

PH0066532

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Colorado
COUNTY: Denver
FOR NPS USE ONLY
ENTRY DATE NOV 21 1974

1. NAME

COMMON: **Raymond Wilbur S., House**
The Marne

AND/OR HISTORIC:
The Marne

2. LOCATION

STREET AND NUMBER:
1572 Race Street

CITY OR TOWN:
Denver

CONGRESSIONAL DISTRICT:
Number One

STATE: **Colorado** CODE: **08** COUNTY: **Denver** CODE: **031**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) Apartments

4. OWNER OF PROPERTY

OWNER'S NAME:
Plum Pie - A general partnership

STREET AND NUMBER:
127 So. Humboldt St.

CITY OR TOWN:
Denver

STATE:
Colorado

CODE: **08**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Denver Assessment Div., City & County of Denver

STREET AND NUMBER:
1445 Cleveland Place

CITY OR TOWN:
Denver

STATE:
Colorado

CODE: **08**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Building Survey Inventory

DATE OF SURVEY: **April 10, 1971** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Colorado State Museum Building

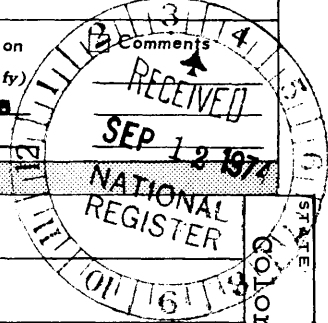
STREET AND NUMBER:
200 Fourteenth Avenue

CITY OR TOWN:
Denver

STATE:
Colorado

CODE: **08**

SEE INSTRUCTIONS



COUNTY: **Denver**

ENTRY NUMBER: **NOV 21 1974**

DATE: **NOV 21 1974**

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7. DESCRIPTION

CONDITION

(Check One)

Excellent Good Fair Deteriorated Ruins Unexposed

(Check One)

Altered Unaltered

(Check One)

Moved Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Marne House was designed by architect William Lang and constructed in 1889-1890 by William E. Buret. The following is a description of the house from the January 1, 1890 Denver Republican newspaper: "W. S. Raymond occupies 4 lots on the corner of 16th and Race Streets. His house is built with pink lava stone with white lava stone trim. It has stone porches and gables, plate glass and hardwood finish throughout. The building has all the modern improvements. The parlor is finished in mahogany, the hall in oak, library in cherry and the remainder of the house in black ash."

The lava stone, three story house and carriage house reflect the Queen Anne and shingle style. The stone is natural texture laid in stretcher bond courses interspersed with string courses. The roof is wood shingle and basically cross gable in shape. The two chimneys are on the outside left roof line, the main chimney being 9 joined stacks. The eaves are either simple stone or shingle overhang. The windows on all floors are basically square with simple moulding or semi-circular arch with radiating voussiors. The northern facade is dominated by a 4 foot circular beveled stained glass window on the stairway landing second floor which resembles in design a peacock spreading its feathers. The north facade is also distinguished by the semi-circular arch doorway and window connected by radiating voussiors topped by additional carved stone. There is stained glass detail over the main floor window to the right of the front porch. The two sections of glass over the window are separated by a small stone column with carved capital. The third floor windows are Victorian round. The main door, located left of center on the west facade, is carved oak with ornamental beveled panels and a glass window. The front porch is surrounded by an open stone porch supported by three elaborately carved stone columns and topped by a parapet with balustrade. Another parapet with balustrade tops the three sided tower on the west facade, southwest corner. The tower is continuous from roof to basement, and the three second story windows are semi-circular arch with connecting voussiors topped by carved stone. The two windows on the third floor directly above the front porch are trimmed and separated by rounded stone columns with carved capitals. The front gable peak is trimmed with a carved stone filial with a decorative panel of carved stone and a grid pattern panel directly below the eaves. The other gables are topped by painted metal filials.

The 31 rooms of the house have been converted into 7 apartment units with another unit over the carriage house. The oak paneled hallway, stairway, and carved fireplace in the foyer remain in the original condition. A wing of brick, stone, and stucco was added on the south side in 1920. The wooden balconies on the third floor are not original.

The house occupies lots 38 to 40 inclusive and north 1/2 of lot 37 of block 24 Wyman's addition with 87 1/2 ft. frontage and 125 ft. depth. The grounds are surrounded by the original 2 foot wrought iron fence mounted on a stone base and supported at intervals by 2 foot stone pillars. The grounds are well kept and the buildings in very good condition.

The house was purchased on July 29, 1974 for \$110,000. The new owners plan to restore the house. The house will be designated a Denver landmark.

SEE INSTRUCTIONS

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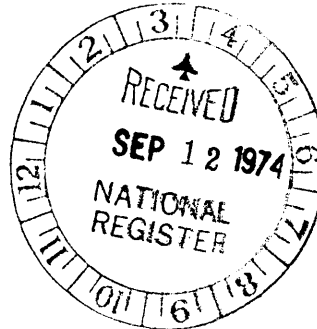
(Continuation Sheet)

STATE Colorado	
COUNTY Denver	
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(Number all entries) 7. Description

The addition done in 1920 consists of an area of one room added to the south side of the first and second floors off the center of the south facade. The first floor is of stone which matches the original. This floor is finished in a stone balaustrade. Inside this balaustrade sits the stucco room of the second floor addition.

The yard is surrounded by a low wrought-iron fence, presumably original, and the walks are red flagstone.



3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) **1890**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input checked="" type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

The Marne house fully portrays an era of Denver history characterized by the variety and beauty of architectural styles, in this case, the complex eclectic style of William Lang. "The fact that men are able to build and maintain such homes and the further fact that they possess the taste for these elegant domestic surroundings, prove to the world that Denver has reached the social age in which refinement, culture and love of the beautiful stamp the character of the people" - Denver Republican, January 1, 1890.

Wilbur S. Raymond, an investment banker, built the house in 1889-1890 during a building boom in Denver. The house cost approximately \$30,000 to build on land purchase for \$15,000. Raymond's later financial difficulties resulted in the sale of the house less than two years after its completion at a price of \$40,000. Jehn Masen bought it in 1895 after two additional intervening owners.

Mr. Masen and his wife, Frances, emigrants from Texas, had accumulated a fortune. Mr. Masen was reported to be very colorful and flamboyant but also sincere. Mrs. Masen was a quiet person although entertaining frequently. Masen's professional life is obscure or non-existent after coming to Denver preferring to study nature, hunt and fish. He amassed a large collection of butterflies exhibited on the third floor of the house. This collection is now in the Colorado Natural History Museum.

After Mrs. Masen died Mr. Masen married Dora Perter, daughter of the socially prominent Henry M. Perters who were responsible for the establishment of Perter Sanitarium in Englewood.

In 1918 Adele Van Cise, widow of Edwin Van Cise, bought the house from Dora Masen. Philip Van Cise, her son, named the house "The Marne". Stories indicating members of the family were involved in the Battle of the Marne during World War I are incorrect.

The Van Cise family has contributed heavily to the Denver legal community. Edwin Van Cise headed the Philosephical Society of Denver, the Public Utilities Commission for the city, and for years was a lecturer in the law for the University of Colorado. He died in 1914. His son, Philip, was an attorney for the Rocky Mountain News during the Benfils scandal, a Denver District Attorney, and author. His grandson, Edwin a successful trial lawyer, is presently a justice on the Colorado Court of Appeals.

Mrs. Van Cise converted the house into apartments which were rented. She added a new wing in 1920. Mrs. Van Cise lived in the house until her death in 1938. In 1939 Mr. Lyle A. Helland bought the house from Mrs. Van Cise's daughter, Ethel, and sold the house on July 29, 1974, to a partnership which plans to restore the house.

SEE INSTRUCTIONS

HB
13
502990
4398840

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Brettell, Richard R., Historic Denver, The Architects and Architecture 1858-1893, Historic Denver, 1973, pp. 64-68.
Rocky Mountain News, Home Living Section, July 20, 1974
 Bonnie Russell, Wedgwood Ltd. Realtors, 6150 W. 38th Ave., Denver
 Smiley, History of Denver, The Times-Sun Publishing Co. Denver 1901, pp. 482-487, p. 525, p. 976.
 Charles Larsen, The Good Fight, p. 191, 193, pp. 204-206, p. 208, 218
 Perkin, Robert L., The First Hundred Years, p. 530
The Denver Republican, January 1, 1890
 Edwin Van Cise

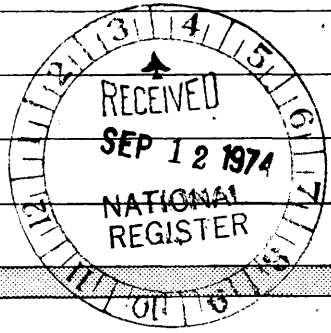
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees Minutes Seconds		
NW	0 . .	104 . 57 . 54	39 . 44 . 30	104 . 57 . 54		
NE	0 . .	0 . .				
SE	0 . .	0 . .				
SW	0 . .	0 . .				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **.25**

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **Mr. & Mrs. James C. Bull**

ORGANIZATION: **Historic Denver, Inc.** DATE: _____

STREET AND NUMBER: **1059 - Ninth St.**

CITY OR TOWN: **Denver** STATE: **Colorado** CODE: **08**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: Stephen H. Hart

Title: Colorado Area Office

Date: 9/9/74

NATIONAL REGISTER VERIFICATION

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

A. A. Mortenson
 Director, Office of Archeology and Historic Preservation

Date: 11/21/74

ATTEST:

Wm. H. Mortenson
 Keeper of The National Register

Date: 11-20-74

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(Number all entries) 8. Significance

While the contributions of the residents of the Marne to the growth and development of Denver is considerable, the building's greater significance lies in its status as perhaps the finest example, and one of the very few remaining examples, of the work of an architect whose buildings reflected the spirit of the city in its most exciting period of growth and development. The following analysis of Lang and his work is taken from Historic Denver 1858-1893, by Richard R. Brettell.

"William Lang was undoubtedly the most popular and prolific designer of domestic architecture in nineteenth century Denver. His houses ranged from cottages to mansions and were constructed in every part of Denver and in most of the city's nineteenth century suburbs. In 1890, the Western Architect and Building News listed 43 houses designed by William Lang and his partner, Marshall Pugh, as well as several terraces, a store, a town hall, and an apartment hotel. One of Lang's larger stone houses, the Raymond house on the corner of 16th and Race Streets (the Marne), was prominently featured in that periodical, and frequent mention of Lang indicates his popularity within Denver's burgeoning and self-conscious architectural profession. His name appears as one of the charter members of the Colorado Chapter of the American Institute of Architects, established in 1892.

"Lang was, undoubtedly, the most self-consciously eclectic architect in the city of Denver. He never built a building in a clear, nameable style and was an architect who conceived of a building as a combination of architectural elements derived from a great many other buildings....In short, his architecture was absolutely unique and absolutely evasive. It was so eclectic in its combinative powers that the modern viewer is generally left with what must be an object with so many borrowings from so many different types of sources--of so many different kinds that the sources can never be fully acknowledged. William Lang was probably a master eclectic. He was certainly the finest and most complex eclectic architect who worked in Denver and, though his work is not at all well-known, he may have been one of the best late eclectic architects in the United States."

