

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**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 Stonemen's Row Historic District
AND/OR COMMON Same

LOCATION

STREET & NUMBER South side 28th Ave. between Umatilla and Vallejo Streets n/a
CITY, TOWN Denver n/a VICINITY OF NOT FOR PUBLICATION
STATE Colorado CODE 08 COUNTY Denver CODE 031

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input checked="" type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input checked="" type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME Multiple ownership--see attached sheet
STREET & NUMBER

CITY, TOWN n/a VICINITY OF STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Denver Clerk and Recorder's Office, City and County Building
STREET & NUMBER 1437 Bannock Street - Room 200
CITY, TOWN Denver STATE Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE West 28th Avenue Historic District
DATE May 20th, 1979 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Denver Landmarks Preservation Commission
CITY, TOWN Denver STATE Colorado

7 DESCRIPTION

CONDITION

CHECK ONE

CHECK ONE

EXCELLENT

DETERIORATED

UNALTERED

ORIGINAL SITE

GOOD

RUINS

ALTERED

MOVED DATE _____

FAIR

UNEXPOSED

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Stonemen's Row consists of eight adjacent structures located on the south side of West 28th Avenue between Umatilla and Vallejo streets. The District is sited on the bluff overlooking Denver's Platte River Valley and downtown, in the area historically known as North Denver. The eight buildings which comprise the District are all two-story, flat-roofed structures with decorative stonework on their facades, and are examples of the Romanesque Revival style. Each was originally built as a duplex in the early 1890's. All were originally owned and built by stoneworkers, known historically as stonemen, or by close relatives of stoneworkers.

The construction in recent years of the Valley Highway (Interstate 25) and the Speer Boulevard cloverleaf has destroyed all traces of the historic neighborhood to the south of Stonemen's Row. With commercial development encroaching on the area from the west, and the Valley Highway to the south and east, Stonemen's Row stands as the southern-most anchor for what remains of this part of Historic North Denver.

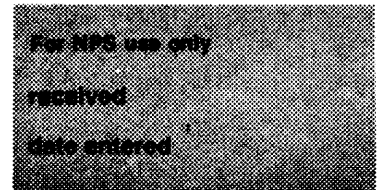
Stonemen's Row is unique and stands out in the neighborhood as a grouping of structures which, though not all built by the same owner or developer, are unusually consistent in style, size, massing, and the use of materials and decorative elements. In an area consisting predominantly of structures with complex gables or hipped roofs built in the Queen Anne, Classic Cottage or Bungalow styles, the District's Romanesque style, flat roofs and massive, yet decorative, two-story facades provide a character which is very different from the opposite side of 28th Avenue and the surrounding neighborhood.

In addition to these obvious similarities, Stonemen's Row reveals even more consistencies upon closer inspection. All eight structures have at least two, and in some cases, three walls constructed of a soft, red brick on stone foundations. Decorative stone work and Romanesque stylistic elements are restricted to street facades. With the exception of building 8, all of these facades are constructed of stone masonry. While the two facades of building 8 are built predominantly of red brick, it does have red sandstone ornamentation and sill and lintel courses. Such decorative sill and lintel courses are a feature found in all of the buildings with the exceptions of numbers 2 and 3. If we exclude these two structures, which are an adjacent matching pair, the remaining six buildings (numbers 1 and 4 through 8) show additional similarities. All six have a one-story entry porch protruding from the left side of the facade, and a two-story wood porch covering all or most of the rear of the building. All six have front facades set back from the street.

In addition to the two identical structures mentioned above (buildings 2 and 3), buildings 6 and 7 were also originally constructed as an adjacent, matching pair. Although building 6 has suffered some unfortunate remodellings in recent years, the two structures' similarities are still readily apparent. It is also interesting to note that the two structures built on the opposite corners of this block (building 1 and 8) are identical in overall design while they are constructed of differing materials.

**United States Department of the Interior
National Park Service**

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



Continuation sheet Stonemen's Row
Historic District

Item number 7

Page 2

There are some additional similarities which help to give this block its unique architectural unity and harmony. Six of the structures (buildings 4 and 5 being excluded) have as a central facade element a triangular pediment extending above the straight line of the parapet. These pediments are purely ornamental and are not the gable ends of pitched roofs. Buildings 4 through 7 have facades constructed of quarry-faced stone; buildings 1 through 3 use a dressed-faced ashlar. Buildings 1 through 5 are built entirely of red sandstone; buildings 6 and 7 are constructed of rhyolite with red sandstone trim; and building 8 is made of brick with red sandstone trim. While all the buildings in Stonemen's Row share obvious stylistic characteristics, and have similar embellishments, there is one interesting decorative feature found as a prominent element on the facades of all eight - that is, a semi-circular arch surrounding ornamental stone tracery, or in the case of building 8, open brickwork.

With the exception of building 6, the structures in Stonemen's Row have undergone remarkably few alterations since their construction over 90 years ago. Although building 6 has been extensively, and unsympathetically, altered, it is felt that it retains enough of its original features to be considered to contribute to the character of the district. Most of its original stonework on the facade is still intact, and with its twin next door in excellent condition, a complete and accurate restoration of the facade would not be difficult. The only structures in the District which are considered non-contributing are two small garages, one of which is located between buildings 2 and 3, the other adjacent to the rear of building 2.

The following paragraphs provide some additional descriptive information on the eight buildings which comprise Stonemen's Row Historic District:

CONTRIBUTING STRUCTURES (listed by building number):

1. 2753/2755 Umatilla Street

Built in 1893, this is the only building in the district whose side elevation rather than main facade faces West 28th Avenue. It is constructed of brick on two sides and red sandstone, laid in coursed, dressed-faced ashlar, on the facades facing Umatilla Street and West 28th Avenue. There is a stone retaining wall along the property line on Umatilla Street which curves around the corner of 28th Avenue to eventually meet grade. This structure has been recently restored by its current owner, and despite the loss of some architectural details due to the natural deterioration of the soft sandstone, is in an excellent state of preservation.

2. 2112/2114 West 28th Avenue

Built in 1893, this structure and its twin next door are the only structures in the district not set back from the sidewalks. It is constructed of brick on a quarry-faced stone foundation on three sides. The facade is built of red sandstone laid in coursed, dressed-faced ashlar. In the simplicity of massing, smooth finished surfaces and relative lack of ornamental detail, it is similar to building 1, next door. Both structures share the central pediments discussed earlier. This structure has been painted grey and has lost some of the parapet detailing still evident on its twin next door.

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National Park Service**

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

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Continuation sheet Stonemen's Row Item number 7 Page 3
Historic District

3. 2118/2120 West 28th Avenue

This structure is identical to building 2 with the exception that the entrances are closer to grade and do not require the use of entry stairs. This apparent difference actually stresses their similarities since its purpose was to keep the two structures on the same horizontal plane. This structure has been painted green and has had its brick side walls stuccoed. Buildings 2 and 3 are separated by a small, non-contributing garage.

4. 2122 West 28th Avenue

Built in 1891, this is probably the most handsomely detailed of the structures in Stonemen's Row. Although it was originally built as a duplex, it has been converted into a single family residence in recent years. Its three brick sides are built on a stone foundation, with the facade being constructed of coursed, quarry-faced red sandstone ashlar. Although the soft red sandstone has suffered natural deterioration and recent sandblasting, the beautifully detailed stone work and fine craftsmanship is still quite evident. It is the only structure in the district with a bay window.

5. 2128 West 28th Avenue

Also built in 1891, this structure shares some of building 4's unique characteristics. Like its neighbor, it shows fine carved stone detailing and attention to craftsmanship. It, too, has been converted from a duplex to a single family residence. The semicircular arch motif described earlier has here been incorporated into a Palladian window. It is built of rock-faced red sandstone painted light grey with sill and lintel courses painted a contrasting red. It is the only structure in the district constructed of random, rather than, coursed ashlar.

6. 2132/2134 West 28th Avenue

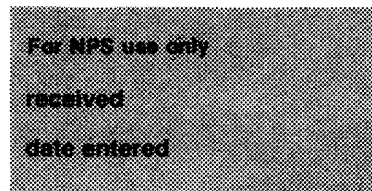
This structure and its twin next door (building 7) were both built in 1892 of coursed, quarry-faced rhyolite with dressed red sandstone sill and lintel courses and other trim. Building 6 is the only structure in the district to have been substantially altered. Fortunately, building 7 shows very clearly what must have been the original appearance of this structure. All original double hung windows have been removed, being replaced by wide, metal casement windows. An enclosed room constructed of yellow brick with sliding aluminum windows has been added above the open porch. The sandstone trim has been painted light grey.

7. 2136/2138 West 28th Avenue

This structure stands as a model showing the original appearance of building 6. While it has been generally well preserved, it shows some natural deterioration of the red sandstone, especially in the loss of detailing of the porch column capitals.

**United States Department of the Interior
National Park Service**

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



Continuation sheet Stonemen's Row Item number 7 Page 4
Historic District

8. 2140/2142 West 28th Avenue

This 1892 structure is the only building in the district with facades constructed primarily of brick. Although built of a differing material, it is virtually identical to building 1, the District's other corner-lot structure with two finished facades. While some of the detailing, such as the use of swag panels, is typical of that used to embellish brick structures, other ornamentation is of finely carved red sandstone, very similar to the work on building 1. Although still officially a duplex, this structure is currently in the process of being converted into a single family residence.

LIST OF OWNERS:

<u>Building Number</u>	<u>Address</u>	<u>Owner</u>
1	2753/2755 Umatilla Street	Larry E. Wright 84 Emerson Denver, Colorado 80209
2	2112/2114 West 28th Avenue	I. Kay Wells 3059 South Cherokee Street Denver, Colorado 80223
3	2118/2120 West 28th Avenue	Elizabeth P. Wirick 4550 51st Street Greeley, Colorado 80631
4	2122 West 28th Avenue	Magdalena and Jose Aguayo 2122 West 28th Avenue Denver, Colorado 80211
5	2128 West 28th Avenue	Lanny D. Garland 2128 West 28th Avenue Denver, Colorado 80211
6	2132/2134 West 28th Avenue	Helena Gornicki 2132 West 28th Avenue Denver, Colorado 80211
7	2136/2138 West 28th Avenue	Edward R. and Elisabeth P. Wirick 4550 51st Street Greeley, Colorado 80631
8	2140/2142 West 28th Avenue	Kenneth Turner, Jr. 350 Brentwood Lakewood, Colorado 80226

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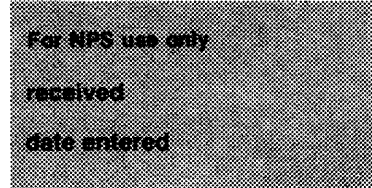
**National Register of Historic Places
Inventory—Nomination Form**

Stonemen's Row
Historic District

Continuation sheet

Item number 7

Page 5



NON-CONTRIBUTING STRUCTURES:

The only non-contributing structures in the District are the two garages shown on the map. The garage between buildings 2 and 3 is divided between the two owners of those buildings, with the property line bisecting the structure. The other garage is owned entirely by the owner of building 1.

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 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 1891 - 1893 BUILDER/ARCHITECT See continuation sheet.

STATEMENT OF SIGNIFICANCE

The eight adjacent structures which comprise Stonemen's Row form a small, but unusually harmonious, historic district which is unique in the Denver area. All built between 1891 and 1893, these structures are clearly significant for their quality of design, use of materials, and fine workmanship. However, what makes the District of special interest is that these buildings were not only constructed by stoneworkers, known historically as stonemen, but that they were also owned by stonemen or close relatives of stonemen. The fact that all eight duplexes were built as rental units for what were obviously investment purposes, demonstrates the economic level to which Denver's stonemen had risen by the early 1890's.

The unity and harmony of the south side of West 28th Avenue has long been recognized by Denverites. These eight buildings stand out not only in their neighborhood, but in all of Denver. While each structure is well constructed and finely crafted, it is perhaps the overall unity of design and workmanship which makes this block so unique. There is a natural, organic progression in design which can be traced from building to building. And yet, while the similarities detailed in Section 7 are readily observable, there is also a variety which makes it apparent that all eight structures were not built and designed by the same hand. The result is that there is harmony without homogeneity, and design continuity without monotony.

Architecturally, these buildings are in many ways representative of the type of construction going on in Denver in the early 1890's. However, their facades have more in common with some of the larger building projects of the time than with other small residential structures of the period. With less than 900 square feet per unit, these are, in fact, relatively small apartments. Their facades, with the heaviness and weight characteristic of the Romanesque Revival, make these structures seem grander than they are. The simple and undistinguished interiors of these duplexes are a much better indication of their originally intended use than are their exteriors. However, it is their facades which make them noteworthy, and it is their facades which stand as monuments to the stonemen who owned and built these structures.

The history of architecture in Denver, as in most other areas, has been written with great emphasis on architects and stylistic developments, but with little or no mention of the craftsmen and builders who actually constructed Denver's great edifices. The names of the builders are perhaps mentioned in the literature, but there has never been a systematic attempt to document any of their lives or to trace the development of their craft from building to building. Since contemporary accounts also tended to emphasize the work of architects, rather than builders, there is a dearth of information on builders, laborers, and craftsmen. This is due in large part to the fact that laborers, even highly skilled craftsmen, generally found it difficult to obtain either the social or economic stature of architects. However, with Denver's phenomenal

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Brettell, Richard R. Historic Denver, The Architects and the Architecture, 1858-1893.
 Denver, Historic Denver, Inc., 1983

Denver Building Permits. 1891-1893. Western History Dept., Denver Public Library

Denver City Directory. 1870-1935 (continued)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.65 acre

QUADRANGLE NAME Arvada

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 13 498980 4400590

B

 ZONE EASTING NORTHING

 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Beginning at the northeast corner of West 28th Avenue and Umatilla Street proceed west along the south curb of West 28th (continued)

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

STATE	CODE	COUNTY	CODE
N/A		N/A	
STATE	CODE	COUNTY	CODE
N/A		N/A	

11 FORM PREPARED BY

NAME / TITLE

Lane Ittelson, Neighborhood Specialist

ORGANIZATION

Historic Denver, Inc.

DATE

August 29, 1983

STREET & NUMBER

Denver Union Station - Suite 200

TELEPHONE

(303) 534-1858

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 XX

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

Barbara Sudley

TITLE State Historic Preservation Officer

DATE 12/7/83

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Alton Byer
 KEEPER OF THE NATIONAL REGISTER

Entered in the
 National Register

DATE

1/5/84

ATTEST:

DATE

CHIEF OF REGISTRATION

**United States Department of the Interior
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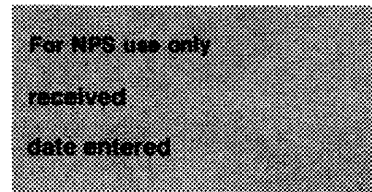
**National Register of Historic Places
Inventory—Nomination Form**

Stonemen's Row

Continuation sheet Denver County, Colorado

Item number 8

Page 1



Builder/Architect

<u>Building Number</u>	<u>Architect</u>	<u>Builder</u>
1	Balcombe and Rice	Robert Russell
2	Balcombe and Rice	Van Nordstrom
3	Balcombe and Rice	Van Nordstrom
4	Baerrensen Brothers	Simon Rabjohns
5	J. H. Barnes	Simon Rabjohns
6	Unknown	Simon Rabjohns
7	Unknown	Simon Rabjohns
8	Balcombe and Rice	Simon Rabjohns

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National Park ServiceNational Register of Historic Places
Inventory—Nomination FormFor NPS use only
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Continuation sheet Stonemen's Row
 Historic District Item number 8 Page 2

building boom of the late 1880's, this situation was beginning to change, at least for some of those individuals working in the stone industry.

Men working as stone cutters, stone masons, and stone contractors, those working in the stone quarries, in short, all those men collectively referred to in the late 19th century as "stonemen," were finding out that shaping, crafting and building in stone can become a very lucrative business. Stonemen were quickly learning that hardrock mining was not the only way in which the geology of Colorado could be made to yield wealth. The stakes were perhaps not as high, but, then, neither were the risks. A competent stoneman in Denver in the late 1880's was assured a good income. He was in great demand. Denver was booming, buildings were being erected in record numbers, and the preferred building material was stone.

By the mid 1880's stone had begun to replace brick as the building material most favored by architects and their clients. The reasons for its popularity are various. It was readily available from local stone quarries. It lent itself more readily to fine detailing and ornamental elaboration than did brick. It was a more expensive material and, therefore, conferred a higher status to those structures built of stone. But, perhaps most important, as Brettell speculates, was the visual solidity and strength of stone and what may well have been an attempt by architects and their clients to produce man-made recreations of the Rocky Mountains and visible symbols of man's mastery of those mountains. It seems likely that this is not mere speculation when one considers the number of wealthy clients in Denver who risked and made their fortunes in mining those mountains for gold and silver. Whatever the reason, by 1890 the majority of Denver's finest buildings were being constructed of stone. Whether we look at Denver's Richardsonian Romanesque commercial structures, such as Frank E. Edbrooke's Masonic Temple (1889) and Brown Hotel (1890-92), or at William Lang's highly individualistic interpretation of the Queen Ann as exemplified by the Bailey House (1889) and the Molly Brown House (1889), we find that stone is being commonly used.

Along with the increasing popularity of stone came the economic and political rise of Denver's stonemen. The buildings of Stonemen's Row stand as physical evidence of the increasing wealth of these men. Only one of the stonemen who owned these rental units was ever known to have lived there. These duplexes were built as investments and for the production of supplemental income, clearly demonstrating that these stonemen were able to rise above the economic position common to most laborers and even skilled craftsmen in the 19th century. By 1890 stonemen had not only gained in economic stature, but were becoming an increasingly important political force in Denver. The March 29th, 1890, issue of the Denver Republican devotes eight full columns on pages 1 and 2 to a local convention attended by over 100 stonemen. While its author was obviously biased against the stonemen, the article's reference to their increasing power in Denver and its allegations of their undue influence on City contracts and even ordinances, is a clear indication of the importance of Denver's stonemen.

Although the stonemen as a group were gaining in power, most individual stonemen continued to live in relative obscurity. While this was generally the case with the original owners and builders of Stonemen's Row, one very well known stoneman, William Toohey, stands out as the probable connecting link between all those individuals responsible for the District's construction, and as the possible

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National Park Service**

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

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received

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Continuation sheet Stonemen's Row
Historic District Item number 8 Page 3

catalyst for the erection of all eight buildings. While William Toohey does not appear in the records as either the owner or builder of any of the structures in the District, his daughter, Mary Toohey, is listed in both the original building permits and water tap permits as the owner of the first two structures built in the District—buildings 4 and 5. Both were constructed in 1891 on John Street (now 28th Avenue) with the builder being listed as Simon Rabjohns. The architect for building number 5 was J.H. Barnes; building number 4 was designed by the Baerrensen Brothers. The construction cost for the two buildings was \$15,300.

Unfortunately, very little is known about Mary Toohey. Her name first appears in the Denver City Directory in 1891 when she is listed as an operator working for the Colorado Telephone Co., living at 726 Clear Creek Avenue. Over the next decade she continued working as a telephone operator while living at several different addresses in Northwest Denver, none of which were in Stonemen's Row. While it is impossible to establish conclusively whether Mary was the daughter of William or John Toohey, (John, also a stoneman, was William's brother) the records appear to indicate that she was William's daughter. In either case, it is highly unlikely that a young, single woman living on her own for the first time would have had the financial resources to construct two buildings at a cost of over \$15,000. It is, therefore, almost certain that the first two structures in the District were built for his daughter by William Toohey, one of the best known and most well respected stonemen of his day.

When construction began in Stonemen's Row, William Toohey had been in Colorado for over 20 years, making him one of the State's pioneers. Born in England in 1847, William Toohey came to Colorado in 1870 and moved to Denver in 1874. Early in his career as a stoneman, he gained fame for having built the stone signal station and shelter at the summit of Pike's Peak in 1874 for the U.S. Signal Corps. The hardships and deprivations suffered by Toohey and his crew during the difficult construction made him almost legendary among stonemen. He is known to have either built or serviced the contract for over a score of famous stone buildings in Denver including the Toohey Hotel on East 20th Avenue, the Boston Building, and the original Denver Union Station. By 1880, at the age of 33, he was the Director of the YMCA, chief engineer of the Denver City Irrigation and Water Company, and generally well respected, both as a stoneman and as a valued member of the Denver community. He died at St. Luke's Hospital in 1938 at the age of ninety-one.

William Toohey undoubtedly would have chosen a friend and colleague to be the builder of the two buildings being constructed for his daughter. Although little is known about the builder, Simon Rabjohns, it may be assumed from the quality of construction in buildings 4 and 5 and his connection with Toohey, that he was a skilled stoneman. In the middle of 1892, Simon Rabjohns took out the building and water tap permits for building 8. He is listed as both the owner and builder; the architect is listed as the firm of Balcombe and Rice. Two months earlier, Rabjohns had applied for a water tap permit for buildings 6 and 7. Since no building permit exists for these two structures, the architect is unknown. However, it appears that Simon Rabjohns was both the owner and builder of buildings 6 and 7 as well as building 8.

**United States Department of the Interior
National Park Service**

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

Stonemen's Row Historic District

Continuation sheet

Item number 8

Page 4

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received
date entered

Rabjohns was certainly an accomplished stoneman by 1891, and, since building 8 is constructed primarily of brick, apparently a competent brick layer as well. His name first appears in the Denver City Directory in 1893, when he is listed as working in "real estate" and living at 1808 Lawrence. Strangely, the name Simon Rabjohns does not appear in the 1894 City Directory, but a John Rabjohns is listed as a stone mason living at 212 John Street (one of the units in building 7). Since there is no other record of a John Rabjohns living in Denver at any other time, it is likely that the name was printed incorrectly in the 1894 Directory. Simon's name reappears in 1895 when he is listed as a brick layer, in '96 as a coal dealer and in '97 as a carpenter. Clearly, his brief career as a speculator in real estate did not survive the silver crash of 1893 and the subsequent collapse of the building industry.

The other stoneman involved in the construction of Stoneman's Row was Robert Russell. From the time his name first appears in the City Directory, he is listed as a stone contractor. By 1892, Russell was living in Mary Toohey's building at 222 John Street (one of the units in building 4). At the end of that year and early in 1893, he applied for the building and water tap permits for buildings 1, 2, and 3. While Russell was listed as the owner of all three structures, he was the builder for only building 1; a man by the name of Van Nordstrom was the builder of buildings 2 and 3. The architect for all three structures was again the firm of Balcombe and Rice. Russell moved into building 1 after it was completed in 1893.

The interrelationships between all the people associated with the construction of Stoneman's Row are certainly intriguing: Rabjohns built two structures for Mary, or more probably, for William Toohey and subsequently built three of his own on the lots to the west of Toohey's; Russell moved into one of Toohey's buildings and then proceeded to construct three structures to the east of Toohey; Balcombe and Rice designed Russell's three duplexes, one of which was identical to the brick building erected by Rabjohns. While it is impossible to determine the exact nature of their relationships, it is certain that they were all close friends and associates. They were undoubtedly brought together by their common bond as stonemen.

It is interesting to note that at least six, and in all probability all eight, structures in Stonemen's Row were architect-designed. At a time when many owner/builders in Denver chose not to utilize the services of an architect, these stonemen understood the benefits of working with an architect. Firms such as the Baerrenson Brothers and Balcombe and Rice were very active in Denver at the time designing major downtown commercial structures as well as some of Capitol Hill's finest residences. Stonemen such as Toohey, Russell, and Rabjohns must have developed a close relationship with these architects when working on some of Denver's more noted landmarks, and selected these same men to design their own, more modest buildings.

The rest of the history of Stonemen's Row remains as a footnote to the work done by the stonemen. Russell soon moved out of the apartment he was occupying in building 1, and by the turn of the century Stonemen's Row was entirely in the hands of new owners, and entirely tenant-occupied. It remained mostly tenant-occupied until relatively recently. It was occupied by an unusually large number of railroad workers in the first quarter of this century. Since that time, the residents' occupations have been more mixed. Three of the eight structures are now owner-occupied, and judging by the rehab work currently underway on building 8, the trend is continuing.

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Stonemen's Row Historic District
Continuation sheet

Item number 9

Page 2

Denver Householder Directory. 1926-1935.

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**United States Department of the Interior
National Park Service**

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Stonemen's Row

Continuation sheet Historic District

Item number 10

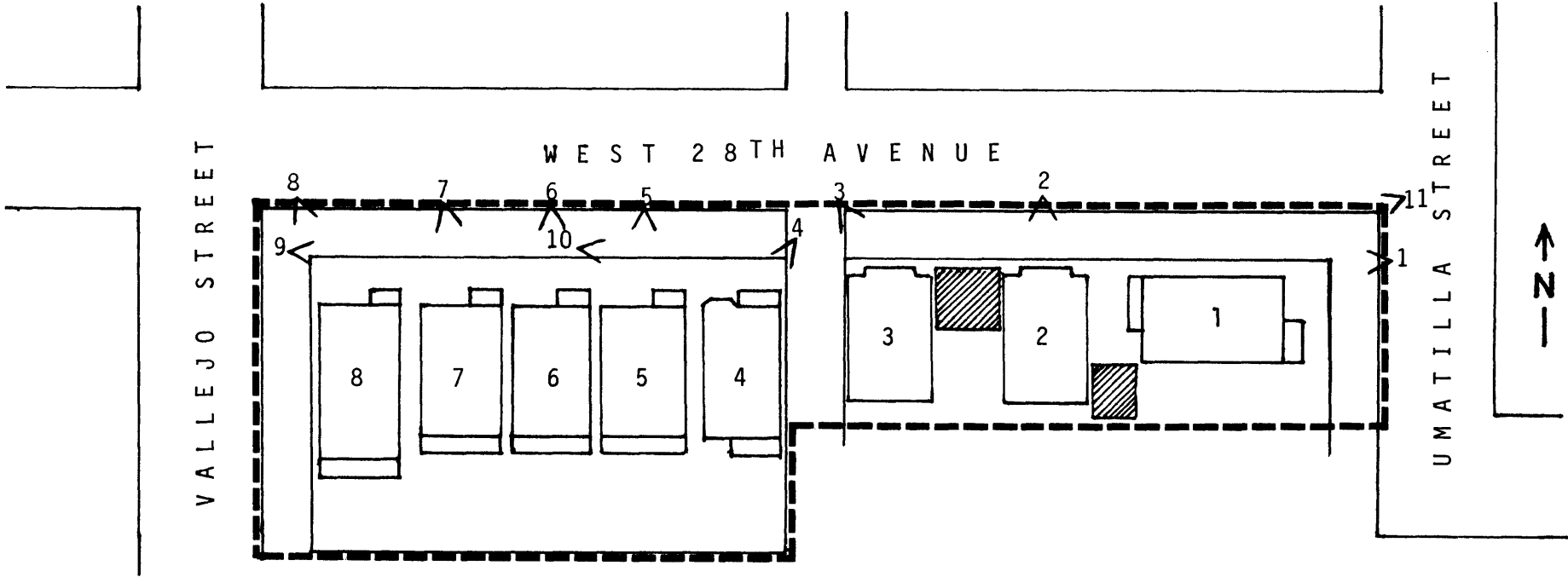
Page 2

Avenue for approximately 340 feet to the intersection with Vallejo Street; proceed south along the east curb of Vallejo Street for approximately 105 feet to the rear property line; proceed east along the property line for approximately 160 feet to the alley; proceed north along the west side of the alley for approximately 40 feet to a point even with the north side of the garage east of the alley; proceed east along the north side of the garage and along the south property line of building 1 for approximately 180 feet to Umatilla Street; proceed north along the west curb of Umatilla Street for approximately 65 feet to the starting point.

Justification: Includes the buildings themselves along with sidewalk frontages, and jogs to the north at the rear of building 3 to avoid a non-contributing garage.

STONEMEN'S ROW HISTORIC DISTRICT

DENVER, COLORADO



scale: 1"=50' (approx.)

- numbered buildings are contributing
- cross-hatched structures are non-contributing
- dashed line indicates District boundary
- photos are numbered with view indicated by <