

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

Substantive Review

For NPS use only

received AUG 22 1984

date entered

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

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

Substantive Review NR decision

1. Name 5DV1486

historic Pierce-Haley House

and/or common Haley-Cummings House

2. Location

street & number 857 Grant Street n/a not for publication

city, town Denver n/a vicinity of

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>n/a</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Grant Associates c/o John Lohre

street & number 7840 E. Berry Place

city, town Denver n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. City & County Building

street & number 1445 Cleveland Place

city, town Denver state Colorado

6. Representation in Existing Surveys

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

date Ongoing federal state county local

depository for survey records Colorado Historical Society, 1300 Broadway

city, town Denver state Colorado 80203

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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The two and one-half story house at 857 Grant Street is located within the Capital Hill neighborhood, an older residential area southeast of the downtown section of Denver. The building is of buff brick in the Foursquare style, with the typical central dormer in the attic story and with modillions and dentils at the eaves of the tiled, hip roof and dentils under the tiled porch roof.

Across two-thirds of the south end of the main facade is an encircling porch supported by square brick posts. A broken arched pediment over the entrance stairs is decorated with a stylized pineapple and a swag. The two windows on the first floor facade to either side of the entrance are double-sashed with small panes in the upper sash. On the second floor, to each side of the central bay element is a large tripartite window with a transom of leaded glass. The center second floor bay consists of a door with a double-hung window to each side. The door leads out onto a small balcony, hidden by the pediment of the first floor portico. The bay is unified by a cornice with scroll brackets. At the corners of the second floor center bay are gargoyles which are repeated as downspouts at the corners of the porch pediment. At the roof level, the dormer has a central arched window with two panels of glass with diamond panes.

On the south wall is another entrance with a broad chimney with narrow windows on each side containing leaded glass. A polygonal bay with a domical roof projects from the facade and houses a small solarium. Adjacent to the bay is the brick-outlined window of the dining room with its stained leaded glass transom over four rectangular panes. The second floor has two plain windows, both double-sashed. One is two-part, the other a single opening.

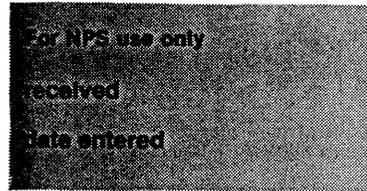
To the rear is a one-story enclosed wooden porch placed next to the arched window of the dining room. There is a door onto the roof of the porch at the second story and a two-part plain double-hung window close to the south corner. Between these elements is an elaborate Palladian window of the stairwell filled with stained leaded glass.

On the north side of the house, is a porte-cochere over the driveway and side entrance. There are two square windows divided into small panes which light the northeast room of the first floor. All other windows on the north are plain, double-hung rectangles of varying sizes. There are two dormers in the attic story.

The plan of the residence consists of a central hall with living and dining room on one side; a sitting room, small library, hall to the side entrance; and the kitchen on the other. The interior, unusual for its remarkable state of preservation, is in the style of the American Arts and Crafts movement. Craftsman ideas are exhibited particularly in the use of many built-in elements. A pair of benches is conveniently placed on each side of the front door. At the foot of the stairway and at the landing there are benches with hinged seats for storage space, with more built-in cupboards for storage in the upstairs hall. The banister which has square spindles with a decorative pattern of cut-outs makes a sweeping curve at the upstairs hall repeating the curve of the Palladian-type window with its stained glass at the landing. The central focus of the living room, in typical Arts and Crafts manner, is recessed inglenook with benches around a simple fireplace. The criss-crossed beams in the living and dining room are also typical as is the richness of decoration in the dining room. This room has warmly stained wainscoting interrupted by a large four-part window with stained leaded glass transom on one wall and a sideboard and dish cupboard with an arched window above filled with

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beveled leaded glass on another wall. Floors, paneling, woodwork, built-ins and staircase, made in a variety of woods, retain their original finish. Several of the original gas and electric fixtures are still in place.

There are presently bedrooms in the second floor with a fireplace in the master suite. The one bathroom on this floor has many of its original fixtures. The attic story has a bedroom used originally as servant's quarters and a large open room used originally as a ballroom.

A two-story detached garage occupies the rear portion of the lot.

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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1910 **Builder/Architect** Architect: R. A. Pierce

Statement of Significance (in one paragraph)

Located in what was once the impressive residential area known as Quality Hill, the Haley House remains as one of the substantial houses of the late 19th-early 20th century era along Grant Street that composed this well-known neighborhood. Built in 1910, the house exhibits a rather typical Foursquare design, which masks an interior marked by a wealth of detailing popular of the era, including exceptional examples of decoration influenced by the Arts and Crafts Movement.

Until 1984, the residence had been owned and occupied by only two families, the Haleys and the Cummings. The house was built for speculation by Robert Ansel Pierce and Thaddeus A. Gage (who was probably Pierce's father-in-law). According to the Denver City Directory, Pierce was a civil engineer for several coal companies from 1904 until 1911, and was a practicing architect from 1912 until 1923. He was employed as a mining engineer from 1924 until 1935, the last listing for his name.

The plan Pierce chose for the house was in no way original. There were already many homes in Denver of the Foursquare type, a style consistent with if not directly derived from ideas developed by promoters of the Arts and Crafts Movement, who called for functional, unadorned architecture. After the turn of the century, Craftsman-inspired California bungalows and Foursquares were built throughout Denver, which in many cases were made affordable to the working class.

However, Foursquares were not built only for the working class. The Haley House, for example was large and costly. Ornamentation could be luxurious, although characterized by a simplicity of design and freedom from unnecessary formality. Recognized was the decorative value of built-in elements, the charm of cosy nooks, and the warmth and beauty attained through the liberal use of wood.

Pierce was not completely consistent in the use of Craftsman ideas, however. He added a few "Colonial" touches, a style popular during the period. His design called for blending the straight lines of the Craftsman style with the use of such treatments as Palladian-type windows, the Colonial banister at the second floor of the main facade, and the Colonial pediment of the portico over the entry.

The house was originally purchased by Ora Ben Haley, who had already made a good bit of Wyoming and Colorado history before he moved to Denver and bought R. A. Pierce's ready-made home. A self-made millionaire of the nineteenth century mold, he started in Denver in 1868 as a bullwhacker and went on to become a "cattle king." He made his name mainly in Wyoming and northwestern Colorado where he dominated the range-cattle business for three decades. In Wyoming he was elected to the state legislature and was instrumental in the founding of what became the Wyoming Stock and Wool Growers Association, an immensely important institution in that state. In its early days, however, the Association was mostly composed of cattle ranchers and functioned largely as a group to block homesteaders, rustlers, and sheepmen from their territory by whatever means were most effective.

9. Major Bibliographical References

Stickley, Gustav. Craftsman Homes. New York: Dover Publications, Inc., 1979. Originally published New York: Craftsman Publishing Company, 1909.
 Burroughs, John Rolfe. Where the Old West Stayed Young. New York: William Morrow and Company, 1962.
 Interview with Mrs. Joyous Cummings MaHaffey.

10. Geographical Data

Acreage of nominated property less than 1
 Quadrangle name Englewood Quadrangle scale 1:24000

UTM References

A	<u>13</u>	<u>501420</u>	<u>4391761010</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

L 29-31 Bl 10 1st Addition to Arlington Heights

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

state	<u>n/a</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title Sharon Elfenbein Ed:GM
 organization Home Histories date March 1984
 street & number 170 Lafayette Street telephone (303) 722-8162
 city or town _____ 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 Barbara Sudler
 title State Historic Preservation Officer date 8-14-84

For NPS use only

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

Beth Groves date 10/3/84
 Keeper of the National Register

Attest: _____ date _____
 Chief of Registration

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Haley engaged in ranching as a business and not as a way of life. He built one of the grandest homes in Laramie for his family. He was a controversial figure in northwestern Colorado where he stocked the range with one of the three largest herds in Moffat and Routt County. In 1914, with the homesteaders in the ascendancy and with the open range criss-crossed by fences, Haley sold all his holdings in Colorado.

Haley's son, Ora Ben Haley, Jr. moved to Denver in 1908 and bought 857 Grant in 1911. Two years later the elder Haleys moved into the home and then took title to the property in 1914. After Ora Haley's death in 1919, his wife continued to occupy the home for a short period with her second husband. After Mrs. Haley's death a married daughter lived there until 1936. The Barnard Cummings family owned the home from 1936 until it was purchased early in 1984.

¹Barnard Cummings came to Colorado sometime in the first decade of the twentieth century. He had several careers--one of them, as a homesteader in northwestern Colorado. Cummings worked as a telegrapher for Western Union which led to his being chosen from Colorado by the fledgling air industry to be trained as a pilot. His license to fly was the 525th issued in the United States. When World War I began he was sent to Mineola Field on Long Island as a first lieutenant in the Signal Corps. After the war, Cummings trained as an attorney and practiced law for a time in Craig. While in Craig he ran unsuccessfully for several state-wide political offices. Barnard Cummings lived at 857 Grant until his death in 1952. The family continued to occupy the house until January of 1984. It has now been converted to offices.