common in Denver by the mid to late 1880's."

The original owner of 1610 Emerson was John S. Flower, a prominent Denver real estate developer and close friend of Mayor Robert Speer. Flower commissioned the leading Denver architectural firm of Balcombe and Rice to design the residence with D. S. Gray as the carpenter/contractor. The building permit, #1795 issued December 9, 1889, listed the cost of the house as \$10,200. (Flower again teamed with Balcombe and Rice in 1892 for the construction of 1618 Ogden Street, another residence in the eclectic style, which received National Register listing in September 1980.)

Flower sold 1610 Emerson in July 1890 to the prominent Denver attorney Joel F. Vaile as part of a large transaction in which Flower acquired from Vaile several large tracts in Arapahoe County. Born in Centerville, Indiana, in March 1848, Vaile was the son of William H. Vaile, an Indiana attorney. Joel F. Vaile graduated from Oberlin College with honors in civil engineering which he later taught at Berea College in Kentucky. He returned to Indiana to read the law with his father, and was admitted to the bar in 1874. In 1880, he was elected as an Indiana delegate to the Republican National Convention in Chicago.

In 1882, Joel Vaile migrated to Denver. He soon became a partner with Judge J.A. Bentley, practicing law from an office in the Symes Building. Vaile later formed a law partnership with Senator Edward O. Wolcott and rented what became his permanent office, Room 420 of the Equitable Building. The Colorado Bar Association elected Vaile as president in 1899, and when the Denver Bar Association was formally incorporated in 1903, Vaile was elected as president for 1903-04. In 1906 Vaile established the law firm Vaile and Watterman. The firm's name changed several times until it became Vaile, MacAllister and Vaile and Vaile in 1890 when Joel's son William N. Vaile became a partner.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Brettel, Richard.

Historic Denver: The Architects & the Architecture 1858-1893

"The Western Architect and Building News." January 1980.

Denver Building Permit #1795, issued December 1899.

"The Denver Post" and "The Rocky Mountain News" - 1890 through 1930.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .1665

QUADRANGLE NAME Englewood, Colorado

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,3 5,0,2,1,1,0 4,3,9,8,9,4,0
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lots 22 and 23, Block 23, Park Avenue Addition to Denver, City and County of Denver, State of Colorado, according to the recorded plat thereof.

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

STATE	N/A	CODE	COUNTY	CODE
STATE		CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Paul F. Hultin

ORGANIZATION Sisk, Foley, Hultin & Driver

DATE 1/21/82

STREET & NUMBER 1610 Emerson Street

TELEPHONE 832-2372

CITY OR TOWN Denver

STATE Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Arthur C. Jensen 9.10.82

TITLE State Historic Preservation Officer DATE

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
<u>Deborah Byrum</u>	Entered in the National Register
KEEPER OF THE NATIONAL REGISTER	DATE <u>10/21/82</u>
ATTEST:	DATE
CHIEF OF REGISTRATION	

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

Flower/Vaile House

Continuation sheet SIGNIFICANCE

Item number 8

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Joel Vaile became a national authority on mining, general business and railroad law. His arguments were adopted by the U.S. Supreme Court in the case of Del Monte Mining and Milling v. Last Chance Mining and Milling, 171 U.S. 55, 18 S.Ct. 895, 43 L.Ed. 72 (1898). Vaile convinced the court to establish what has become a fundamental principle of mining law, that where an ore vein has its apex on a person's claim, that person may develop a mine following the vein even if the vein dips below the surface of an adjacent and senior claim. Vaile later became general counsel for the Denver Rio Grande Railroad and represented the Chicago, Burlington and Quincy Railroad.

In 1878, Joel Vaile married Charlotte M. White. The couple had one son: William N. Vaile, who became his father's law partner and was elected to Congress in 1927; and two daughters, Gertrude and Lucretia. Charlotte Vaile was a noted children's author of her day, gaining national recognition for her series "The Orchard Girls," her Christmas tale "The Truth About Santa Claus," and her fictional account of Colorado mining "The M.M.C." Gertrude Vaile, following the family's philanthropic tradition became executive secretary to the committee of the National Conference on Charities and Correction in 1916, and was elected to head the National Welfare Workers in 1925. Lucretia Vaile became president of the Colorado Librarian's Association in 1922.²

Joe F. Vaile retired from his position with Denver Rio Grande in 1915, owing to ill health. He traveled to Pasadena, California seeking relaxation and recuperation, but died there on April 3, 1916. The Denver newspapers gave first page coverage to his death on April 4, and included glowing accounts of Vaile's life, family and career.

1610 Emerson remained in the Vaile family until 1927 when it was converted into the Traymore Apartments. The building continued as an apartment building until early 1981, when the current renovation began.

FOOTNOTES

1. The John S. Flower House was listed in the 1979 Denver Planning Office "Denver Inventory" as "part of a group or district" owing to its proximity to the National Register Landmarks at 1532 Emerson (the Zang House), 1600 Emerson (the Lathrop House), 1665 Grant (the Schleier House), 1600 Logan (the Fisher House), 1600 Ogden (the Bailer House), and 1618 Ogden (another John S. Flower House); six other "properties for determination" properties in 1600 block of Emerson; and dozens of historic structures in the neighborhood whose qualifications are undetermined.
2. The Vaile family actively participated in contemporary Denver society. Joel Vaile was a member of the exclusive Denver Club, University Club and Denver Country Club. Both Joel Vaile and his son William N. were listed in the Denver Social Record. When Admiral Sculey, hero of the Spanish defeat at Santiago in 1888, visited Denver in 1898, Joel Vaile hosted a lunch in his honor at the Denver Club. Charlotte Vaile, also an active participant in society, served as historian for the First Congregational Church, and was chosen to eulogize the Rev. Myron W. Reed after his death—a eulogy described as displaying extraordinary force.

**United States Department of the Interior
Heritage Conservation and Recreation Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet	Flower/Vaile House SIGNIFICANCE	Item number	8	Page	3
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When Charlotte Vaile passed away in July 1910, her funeral was held in the Vaile home at 1610 Emerson, and was attended by leaders of Denver society. Joel F. Vaile was remarried in 1913 to Anna Louise Wolcott, sister of Vaile's former law partner Senator Wolcott. Ann Wolcott Vaile was an active Denver society leader, a benefactor of the Denver Symphony, founder of the Wolcott School (a private girls' high school whose diploma was considered a passport to Denver society and was attended by Mamie Doud Eisenhower), and the first woman Republican National Committee delegate from Colorado in 1923.