

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED OCT 24 1975
DATE ENTERED JAN 11 1975

**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 Tears-McFarlane House

AND/OR COMMON
Tears-McFarlane House

LOCATION

STREET & NUMBER
1200 Williams Street

CITY, TOWN Denver VICINITY OF CONGRESSIONAL DISTRICT 01

STATE Colorado CODE 08 COUNTY Denver CODE 031

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 checked="" 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 type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE | PUBLIC ACQUISITION | ACCESSIBLE | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS |
| <input type="checkbox"/> OBJECT | <input type="checkbox"/> IN PROCESS | <input checked="" type="checkbox"/> YES: RESTRICTED | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC |
| | <input type="checkbox"/> BEING CONSIDERED | <input 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 Tears-McFarlane Mansion Limited, Mr. Trenton Parker

STREET & NUMBER
Suite 30BC, Brooks Towers, 1020 15th Street

CITY, TOWN Denver VICINITY OF STATE Colorado

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Denver City and County Assessment Division Real Estate Division

STREET & NUMBER
1445 Cleveland Place

CITY, TOWN Denver STATE Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Denver Landmarks Inventory

DATE 1-22-73 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Denver planning Office, 1445 Cleveland Place

CITY, TOWN Denver STATE Colorado

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Tears-McFarlane House was designed in 1898 by the English Architect, Fredrick Sterner. The house is of Georgian architecture and is a three story, thirteen room structure with a full basement. The floor plan is basically apsidal. The house is of red common brick and set in common bond. The footing is of concrete. The roof is a truncated hip in shape and tar shingled. The roof eaves have scrolled brackets supporting them. The four chimneys are set at the edge of the roof, two at the back and one at each side. The red bricks on the top of each chimney are painted white. A metal holding plate on the outside of the chimney connects to a one inch square bar, running through the chimney and is secured to the roof structure for additional support.

The seven wooden dormers, which are the third floor windows, are of pediment shape. Adorning the pediment above the windows, there is a raised, carved wreath design. The windows in the dormers, as in most of the house, are flat openings with plain moulding surrounds. The windows are double shashed and double hung.

The roof has a short white belvedere encompassing the edge of the roof. The first floor windows are double sashed double hung windows with 9 to 12 panes on both the upper and lower sections of the windows. Most of the second floor windows are double hung with double sashes with a lugsill.

The second floor windows that open onto the balcony are of three different types. The first is a double sashed double hung, lugsilled window. The middle window is actually 4 six paned windows. The side surround on these windows are 4 engaged columns with a pediment, double curve with an urn in the middle of the curves for the head surrounds. The third window is actually a french door with a transom opening out on the balcony. All of the windows in the house are set off by the carved end of extended floor beams.

The front door is semi-elliptical in shape, while the head surround is a radiating arch made out of bricks. The doors side surrounds are made out of wood in the shape of engaged columns. The side panels are flush and with lights. The transom is a flush fan. The door is a six panel door with moulded rail panels.

The stairs both to the porch and to the front walk are made of concrete with a wrought iron railing. The verandah is covered and has a second floor balcony sitting on it and round columns support it.

The interior of the house is a fine example of late 1800 grandeur. A cherrywood staircase made by the pullman Company is a front hallway feature. On the first stair landing is a hugh stained glass window in a pattern of leaves believed to be by Tiffany. In the hallway there is also a full length gold leafed mirrow. There is a second stairway toward the back of the house. This stairway is the only way to the third floor. It is a spiral which goes from the first floor to the second floor, and from the second floor to the third floor.

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 2

The interior walls are wallpapered and painted. The floors are both carpeted and bare. There are two sliding glass doors going to the dining room and the room from the main hallway.

The property features are a marble birdbath, a brass sundial on a marble pedistal, a flagpole and a red brick garage set in common bond.

The house occupies lots 42-46 and includes block 51 of Wymans with 123 feet frontage and 110 feet depth.

The property was appraised at \$87,700 in 1974. The buildings are all in excellent condition, both the exterior and the interior. The Tears-McFarlane house is a superb example of Georgian architecture throughout the Denver Area.

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 checked="" 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 type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input checked="" 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

BUILDER/ARCHITECT

Frederick Sterner

STATEMENT OF SIGNIFICANCE

Daniel W. Tears, the husband of the original owner, was an associate counsel for the New York Central Railroad. Daniel W. Tears was well known to such notabilities as Chauncey M. Depew, statesman, and W. K. Vanderbilt. The Tears were prominate socialites belonging to the Sacred 36 Club, the Denver Club and the Denver Country Club.

Frederick McFarlane was born in Central City and was primarily a mining and machinery executive.

Ida May Kruse McFarlane, the third owner of the property obtained it in 1937. Ida May Kruse was one of the founders of the Central City Festival. The concept of the Central City Festival was to import good entertainment to the people of Central City during the summer. Ida May Kruse was valedictorian at the Central City High School. Her parents donated the theater to Denver University. When Ida May Druse McFarlane died, she was eulogized at the Colorado House of Representatives, thirty-third assembly.

The McFarlanes were also great socialities, belonged to the Central City Festival Association, the Denver Club, the Denver Country Club, the Press Club, the Teknik Clubs, and the Citation Central City Association.

Frederick McFarlane's second wife, Lillian Cushing McFarlane was a choreographer at Central City Productions and the owner and founder of the Lillian Cushing School of Dancing. She was also a choreographer for the Post Opera at 16 years of age. Lillian McFarlane had many productions with the Denver Symphony, Lions Club, Rotary Club shows, U.S.O. Shows and was a member of the American Society of Teachers of Dancing, and New York Society Teachers of Dancing. She retired after 40 years of dancing.

Daniel Tears employed an English architect, Fredrick Sterner, to design the house.

The stained glass window on the stair landing is a beautiful example of the late 1890's art.

The whole house is a beautiful example of the late 1890's Georgian architecture.

The house is one of the most historic Denver homes both architecturally and socially.

The Tears-McFarlane house is presently partially rented out to U.S. Senator Gary Hart's staff for an office building.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Historic American Building Inventory
 Denver Real Estate Valuation Schedule number 05021-21-003
 Master Property Card Book
 Denver Post - July 6, 1969, page 39
 January 28, 1962, page 42
 Rocky Mountain News: June 20, 1940, June 2, 1965, January 26, 1969

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .310 acre

UTM REFERENCES

| | | | | | | | | |
|-----|------|---------|----------|---|------|---------|----------|--|
| 880 | | | 320 | | | | | |
| A | 13 | 502320 | 4398905 | B | | | | |
| | ZONE | EASTING | NORTHING | | ZONE | EASTING | NORTHING | |
| C | | | | D | | | | |

VERBAL BOUNDARY DESCRIPTION

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

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

11 FORM PREPARED BY

NAME / TITLE

Roger W. Shuler

ORGANIZATION

Boys Scouts of America (Eagle project)

DATE

3-12-75

STREET & NUMBER

4437 South Akron Street

TELEPHONE

CITY OR TOWN

Englewood

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Stephen W. Hart

TITLE

DATE

9/24/75

FOR NPS USE ONLY

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

Acting

Dean L. ...

DATE

1/11/76

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Charles ...

DATE

1-9-76

KEEPER OF THE NATIONAL REGISTER

Acting