

DATA SHEET #H0066486

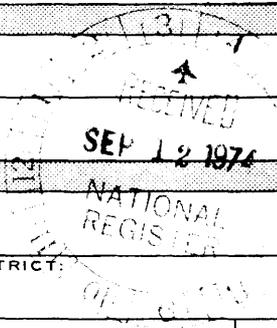
Form 10-300  
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

(Type all entries - complete applicable sections)

STATE: Colorado
COUNTY: Denver
FOR NPS USE ONLY
ENTRY DATE FEB 10 1975



**1. NAME**

COMMON:  
Fitzroy Place

AND/OR HISTORIC:  
Warren/Illiff Mansion

**2. LOCATION**

STREET AND NUMBER:  
2160 S. Cook 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 type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" 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 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:  
Randell School, Inc.

STREET AND NUMBER:  
2160 S. Cook Street

CITY OR TOWN:  
Denver

STATE:  
Colorado

CODE:  
08

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Denver Assessment Division, City & 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:  
Historic American Building Survey

DATE OF SURVEY: 1967  
 Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
State Historical Society

STREET AND NUMBER:  
200 E. 14th Avenue

CITY OR TOWN:  
Denver

STATE:  
Colorado

CODE:  
08

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY

1972 ADAD

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" 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

The Iliff House was designed in 1890 by Frank E. Edbrooke of Denver and completed in 1892. The house displays the so-called Richardsonian-Romanesque style which dominated the later 1880's. The three story house boasts 13 rooms plus baths and 12 fireplaces. The building, which has an 'L' shape plan, possesses nine bays on the front facade. The red limestone entry arch is exclusively smooth dressed, the remaining red limestone rubble, squared and laid in broken course faces the double thick wall. A medium hipped, shingled roof sprouts two chimneys, single stacks, one offset to the left, the second to the right, both on the side slopes. The front slope of the roof which displays a pair of swept dormers, has a gable, with no overhang, above the entry; a center gable with dentil moulding exhibits 2 small arch windows above a pair of flat windows surrounded by engaged columns. This is also repeated on the east facade, where several smaller less decorative dormers adorn the building. The front facade is dominated by 2 massive bay towers extending 3 stories. The painted roof trim sports a plain boxed cornice and frieze. The double hung windows on the first level are flat in shape, adorned with a red limestone lintel & lugsill. A semi-circular window above the main entry exclusively has an arch with radiating voussoirs. The oak double leaf doors with moulded rail and flush panels are located off center backing an arched umbrage, whose panel and beam ceiling is also of golden oak, as are the plain head-moulding and the side flush panels with lights surrounded by pilasters. The umbrage arch itself is faced with sawn stone, whereas, the inside is faced with smooth stone. (Iron scroll screen the full basement windows. The straight stairs which lead to a landing enclosed by a short stone wall also lead to a gallery which rounds the left bay tower to the north of the home. The gallery reaches 1 story, decorated by a freize on the eave which is supported by a series of columns on a short stone wall at each angle. The ceiling again is paneled in oak plank, a wrought iron railing connects the stone wall. The porch roof, cornered to the north side of the home extends to cover a drive through. This porch uses the same ceiling design but employs a turned wood railing.

The interior of the house is embellished with golden oak exhibited in the foyer archway, wainscot & main stairway, paneled woodwork throughout, paneled standard & pocket doors, built-in shelving in the library, and seating in the sitting room. Fire struck the home in 1910; the major damage was to the dining room, which was then refinished in mahogany paneled wainscot & built-in cabinet which is adorned with a hand carved festoon. The library also boasts built-in storage in 4' high shelving on a base of drawers on three walls. Often the fireplace is faced with ceramic carved tile, or hand carved wood; the mantels are often supported by engaged pillars. The iron fire boxes are embellished with very ornate detailed designs varying from circular to laboring human figures. The ceiling on the first level is oak panel box beams and plaster. The building is heated by hot water and in its beginning was air cooled by an ice house'.

The main house and the carriage house of the same style and finish, also built in 1892 and the painted clapboard servants house built in 1900 occupies block 44 of University Park. The area now inhabited by Randell-Moore School has frontage of 160 ft. and a depth of 107ft. The area was appraised in 1971 at \$142,340.00. The brick ranch style homes in the area are dwarfed in contrast to the Iliff house whose Richardsonian Romanesque style is recurrent in the Denver area.

SEE INSTRUCTIONS

**8. 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) 1892

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input checked="" type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input checked="" 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 Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

Fitzroy Place was completed in 1892 by Bishop Henry White Warren, Bishop of the Methodist Episcopal Church, and Mrs. Elizabeth Iliff Warren, the widow of John Wesley Iliff, a great cattle man of Colorado and Wyoming.

John W. Iliff was born December 18, 1831, south of Zanesville, Ohio, and was educated at Ohio Wesleyan. He came from a devout Methodist farming family. Instead of settling down to farm in Ohio, he felt the pull of adventure and gravitated west, arriving in the Colorado Territory in 1859. He was originally in the mercantile business, but soon began exchanging trail weary cattle for the staples needed by the settlers and gold seekers. This was the start of a cattle empire that stretched from Southeastern Wyoming and onto the Northern plains of Colorado. A town on the site where he shipped his cattle in the Northeast corner of the state still bears his name.

In 1864 he married Sarah "Sadie" Elizabeth Smith from Kansas. On October 20, 1865, a son, William Seward Iliff was born. Sadie died several months later from complications of the birth. William was later to marry Alberta Bloom, daughter of Frank Bloom, a prominent banker and rancher of Trinidad, Colorado.

In 1870, Mr. Iliff married Elizabeth "Lizzie" Sarah Frazier, originally from Fitzroy of Ontario, Canada. She had come to Denver as a representative of the Singer Sewing Machine Company. Mr. and Mrs. Iliff lived in Cheyenne, Wyoming until 1874 when they moved to Denver and bought a house at 18th and Curtis Streets. They had two daughters, Edna and Louise.

On February 9, 1878, at the age of 46, John Wesley Iliff died leaving a very large estate in cattle and land holdings, making his widow the wealthiest woman in Colorado. Mrs. Iliff had a keen business sense. An article in the Cheyenne Daily Leader, April 11, 1883 stated, "Mrs. Iliff has shown singular judgement and surprized her closest friends by her wonderful and decisive management; but one woman in 500 could control the reigns so suddenly thrust into her hands with success. To have seen the great Iliff estate flung to the winds by incompetent guardians would have been only the history of great estates."

SEE INSTRUCTIONS

1878?

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Templin, J. Alton, "A Short Biography of Bishop Henry White Warren."  
 Spring, Agnes Wright, When Grass Was King - Part III.  
 Brettell, Richard R., Historic Denver, The Architects and The Architecture 1858-1893.  
 "The Rocky Mountain Herald" Voll. 114, #38, 1/19/74.  
 "Cattle Herds to Clergymen - The Thrilling Story of Iliff",  
 by John Snyder.

**10. GEOGRAPHICAL DATA**

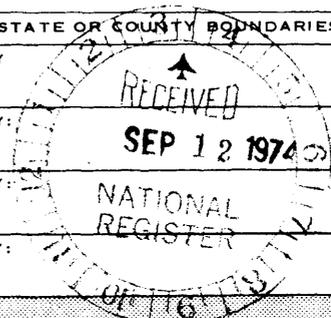
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE				LONGITUDE			LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	0	'	"	0	'	"	104	56	47	0	'	"
NE	0	'	"	0	'	"	39	40	40	0	'	"
SE	0	'	"	0	'	"						
SW	0	'	"	0	'	"						

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 4391700  
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APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **4**

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE:  
**Marybelle Lyde Iliff**

ORGANIZATION: **Historic Denver** DATE: **8/21/74**

STREET AND NUMBER:  
**2340 S. Adams Street**

CITY OR TOWN: **Denver** STATE: **Colorado** CODE: **08**

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

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:

National  State  Local

Name *Stephen W. Hart*

Title *Colorado State Historic Preservation Officer*

Date *9/9/74*

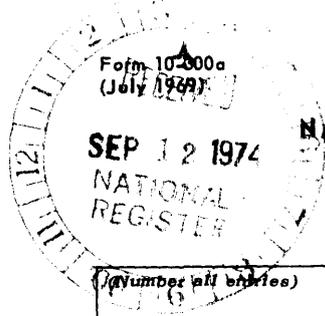
I hereby certify that this property is included in the National Register.

*A. R. Martorell*  
 Director, Office of Archeology and Historic Preservation

Date *2/20/75*

ATTEST:  
*Ronald M. Guenber*  
 Keeper of The National Register

Date *2/20/75*



Form 10-200a  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Colorado	
COUNTY Denver	
FOR NPS USE ONLY	
ENTRY NUMBER 100-2-10375	DATE

(Number all entries) 8. Significance

On December 27, 1883, Mrs. Iliff married Bishop Henry White Warren. As Alton Templin said, the marriage brought, "a leader in finance in the city and state together with a great church leader of the same area." Henry W. Warren was born January 4, 1831, in Williamsburg Massachusetts, the son of Mather Warren and Anne Miller Warren. He became Bishop in the Methodist Episcopal Church in 1880 and held this office for thirty-two years.

In 1884, as a memorial to her first husband, John Wesley Iliff, Mrs. Warren and the Iliff children endowed the University of Denver the sum of \$100,000 to establish, under the auspices of the Methodist Episcopal Church, a school to prepare men for the ministry. On June 8, 1892 the cornerstone of the Iliff School of Theology was laid.

Mr. and Mrs. Warren first lived in the Iliff house in Denver proper, but later moved to University Park when there were only three houses and the current site of the University of Denver (then located downtown) was still a field. Bishop and Mrs. Warren had visions of the area becoming a vital and significant suburb of the growing city. Today two parallel streets run through the "Park" bearing the Iliff and the Warren names, and their vision of the area has materialized. While the Warrens resided in a house called Grey Gables, Fitzroy Place was built. The mansion size was necessary to accomodate the couple's six grown children, three of Mrs. Warren's and three of the Bishop's by his first wife. It was also designed for the lavish entertaining expected of a man in a prominent position in the church. The Bishop and Mrs. Warren traveled extensively to foreign countries and the large rooms were soon filled with art objects from all over the world, making their home a show place long remembered by Denverites.

After a long and illustrious career, Bishop Warren retired at the age of 81. He died of pneumonia two months later on July 23, 1912. Both the Denver papers headlined the news that one of the most loved and best known citizens had died. President Taft wrote to Mrs. Warren, "Bishop Warren was a tower of moral strengths and I consider myself fortunate to have been one of those privileged to associate with him."

In 1920 Elizabeth Iliff Warren died leaving the house to her daughter Louise Iliff, who lived in it until her death in 1966. Miss Iliff willed the house to the Iliff School of Theology, who sold it to its present owners, Randell School, thus ending 75 years occupancy of a great house by a family whose pioneering spirit helped mold our communities of today. The house stands today, as it stood in the past, alone on the block, a monument to the visionaries of the past.

In Historic Denver, The Architects and the Architecture, 1858-1893, Richard Brettell cites Frank E. Edbrooke as the architect of Fitzroy Place. Brettel states that, "There were three major architects in nineteenth century Denver: Frank E.

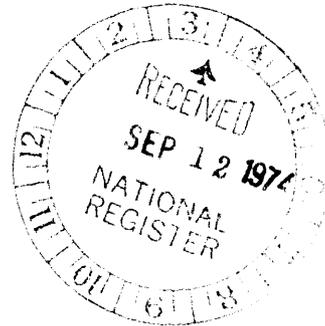
NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Colorado	
COUNTY Denver	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries) 8. Significance (Continuation Sheet #2)

Edbrooke, William Lang, and Robert Roeschlaub....These three architects stand without question as the strongest architects of the city during their lives - architects whose works were constantly mimicked, copied and challenged by their lesser contemporaries." Certainly, the substantial character and overall integrity and unity of University Park can be attributed to the works of Edbrooke and Roeschlaub which remain the focal structures of the area.



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

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



Continuation sheet

Item number

Page

Addendum--Fitzroy Place

This is to amend the original nomination for the Fitzroy Place, 2160 South Cook Street, Denver. The nomination incorrectly cites the architect of the building as Frank E. Edbrooke. The source for this information is Richard Brettell's Historic Denver, The Architects and the Architecture, 1858-93. Brettell apparently made this association solely on the basis of the architectural styling of the building which resembles Edbrooke's work. Documentation has since been discovered which indicates that the house was actually designed by the Albany, New York firm of Fuller and Wheeler. Among this documentation is the original plan of the carriage house signed by Fuller and Wheeler (photocopy enclosed). As the carriage house was designed in the same style and finish as the main house, and erected during the same year (1892), it would appear that the house was also the work of this firm. In addition, receipts made out to Fuller and Wheeler for the building are among the Warrens' documents at the Illif School of Theology.

According to Mrs. Alberta Shattuck, granddaughter of Bishop Warren, Warren preferred an Eastern architect with a more sophisticated and progressive architectural taste. The choice seems appropriate in view of the fact that Warren was a collector of art objects from all over the world and his home served as the show place of University Park.