

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

**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 Judge Peter L. Palmer House

and/or common N/A

**2. Location**

street & number 1250 Ogden Street N/A not for publication

city, town Denver N/A vicinity of congressional district 1

state Colorado code 08 county Denver code 031

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>N/A</u> 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:

**4. Owner of Property**

name Roger Roszell

street & number 1250 Ogden Street

city, town Denver N/A vicinity of state Colorado

**5. Location of Legal Description**

courthouse, registry of deeds, etc. City Clerk's Office

street & number Denver City and County Building

city, town Denver 80202 state Colorado

**6. Representation in Existing Surveys**

title Historic Sites Inventory of Colorado has this property been determined eligible?  yes  no

date 1982  federal  state  county  local

depository for survey records Colorado Preservation Office

city, town Denver state Colorado

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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

Facing west, the Judge Peter L. Palmer House stands on lot 5 and the south half of lot 4, block 4, of the Central Capitol Hill Subdivision. It and its well-appointed front and rear yards contrast with the other, more recently built structures on the block, which include two high-rise apartment towers, a telephone company switching station of contemporary design, and several early twentieth century residences. A single-family dwelling until about five years ago, its three residential units are camouflaged by an exterior substantially unchanged from the late nineteenth century: one residential unit comprises the original, ornamental entry area and front and rear parlors of the first floor and basement; a second residential unit encompasses the area once occupied by the bedrooms; a third unit is in the rear third of the second floor and the entire attic. The only change to the exterior is a one-story, narrow kitchen addition appended onto the rear of the house. Its color, window design, simple shed roof, and massing present an addition entirely compatible with the historic house. A carriage house once stood at the southeast corner of the lot, immediately off the alley. Its north and west red sandstone foundation walls still remain to mark the location of structure.

With its high attic and the narrow dimensions of its width, the Judge Peter L. Palmer House maintains rather vertical proportions when viewed frontally and a general restrained and planar quality. In plan, it is rectangular in shape and much longer from front to rear than in its width. Its front (west) facade is split into two vertical planes, which extend the full two-and-a-half-story height. The northern half of the front facade is recessed from its southern half to accommodate a small porch of original construction through which entry is made to the house. The south half of the front facade is pulled forward, even with the porch, and sits beneath the gable end of its attic level.

The front facade of the house reads as distinct first, second, and attic floors. The first floor sits on a foundation of red sandstone blocks and consists of the porch and a large, prominent, slightly arched window made up of a central, fixed window surrounded by smaller transom and side lights. The second floor of the front facade is composed of a second, prominent window located directly above its first-floor counterpart and, above the first-floor porch, a small, arched window with leaded mutins. Finally, the attic level contains architectural motifs, with vergeboards and a consoled attic window.

The eclectic, Queen Anne-styled decorative motifs that the house displays contrasts with the austerity of its exterior surface. The gable ends of both the porch and attic, painted white to contrast with the red brick exterior surface, present the appearance of Colonial Revival-derived pediments. The porch has a gable roof, with

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

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

For HCERS use only

received

date entered

Continuation sheet Judge Peter L. Palmer House  
Denver County Item number 7

Page 2

its gable end appearing as a temple front or pediment. It has turned wooden posts and a cornice with fluid, floral designs in relief, a dentil molding, and a floral panel in its pediment spandrel. The gable end of the south half of the attic also appears as a pediment or temple front. The gable is encompassed by an entablature with plain cornice and fillet and dentil moldings. In the spandrel area between the gable and its dormer window is decorative imbrication so typical of the Queen Anne architectural style. The double dormer window of the gable end of the attic also extends into the roof to form the gable end or pediment. The dormer consists of double windows each divided into six panes in the fashion of transom and side lights. Brackets support the roof of the dormer and a turned, oriel-shaped sill extends beyond its double window in the manner of a balcony. Other evidence of the Queen Anne architectural style can be found in the decorative touches of the window lintels: the fluid floral elements of the first floor window, the porch pediment, and the cornices of the porch and the attic pediment. These features have been accentuated by the use of polychrome in primary and secondary hues.

Much of the interior division of spaces and interior decorative elements of the Judge Peter L. Palmer House are still intact from their late nineteenth century era of construction. It seems that the front (west) half of the first and second floors exhibit the most architectural integrity, as the few, recent changes have been made in the rear portion of the structure. The entry, front and rear parlors, and sitting room of the first floor are intact. Similarly, the front half of the second floor seems to have retained much of the original division of spaces and decorative moldings. The first floor is divided into an entry area, connecting front and back parlors, sitting (music) room, master bedroom, bathroom, and kitchen wing. The main entrance to the house is through oak, double doors with etched glass panels and arched, leaded glass transom windows of gold and sky blue tones and floral motifs. In the entryway is an interesting staircase and leaded glass window. The staircase to the second floor is also of oak, with both turned and lattice balusters, indicative of Renaissance Revival and Eastlake decorative influences. The cap of the newel post is a hybrid of a Neoclassically derived, incised rosette pattern on a solid oak block, topped by a handsome, turned and faceted bulbous element. Above the stairs on the north wall of the house and midway to the second floor is a leaded glass, double-hung window. It displays a border of pink, green, and gold squares around a central panel of brownish hue with a white, abstracted floral design. The two parlors are joined with sliding doors recessed into the wall between them. The front parlor displays a prominent front window with three leaded-glass transom

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

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

Judge Peter L. Palmer House

Continuation sheet Denver County

Item number 7

Page 3

For HCERS use only

received

date entered

panels of tinted and marbelized glass. The window surroundings in the room are of fillet moldings with eared connecting corners. Similarly, the base moldings are of composite-curved moldings, while the door surrounds are of fillet moldings. The fireplace consists of a mirrored overmantel, mantel fixture, and cast-iron ornamental fireplace grate. The oak mantel shows decorative influences of the French Second Empire and later Art Nouveau styles by the use of curved brackets and columns. Floral ceramic tiles in solid olive green tint surround the fireplace opening and have been applied on the hearth.

The back parlor retains its base composite-curved base molding, wainscoting and molded chair rail, and ceiling molding, as does the sitting (music) room located on the north side of the first floor.

# 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 checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

<b>Specific dates</b>	Bldg construction: 1889-90; History: 1892-1922	<b>Builder/Architect</b>	Unknown
-----------------------	--	--------------------------	---------

**Statement of Significance (in one paragraph)**

The Judge Peter L. Palmer House is significant for its association with a person important in the social and political history of Denver and the State of Colorado. Peter L. Palmer's activities and decisions as the Denver justice-of-the-peace, Federal Court judge, and leader of the Republican Party in Denver contributed much to the progress of the reform and temperance movements in the city and state, the success of the Republican Party in Colorado, and the passage of important pieces of municipal and state legislation. Palmer served two terms as the Arapahoe County justice-of-the-peace beginning in 1888, was elected chairman of the Republican County Central Committee in October 1893, and was appointed by Presidents Grover Cleveland and William McKinley as the United States District Court judge for Denver in 1894 and 1900. As the Federal Judge, Palmer's decisions in the "Chesapeake Incident" and related contempt cases against certain influential Denver religious leaders of 1901 fueled the momentum and politization of the Temperance and Reform movements in the State. It ultimately led to the passage of two important pieces of legislation: the Twentieth Amendment to the state constitution, which provided for "home rule" to the city of Denver and divided the politics of the city from those of the state legislature; and the liquor prohibition amendment to the state constitution of 1914. Finally, the Judge Peter L. Palmer House is significant in the settlement of Denver, as an early residence in the Capitol Hill neighborhood of Denver. Furthermore, the Judge Peter L. Palmer House is a good example of the late nineteenth century Queen Anne architectural style and is in an excellent state of preservation.

# 9. Major Bibliographical References

See Continuation Sheet, Page 10, and 11

# 10. Geographical Data

Acreage of nominated property .015

Quadrangle name Englewood, Colorado

Quadrangle scale 1:24000

### UMT References

A	<u>13</u>	<u>502190</u>	<u>4398220</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
	Zone	Easting	Northing

D			
	Zone	Easting	Northing

E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

### Verbal boundary description and justification

Lot 5 and south half of lot 4, block 4, Capitol Hill Subdivision. Extent of legal property of Judge Peter L. Palmer.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
<u>N/A</u>			

state	code	county	code

# 11. Form Prepared By

name/title Marjorie I. Ingle, Private Historic Preservation Consultant

organization \_\_\_\_\_ date October 15, 1981

street & number 2930 York Street telephone O: 303-234-4946; H: 303-534-2848

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 Heritage Conservation and Recreation Service.

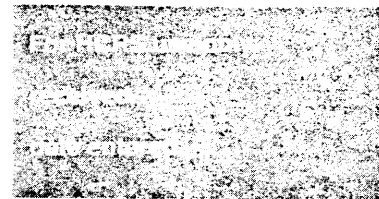
State Historic Preservation Officer signature Arthur C. Zimmerman 9.10.82

title \_\_\_\_\_ date \_\_\_\_\_

For HCERS use only	
I hereby certify that this property is included in the National Register	
<u>John D. Adams</u> Keeper of the National Register	Entered in 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**



Judge Peter L. Palmer House

Continuation sheet Denver County

Item number 8

Page 2

Peter Palmer was born in Belleville, Ontario, Canada, in 1851. He attended public schools in Belleville and graduated from Albert University with a Bachelor of Arts degree in mathematics and metaphysics in 1873. After his university graduation, Palmer studied law in the office of the Honorable George D. Dickson, then the Queen's Counsel. Admitted to the Canadian Bar Association in 1876, Palmer then entered law practice with Mr. Dickson. During the following year, Palmer married Anna Osborn of Belleville. Due to Palmer's sufferings with asthma, Palmer and his bride moved to Denver in 1881. During the first four years in Denver, Palmer entered into law practice with attorney Joseph Horner, and, thereafter, began his own private practice. During December 1888, Palmer was appointed justice-of-the-peace for Arapahoe County, succeeding Joseph S. Dormer in that position. He was reappointed for a full term of service the following year. It was during his years as justice-of-the-peace on September 1, 1892, that Palmer purchased the home from real estate entrepreneur John Reichart.<sup>1</sup> Palmer's public service continued with his appointment by President Grover Cleveland as United States District Court Judge in November of 1894. In 1900, he was reappointed to a second six-year term by President William McKinley. In 1901, Judge Palmer became embroiled in the much-celebrated "Chesapeake Case," and was accused of graft and collusion by the religious leaders of Denver. One of the leading citizens of Colorado, Judge Palmer, with Mrs. Palmer, regularly attended social gatherings with the elite of Denver and Colorado.<sup>2</sup> In September of 1906, they joined Senator and Mrs. Teller, Governor and Mrs. Jessie McDonald, Mayor and Mrs. Robert Speer, and 100 other guests at a lawn party honoring Vice President and Mrs. Fairbanks at Wolhurst, the estate of Thomas Walsh of the famed Camp Bird mine near Ouray.<sup>3</sup> On June 24, 1908, Judge Palmer's daughter, Alice, celebrated her marriage to successful businessman Clifford James of Kansas City with a gathering of prominent Denver friends and relatives at the Palmer home.<sup>4</sup> After his service as District Court Judge was over, Judge Palmer continued his active and well-respected private legal practice, with such cases as the assault case against the former Denver Police Chief Michael Delaney in June 1908.<sup>5</sup> Late in the evening of August 4, 1922, Judge Palmer died of a heart attack in his home.<sup>6</sup> His widow, Anna, continued living in the house until her death in 1944.<sup>7</sup>

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

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

Judge Peter L. Palmer House

Continuation sheet Denver County

Item number 8

Page 3

It was because of his involvement in the "Chesapeake incident" and related contempt cases against the religious leaders of Denver that Judge Palmer made an outstanding contribution to the social and political history of Denver and the State of Colorado. The famed "Chesapeake incident" began when, on May 25, 1901, the proprietors of the Chesapeake Oyster and Fish Company filed a bill of complaint against Frank Adams, William Griffiths, and John T. Bottom, members of the City Police and Fire Board and against Hamilton Armstrong, chief of police. The complaint called for restraining the public servants from interfering with the sale of liquor in the proprietors' restaurant and grillroom. Also under Palmer's review at the same time was the case of Prop. Cronin, owner of a saloon at the corner of Eighteenth and Champa streets, who requested an injunction against the same civil servants for attempting to restrain the sale of liquor to women at his saloon. Judge Palmer's consideration of and granting of the two temporary injunctions aroused a hysterical outcry from the religious and temperance communities of the city. Led primarily by Reverend William Talmadge, superintendent of the Anti-Saloon League, Reverend Marvin A. Rader, pastor of Grace M.E. Church, and Walter D. Wynkoop, secretary of the Christian Endeavor Society, they publicly accused Judge Palmer of being "under the control and influence of the saloon men of the city of Denver and that the injunctions made and issued by him at their behest and that it would be worthwhile for the saloon men to pay Judge Palmer \$20,000 to make the injunction permanent, but if it were accomplished it would result in a great upheaval of the Christian people of this city." They also called for the leaders of the municipal government to divide according to their allegiance: "saloon men" or "good Christians."<sup>8</sup>

During the following weeks, the attacks against Judge Palmer's integrity continued. On the Monday morning of June 10, the Judge called Reverend Rader, Reverend Talmadge, and Mr. Wynkoop to court. More than 125 leaders and members of the Women's Christian Temperance Union, the Anti-Saloon League, and numerous church organizations gathered at his court, claiming that they were present to see that the "Christians of Denver get fair play." Amid such strong negative publicity, Judge Palmer asked the news reporter who wrote the account of Reverend Rader's sermon against him to swear to his knowledge of it, in an effort to substantiate the source of the attacks. He also announced that he would begin proceedings against Reverend Rader for contempt of court, if warranted, and would continue his investigation of Talmadge's charges against him. Likewise, Reverend Talmadge would be held in contempt of court, if warranted.<sup>9</sup> In an editorial on that



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

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

Judge Peter L. Palmer House



Continuation sheet

Denver County

Item number 8

Page 4

same day, the publisher of the Denver Times offered his support of Judge Palmer's handling of the situation, although the other newspapers of the city generally remained neutral or sided with the "good Christians of the city."<sup>10</sup> In a subsequent editorial which appeared on the following Sunday, the publisher of the Times also wrote: "The much discussed contempt proceedings which are announced to be brought in Judge Peter L. Palmer's court against one or two preachers of Denver are destined to make both the Judge and offending ministers famous throughout the country."<sup>11</sup>

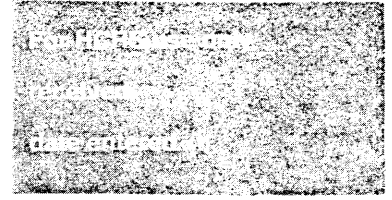
The following morning, Judge Palmer issued citations against Reverend Talmadge, Reverend Rader, and Mr. Wynkoop and announced that he would push for the hearing of contempt of court cases against them.<sup>12</sup> With his court room crowded to standing room-capacity and such prominent politicians present as Senator Rush and Ex-Governor Charles Thomas, Judge Palmer heard the cases. He found Reverend Rader and Reverend Talmadge guilty of contempt of court, but discharged them without penalty. Mr. Wynkoop of the Christian Endeavor Society was found to be not guilty.<sup>13</sup>

The attacks against the integrity and honesty of Judge Palmer did not cease with his July 1st findings against the Reverends and Mr. Wynkoop. The following Sunday, the church leaders continued their berating sermons against Judge Palmer. Reverend R. F. Coyle of the Central Presbyterian Church, Reverend C. J. Hall of the People's Tabernacle, Reverend B. B. Tyler of the South Broadway Christian Church, Reverend Henry W. Pinkham of the Bethany Baptist Church, Reverend James McFarland of the Hyde Park Church, Reverend W. A. Hunter of the First Avenue Presbyterian Church all joined Reverends Talmadge and Rader with condemning sermons of Judge Palmer.<sup>14</sup> In the following days, the intensity of attacks against Judge Palmer and the "saloon men" of the city gained. Reverend Rader and Reverend Talmadge and other ministers of the Denver Methodist churches led a meeting which was well attended by other religious leaders of the city and from cities as distant as Kansas City. Members of the Democratic Party, who were not usually in support of prohibitionist causes nor allied with the Methodist or religious community, also attended. Declaring an "Anti-Saloon War," they set three objectives for putting an end to the favoritism exhibited to the "saloon men" of the city: the removal of Police Commissioner John T. Bottom, attorney for the Schlitz Brewery Company and formerly of the City Police and Fire Board; the silencing of the "saloon-sympathetic" judiciary by conducting a mass meeting; the petitioning for a new city liquor ordinance, which placed the same

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

Judge Peter L. Palmer House



Continuation sheet Denver County

Item number 8

Page 5

restrictions on all establishments selling liquor so that restaurants serving liquor would be forced to remain closed on Sundays as saloons were so required.<sup>15</sup> To avoid further confrontations and attacks against his reputation, Judge Palmer went on vacation to the east, ordering that no Denver newspapers be sent to him in the duration.<sup>16</sup>

As an outgrowth of Judge Palmer's "Chesapeake Case," the prohibitionists of the "Anti-Saloon War" contributed much to the social and governmental history of the city of Denver and state of Colorado. With the declaration of the "Anti-Saloon War," the Prohibitionists and "reformers" formed an alliance to solve the controversial issues of that turn-of-the-century period. Similarly, they changed strategies from voluntary action to using public power to enlist social legislation and, thereby, were central to the introduction and passage of legislation establishing the city government: the 1902 Twentieth Amendment to the Constitution of the state of Colorado, which set up an autonomous authority or "home rule" by which the City could draw up a charter and control its internal affairs independent of the state legislature; the unsuccessful city charter of 1903, which included provisions for increasing the city liquor license fees from \$600 to \$1000, and for a civil service system for the police and fire departments; the unsuccessful amendment to the state constitution banning the sale or manufacture of liquor of 1912; and the successful amendment to the state constitution of 1914, which established a state-wide prohibition on the sale, manufacture, or possession of liquor.<sup>17</sup>

The Judge Peter L. Palmer House is also significant both as a survival from the late nineteenth century period of the settlement of Denver and the Capitol Hill neighborhood and as an excellent expression of the upper-middle class, residential form of the Queen Anne architectural style in Denver. Built 1889-1890, the Judge Peter L. Palmer House was an early residence in the Capitol Hill neighborhood. In the years between 1880 and the Silver Panic and Depression of 1893, the Capitol Hill neighborhood grew into an exclusive enclave of the wealthiest and most influential men in Colorado on the blocks east of the State Capitol Building. Lyle W. Dorsett in his book, The Queen City: A History of Denver describes the development of Capitol Hill: "Whereas Fourteenth Street had once been the neighborhood of the elite, now (during the 1880s) the high land near the Capitol became fashionable and exclusive 'Capitol Hill,' where Grant, Cheesman, Kountze, Moffat, and a number of silver and cattle barons built homes with an eye to permanence and extravagance. Colonial, Southern

United States Department of the Interior  
Heritage Conservation and Recreation Service

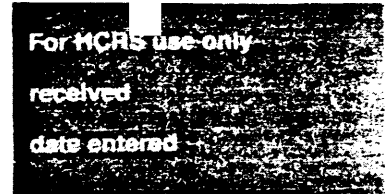
National Register of Historic Places  
Inventory—Nomination Form

Judge Peter L. Palmer House

Continuation sheet Denver County

Item number 8

Page 6



Norman, and Roman styles influenced the architects, and no money was spared on the cupolas, towers, and mansard roofs. Most of these high-ceiling, two and three-story homes were complete with carriage houses and servants' quarters, along with landscaped gardens, lawns, and trees, and ornate or wrought-iron fences.<sup>18</sup> The trend of Capitol Hill development during the late nineteenth and turn-of-the-century was generally easterly from the State Capitol Building within an area bound by Eighth Avenue, Colfax, Sherman, and Pearl streets. Between about 1885 and the Depression which began in 1893, fine residences were built on isolated plots east of that area, along the streets between Thirteenth Avenue and Colfax Avenue, of which the Judge Peter L. Palmer House is an apt example. With the Silver Panic of 1893 and related Depression, nearly all residential construction in Denver effectively ceased. When the building industry did begin to recover in the late 1890s and 1900, Capitol Hill experienced its final "boom" period. The houses of the common "Denver square" type, brick apartment houses, and speculatively built duplexes now omnipresent in Capitol Hill were erected during that period. With the development of Congress Park (now called Cheesman Park) from several cemeteries and the city reservoir about the turn-of-the-century, numerous monumental residences in the Neo-classical Revival and Colonial-Revival architectural styles were built along the streets bordering the park. By World War I, Capitol Hill had taken the form that we know it today.

The Judge Peter L. Palmer House is a fine example of the upper-middle class residences built on isolated plots east of the older Capitol Hill area bound by Eighth and Colfax avenues, and Sherman and Pearl streets. The half of a quarter section of land that includes the Judge Palmer parcel was first granted by the United States Government to Henry Porter on New Year's Day 1865.<sup>19</sup> Only four years later, the land became part of the extensive land holdings of George and William Clayton on May 12, 1869.<sup>20</sup> Plans for the development of that area of Capitol Hill seem to have begun in April 1882, when the Claytons sold the land to real estate developers Jeremiah McClain and Humphrey B. Chamberlain.<sup>21</sup> A month later, the land became known as Central Capitol Hill Subdivision.<sup>22</sup> As is so common in real estate development, the Judge Palmer parcel changed owners on paper many times between 1888 and 1889, when the parcel began to be developed. By late 1889, the house must have been substantially constructed because the water tap was hooked up November 1st. On the water department application, the owner was listed as McClain and the plumber as Dolan.<sup>23</sup> On November 18, 1889, real estate businessman John Reichart purchased the brick building to use as his residence.<sup>24</sup> He lived there during 1890 and 1891

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

Judge Peter L. Palmer House

Continuation sheet Denver County

Item number 8

Page 7

For HCRS use only

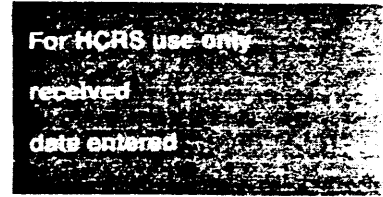
received

date entered

and on September 1, 1892, sold the house to Justice-of-the-Peace Peter L. Palmer.<sup>25</sup> Throughout the succeeding 30 years, Palmer resided in the house, as did his widow, Anna, until her death in 1944. A newspaper article written at the time of Judge Palmer's death in 1922 remarks that "when Judge Palmer first came to Denver he built a small brick house on Clarkson Street (1210 Clarkson Street, now demolished), near Twelfth Avenue, which was his home for several years, until he built the home where he died on Ogden Street. At that time all that part of Capitol Hill was open prairie with a house only here and there. The house of the late Joel F. Valle (now demolished), who built on the same Ogden Street block, and Judge Palmer were the only two in that section."<sup>26</sup> In another newspaper article, the same was noted: "Judge Palmer built one of the first houses in the residential district known as Capitol Hill."<sup>27</sup>

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

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



Judge Peter L. Palmer House

Denver County

Item number 9

Page 2

Continuation sheet

FOOTNOTES

1. The architect for the Judge Peter L. Palmer House is unknown. The building department permit for the house could not be located. The microfilmed permits at the Western History Department, Denver Public Library, were checked manually, one-by-one, and with the use of the manuscript book indexes for the years January 1, 1889 (earliest available) through December 31, 1890.
2. Hall, History of the State Colorado, v. 4, p. 542.
3. Rocky Mountain News, 30 September 1906, p. 8.
4. Denver Times, 15 June 1908.  
Rocky Mountain News, 17 June 1908, p. 9.  
Denver Post, 25 June 1906.  
Rocky Mountain News, 25 June 1908, p. 9.  
Denver Times, 25 June 1908, p. 9.
5. Denver Times, 6 June 1908, p. 3.
6. Denver Times, 6 August 1922.  
Denver Post, 6 August 1922.  
Rocky Mountain News, 6 August 1922.
7. Spot-check thorough Denver City Directories, 1890-1945.
8. The Republican, 25 May 1901, p. 1.
9. Denver Times, 11 June 1901, p. 1.
10. Denver Times, 11 June 1901, p. 8.
11. Denver Times, 16 June 1901, p. 8.
12. The Republican, 18 June 1901, p. 1.
13. Denver Times, 1 July 1901, p. 1.
14. Denver Times, 8 July 1901, p. 8.

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

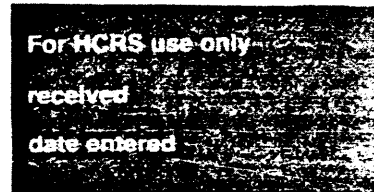
**National Register of Historic Places  
Inventory—Nomination Form**

Judge Peter L. Palmer House

Continuation sheet Denver County

Item number 9

Page 3



15. Denver Times, 8 July 1901, p. 1.
16. Denver Times, 8 July 1901, p. 8.
17. Ubbelohde, Carl, et al, A Colorado History (Boulder, CO: Pruett Pub. Co., 1972).  
Dorsett, Lyle, The Queen City: A History of Denver (Boulder, CO: Pruett Pub. Co., 1977).
18. Dorsett, 1977, p. 88.
19. Deed Book 25, p. 363.
20. Deed Book 23, p. 34.
21. Deed Book 170, p. 66.
22. Maps 3-6 recorded Transamerica Title Insurance Co., May 29, 1891.
23. Denver Water Department, Tap Application.
24. Deed Book 551, p. 141.
25. Denver City Directories, 1888-1894.  
Deed Book 838, p. 352.
26. Rocky Mountain News, 6 August 1922.
27. Denver Post, 6 August 1922, p. 7.