

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

# DATA SHEET

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

FOR NPS USE ONLY  
RECEIVED MAY 8 1977  
DATE ENTERED NOV 17 1977

### DESCR.

EXCELLENT  
GOOD  
FAIR

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

### NAME

HISTORIC THE GEORGE SCHLEIER MANSION  
AND OR COMMON

### LOCATION

STREET & NUMBER 1065 GRAVE STREET  
CITY TOWN DENVER COUNTY DENVER STATE COLORADO  
CONGRESSIONAL DISTRICT  
COUNTY CODE 031  
V. OF CAPITOL HILL--CIVIC CENTER

### CLASSIFICATION

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

### OWNER OF PROPERTY

NAME DR. JAMES G. EMERSON, JR.  
STREET & NUMBER 1660 SHRYVEN  
CITY TOWN DENVER STATE COLORADO  
V. OF CAPITOL HILL--CIVIC CENTER

### LOCATION OF LEGAL DESCRIPTION

COURTHOUSE REGISTER OF DEEDS, ETC. OFFICE OF REGISTER OF DEEDS  
STREET & NUMBER 14th AND SANWICK STREETS  
CITY TOWN DENVER STATE COLORADO

### REPRESENTATION IN EXISTING SURVEYS

TITLE COLORADO INVENTORY OF HISTORIC SITES  
DATE ONGOING  
DEPOSITOR FOR SURVEY RECORDS COLORADO STATE HISTORICAL SOCIETY  
CITY TOWN DENVER STATE COLORADO  
200 N. FOURTEENTH AVENUE

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## DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" 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

In the late 1880's, a prominent Denver architect, E. F. Edbrooke, was commissioned by Schleier to build the mansion at 1665 Grant Street. The mansion exemplifies Edbrooke's designs, advanced for the period and which lent Denver an appearance somewhat ahead of the times. The mansion, constructed of Colorado sandstone, was the most impressive of the homes designed by Edbrooke. Built on a prominent location for the 1880's, the mansion overlooks downtown Denver. The mansion is built in the eclectic architectural design, prominent in Denver during the mining years. Although there is no readily identifiable theme, the house is termed of Queen Anne style. In adding the onion tower, Edbrooke achieved a feeling of gravity. The house has a frame porch, and a new section has been added, joining the house with the carriage house.

The exterior tiles at the front door resemble hand-made Italian tiles, but were found to have been made in Indiana. It is believed that all ceramic tiles used in the fireplaces throughout the house are also domestic as names of domestic tile companies were inscribed in the backs of several tiles examined. The hardware is very elaborate and most of that remaining is original to the house. There are a total of eight fireplaces in the house, each one unique and very ornate.

The woodwork in the entry way is oak, and the floors, also in oak, have geometric parquet borders. Above the landing Edbrooke used Lincrusta-Walton friezework (made to simulate carved wood) with Chinese fret work. On the other two walls plaster composition ornament was used. Four foot wainscoting, typical of the Victorian Era, was used in the entry way and throughout the house. The coffered ceiling above the landing is in oak graining. An oak fireplace, least ostentatious in the downstairs, stands in the entry way. This fireplace has an outstanding hand-carved frieze with stepped fluted design.

The closed-string staircase with paneled base reflects Schleier's German heritage. The stairway has carvings of gargoyles and Bavarian swans, which symbolized good luck to the Germans. The baluster has extremely detailed hand-carvings. The plynth block on the woodwork, half-way up from the baseboards is also common to German styling.

Throughout the first two floors Edbrooke made extensive use of plaster molds; each room exemplifying a different type of mold. In the front parlor (the Schleier's apparently had two) the friezework is of the most elaborate plaster mold, which was very fashionable for the period. Both parlors are of cherry wood. The fireplace in the front parlor is the most ornate of any in the house, and was machine made. The surrounds of the double sash windows in the back parlor have massive plynth bases and the workable locks are original.

In the maple wood library the carvings in the fireplace mantel are hand-carved. Built-in shelving units, corresponding to the design of the fireplace, are attached to the west wall. The unit, one hundred eleven inches long and twelve and one-half inches wide, is divided into three sections. The central, tallest portion is divided into two double-doored sections by a fluted frieze. The center portion is flanked on either side with attached beveled mirrors below an egg and dart motif carving. Replacing wainscoting along all walls is horizontal reeded chair railing. The friezework is plain with embossed plaster mold flowers.

## SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE	
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT
<input type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY
		<input type="checkbox"/> INVENTION

SPECIFIC DATES LATE 1880's BUILDER

### STATEMENT OF SIGNIFICANCE

The George Schleier Mansion, currently located at 1665 Grant Street, is a significant area. First the mansion is architecturally significant as it was designed in the late 1880's by a prominent Denver architect, F. E. Edbrooke, and was the most impressive of the homes built on a prominent location for the 1880's, overlooking downtown Denver. The onion tower to the Queen Anne design of the house reflects a feeling of gravity. The house reflects no readily identifiable theme, but is common among Denver homes of the 1880's. Structural changes taken on the term eclectic design.

Nonetheless, the house is unique in several respects. It is one of the numerous examples of elaborate plaster composition ornament fashionable for that period. And, possibly the most significant is its German styling. Little is known of Schleier's family emigrated from his birthplace in Baden, Germany. His heritage remained an integral part of his life. The house reflects this. The closed-string staircase and the stairway have carvings of gargoyles and Bavarian swans, which symbolized good luck to the Germans. The baluster has extremely detailed hand-carvings. The plynth block on the woodwork, half-way up from the baseboards is also common to German styling. Possibly more than any other house in Denver can be said to be truly of German design.

Secondly, the Schleier Mansion is significant because of the endeavors of George Schleier. In 1843, Schleier enrolled in a business course at Baron's Commercial College in St. Louis. "hat house" and also became acquainted with the architect Edbrooke.

In 1850, George Schleier left Cincinnati and moved to Denver. He was again employed in the manufacture of silk hats. He lived in Milwaukee, Wisconsin, and had his own hat-making experience in the manufacture of hats that earned him the name "Hatter".

The Schleier Mansion is also significant because of the endeavors of its owner. Sometime around 1850, Schleier invested in freighting and, until the flood of 1852, he then moved to Denver and began what was his long career in real estate. In 1886, Schleier was elected City Tax Collector. In 1867 and 1868 served as the City Tax Collector. His prominence in the development of commerce in Denver is reflected in the mansion.

## 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 checked="" 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 LATE 1890's

BUILDER/ARCHITECT E. F. EDBROOKE

### STATEMENT OF SIGNIFICANCE

The George Schleier Mansion, currently being restored, is significant in three areas. First the mansion is architecturally significant. The house, built in the 1890's by a prominent Denver architect, F. E. Edbrooke, is constructed of Colorado sandstone and was the most impressive of the homes designed by Edbrooke. The mansion, built on a prominent location for the 1890's, overlooks downtown Denver. In adding the onion tower to the Queen Anne design of the house, Edbrooke achieved a feeling of gravity. The house reflects no readily identifiable architectural theme, which is common among Denver homes of the 1890's. Structures constructed during the Colorado mining years have taken on the term eclectic architecture--meaning of no specific design.

Nonetheless, the house is unique in several respects. The Schleier Mansion offers numerous examples of elaborate plaster composition ornaments and Lincrusta-Walton, fashionable for that period. And, possibly the most outstanding feature of the house, is its German styling. Little is known of Schleier's childhood, but at age six, his family emigrated from his birthplace in Baden, Germany, to the United States. Schleier's heritage remained an integral part of his life, and the massive Germanic styles of the house reflect this. The closed-string staircase with paneled base reflects Schleier's heritage. The stairway has carvings of gargoyles and Bavarian swans, which symbolized good luck to the Germans. The baluster has extremely detailed hand-carvings. The plinth block on the woodwork, half-way up from the baseboards, is also common to German styling. Possibly more than any other building in Denver, the Schleier Mansion can be said to be truly of German design.

Secondly, the Schleier Mansion is significant in the area of industry, exemplified by the endeavors of George Schleier. In 1843, Schleier went to Cincinnati where he enrolled in a business course at Baron's Community College. He was employed by a "hat house" and also became acquainted with the processes for the manufacture of hats.

In 1850, George Schleier left Cincinnati and traveled to New York City, where he was again employed in the manufacture of silk hats. From 1851 until 1857, Schleier lived in Milwaukee, Wisconsin, and had his own hat business. It was this early experience in the manufacture of hats that earned him the nickname of the "Glad Hatter".

The Schleier Mansion is also significant in the area of commerce, again through the endeavors of its owner. Sometime around 1860, Schleier returned to Denver and invested in freighting and, until the flood of 1864, farmed on Cherry Creek area. He then moved to Denver and began what was his longest and most successful endeavor, a career in real estate. In 1866, Schleier was elected to the City Council and in 1867 and 1868 served as the City Tax Collector--both positions acquired because of his prominence in the development of commerce in Denver.

### CHECK ONE

UNALTERED  
 ALTERED

### CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

### KNOWN PHYSICAL APPEARANCE

Architect, E. F. Edbrooke, was commissioned to design the mansion on East Colfax Street. The mansion exemplifies Queen Anne style architecture and which lent Denver an appearance of grandeur. Constructed of Colorado sandstone, was the mansion. Built on a prominent location for the 1890's. The mansion is built in the eclectic style during the mining years. Although there is no specific design, it is often termed as Queen Anne style. In addition to the feeling of gravity. The house has a frame porch, which is attached to the house with the carriage house. The house is finished with hand-made Italian tiles, but were believed that all ceramic tiles used in the mansion as many of domestic tile companies were examined. The hardware is very elaborate on the house. There are a total of eight fireplaces. The floors, also in oak, have geometric tile designs. Lincrusta-Walton frieze work (made in Germany), typical of the Victorian Era, is used throughout the house. The coffered ceiling above the stairs, least ostentatious in the downstairs, is an outstanding hand-carved frieze with a central medallion. The base reflects Schleier's German heritage. The frieze features Bavarian swans, which symbolized good luck to the Germans. The detailed hand-carvings. The plinth block on the woodwork is also common to German styling. The extensive use of plaster molds; the plaster is hand-carved. In the front parlor (the Schleier's most elaborate plaster mold, which was hand-carved in cherry wood. The fireplace in the parlor is machine made. The fireplace in the back parlor have massive plinth bases. The carvings in the fireplace mantel are hand-carved. The design of the fireplace, are attached to the wall. The mantel is ten inches long and twelve and one-half inches high. The central, tallest portion is divided into three sections. The center portion is flanked on both sides by an egg and dart motif carving. The horizontal reeded chair railing. The hand-carved flowers.

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During the economic panic of 1893, Schleier took out a homestead at Sixteenth and Lawrence Streets. This property was leased to People's National Bank Company, who erected a building and paid a rental to Schleier. This was one of Schleier's most successful real estate deals.

Above all else, Schleier is noted for his role in the settlement and early development of Denver. When Schleier was thirty-one years of age, he left Milwaukee and traveled to Leavenworth, Kansas, and in 1858 joined a group headed for "Pike's Peak Country". Among others were several Denver pioneers. Schleier and the others lived for several months on the west side of the Continental Divide among about seven hundred Mexicans and Indians (and lived there peaceably, according to Schleier). The party then traveled over the Divide to what later became Denver. Schleier first built a log cabin in what was then the only residential district in west Denver.

During the winter of 1858, Schleier acquired enough lumber to build a house and shortly thereafter, he erected the first two-story house in Denver.

In June, 1859, Schleier and a group of six others started back to the Rocky Mountains. When they came to the foothills (where Golden, Colorado was established, the waters of Clear Creek were too high to cross. The group decided to erect a bridge, which was believed to be the first erected in Colorado. Only one man, Fox Diefendorf, possessed any money and so he furnished the \$600.00 while the others in the party provided the necessary labor. The bridge was completed in one week and the party charged a toll for those who crossed it. By the end of the first day \$400.00 was collected.

Schleier did not make friends easily, and the family was not active in Denver social circles. But through his adventuresome spirit and foresight, he helped promote the development of Denver, its industry, and its commerce.

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INVENTORY

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

Originally there was a side door off the dining room. Like all the mirrored mantels in the house, the mirrors in the dining room server are of original beveled glass. This massive server, built into an alcove, is highly ornamental with carved animal heads and flower detail. The friezework is handpainted and the ceiling is of recessed wood panels. All door and window surrounds are hand carved, as are the tabernacle columns which flank both sides of the fireplace.

There are four bedrooms, one room believed to have been a dressing room, and two baths on the second floor. In what was likely the master bedroom, stands a magnificent fireplace of cherry wood and red and white ceramic tiles. The design of this fireplace hints of the Victorian style yet to come. The hardware on the transoms above the doorway are intact. On the second floor there is unusual plyth block detail with one-half bull's eye above the window and door surrounds.

There are three other bedrooms on the second floor. In one bedroom, the fireplace mantel has apparently been removed. In another bedroom, of maple wood, the entablature on the fireplace is in Lintrusta-Walton and the ceramic tiles are framed by a lamb's tongue wood design.

On the third floor there are several small rooms and a ballroom which, though needing much restoration work, one can tell was once very elegant.

CONTINUATION SHEET

McGrath

of

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NEWSPAPER

Denver

Denver

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 MAY 2 1977  
 ENTERED NOV 17 1977

PAGE 2  
 Vol. III, Document Division  
 State Historical Society

17, 1916; July 3, 1930;  
 Mar 18, 1958; August 5, 1960.

**MAJOR BIBLIOGRAPHICAL REFERENCES**

Baskin, History of Denver, Arapahoe County and Colorado, (Chicago: O. L. Baskin & Company), 1880.  
 Brettell, Richard R., Historic Denver, 1858-1893, (Denver: Historic Denver, Inc.), 1973  
 continued

**GEOGRAPHICAL DATA**

PERCENTAGE OF NOMINATED PROPERTY less than one acre  
 UTM REFERENCES

A	13	501440	5399040	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Lots 37 - 40 Inclusive; 1/4 alley adjoining Block 36  
 W. C. BERRY'S ADDITION  
 City and County of Denver, State of Colorado.

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

STATE	COLORADO	CODE	03	COUNTY	DENVER	CODE	031
STATE		CODE		COUNTY		CODE	

**FORM PREPARED BY**

NAME TITLE: LYNN S. JOHNSON, OFFICE MANAGER  
 ORGANIZATION: MARK PEARL ASSOCIATES, LTD. DATE: JANUARY, 1977  
 STREET & NUMBER: 2201 JOHNSON TELEPHONE: 303-231-0073  
 CITY/TOWN: DENVER STATE: COLORADO

**STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS  
 NATIONAL \_\_\_ STATE \_\_\_ LOCAL X

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: *[Signature]* DATE: MARCH 31, 1977

FOR OFFICIAL USE ONLY  
 I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER  
 DATE: 4/17/77  
 DATE: 11/11/77