

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED DEC 29 1978

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 Humboldt Street Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER Humboldt Street between East 10th and East 12th Avenues

CITY, TOWN Denver VICINITY OF First CONGRESSIONAL DISTRICT /
STATE Colorado COUNTY CODE 08 Denver CODE 031

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input 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	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 exteriors only	<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:

4 OWNER OF PROPERTY

NAME Various

STREET & NUMBER

CITY, TOWN VICINITY OF STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Clerk and Recorder's Office

STREET & NUMBER City and County Building 14th Ave. and Bannock Street

CITY, TOWN STATE Denver Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Colorado State Inventory of Historic Sites; The Denver Inventory; Denver; Denver Landmark District; 1968 HABS Survey

DATE On going 1972 FEDERAL X STATE X COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS State Historical Society of Colorado, 200 East 14th Avenue

CITY, TOWN STATE Denver, 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 checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>1895 to 1920</u>

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Humboldt Street Historic District is a residential area of large homes situated in Inslee's Addition to the City of Denver. The district, made up of 24 residences, covers a facing two block long area on Humboldt Street bounded by East 10th Avenue on the south (photo #25) and East 12th Avenue on the north (26). The west boundary is the alley between Humboldt and Lafayette Streets running north and south from East 12th Avenue to East 10th Avenue (27). The east boundary is the property line of the houses on the east side of the street and the western boundary of Cheesman Park. (28).

The district is a residential island free of the modern high rise intrusions that have invaded the surrounding areas to the south, west and north. East 10th and 11th Avenues dead-end at Cheesman Park, the east boundary of the district, giving the neighborhood a sense of seclusion and privacy.

Other than the installation of sodium vapor street lights, the area retains its original residential character and continues to be a desirable place to live. The streetscape of facades in the district present architectural variety and individuality that is unified by a high quality of design and materials. Along both sides of the peaceful-tree shaded street, the residences are well set back each within its own grassed yard, landscaped with well tended mature plantings and shade trees. (photos #29 & #30).

The area adjacent to the district, to the west, has several fine residences, but there are signs of deterioration and many of the homes have been converted into multi-family use. There are also several apartment houses of the 1920's and 30's period. There is a new condominium building just outside the southern boundary of the district on the site of the Guldman-Bonfils Mansion. To the north of the district, along Humboldt Street, there are a number of high-rise apartment buildings, but Humboldt Street remains untouched by the changes surrounding it.

There are still two vacant lots in the district, but there has been no new construction within the boundaries since 1920 with the construction of the Schleter House (1050 Humboldt) (3). One of the vacant lots is between the Schleter-Parks-Cobb House, (7) and the Ainsworth House (8) and the other is between the Gihon House (9) and the Crater House (10). In addition, there are five lots, planted in grass and hedges, on the south west corner of East 10th Avenue and Humboldt Street that are part of the Stoiber-Reed-Humphreys property (1).

The architectural styles of the residences in the district range from Georgian Revival and nineteenth century Italianate to early 20th century eclectic. In addition, there are a number of houses known as "Denver Squares", a local term given to a basically plain, rectangular, brick house with a hipped roof, usually with dormers and a porch or veranda across the front. These otherwise plain houses gain individuality through the use of decorative details in the porches, dormers, and around the openings. The majority of these houses are of a light colored brick with a brick trim of a darker color or decorative brickwork.

One of the things that unites this two block area together as an architectural and historic district is the outstanding houses are not grouped together in one part of the district, but are situated throughout the two block area. Several of the more important houses are located near the center of the district; however, each end of the district has a strong anchor with the Stoiber-Reed-Humphreys Mansion (1) on the south and the McPhee Cottage (12) on the north.

At the south-east corner of the district, on East 10th Avenue, is the Stoiber-Reed-Humphreys Mansion (1). Anchor for this end of the district, it is the largest and most imposing residence in the district. The Renaissance Revival style house is

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on the largest site in the district, nine lots, and is secluded behind a vine covered brick wall. The rear of the property is on the edge of Cheesman Park. The exterior wall material is of tan colored pressed brick with a truncated hip slate roof and a balustrade and roof dormers. The symmetrical west front facade has a central entrance covered by an iron and glass hood supported by elaborate iron brackets. Among the notable interior features are the grand entrance hall extending the depth of the house, two stories high with a skylight, a mosaic tile swimming pool in the basement, and a white marble sunroom on the south side of the house.

To the north is the Reed House (1040 Humboldt) (2) built in the local Denver Square style. It is of light tan brick with decorative brick work at the corners in a diamond design. The roof is hipped with projecting eaves. The front porch covers the width of the front facade and has iron railings at the porch level and on the porch roof that are not typical of the style and are probably later additions.

The Schleter-Hicks House (1050 Humboldt) (3) is designed in a restrained and unpretentious Georgian Revival style with interesting detail in the red brick. It is the newest house in the district. The front facade is symmetrical with a well proportioned projecting front entrance flanked by double columns. The end gable roof has three gabled roof dormers across the front.

The Safely House (1060 Humboldt) (4) is a Denver Square richly decorated with Classic Revival elements. The basic shape of the house is rectangular with a hipped roof and eaves of considerable projection. The large roof dormer in the center front is shaped in the Palladian motif. The porch runs across the front facade and projects out in the central portion. Here, there are two story columns supporting a rectangular projection from the main roof. A second floor Adam style porch is formed by a semi-circular balcony between the columns.

The Thompson-Henry House (1070 Humboldt) (5) is in the center of the district on the corner of East 11th Avenue. The Georgian Revival style house is of light colored brick with a truncated hip roof of tile. The central semicircular front porch projects out from the symmetrical front facade. The roof of the porch is supported by six fluted columns with Corinthian capitals. The ceiling of the porch is pressed tin in geometric designs. The north side of the house, on East 11th Avenue, is dominated by a colossal colonnade of four free standing columns with Ionic capitals supporting a balustraded entablature. The Palladian motif is used throughout the exterior in various windows, a wall dormer in the center front and in the stair window on the north side of stained glass and depicting a scene from "Romeo and Juliet." This house is reputed to be the first house in Denver with steel beam construction.

Across East 11th Avenue from the Thompson-Henry House is the Brown-Mackenzie House (1100 Humboldt) (6). Eclectic in design, its fenestration represents several different periods of architectural styles. In the front there is a Romanesque Revival round arched window trimmed in sandstone, a pair of Gothic windows with a small balcony over the front entrance and, next to those, an oriel. On the south side, on East 11th Avenue, is a balcony and more Gothic style windows at the second story level. There is sandstone trim at the front entrance and sandstone columns partially hidden by the hood suspended by chains, which is probably a later addition.

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The Schleiter-Parks-Cobb House (1110 Humboldt) (7) has a solid appearance in its strong horizontal and vertical lines. The north corner of the front is accentuated by a three story rectangular tower with a hipped roof that gives this Denver Square an Italianat influence. The corners of the eaves of the tower have paired brackets. The rest of the front facade is occupied by the horizontal line of the shed roof of the front porch. The wall material is of light tan brick with a design at the corners and around the windows. This is also seen in the Flesher House (24).

The Ainsworth House (1138 Humboldt) (8) is constructed of a light colored brick with a porch across the entire front facade. The porch has an arcade of three round arched openings. The pillars are square with Ionic capitals at the spring line. The porch roof is flat and in the center of the second story level is a second story porch covered by a rectangular projection of the main roof similar to the Safely House (4). This projection is supported by thin, delicate columns. An extension of the front wall forms a curvilinear parapet.

The style of the Gihon House (1142 Humboldt) (9) appears to be earlier than the rest of the houses in the district. The windows have segmental arched lintels from the late 1880's and early 1890's period. The wall material is brick with dark brick string courses. The roof is hipped with dormers, and the eaves are bracketed. The porch across the front facade has a flat roof around which is a wood railing forming a second story open porch.

The Crater House (1166 Humboldt) (10) is at the northern boundary of the district on the corner of East 12th Avenue. It is constructed of brick on a rusticated stone foundation with a round three story tower at the south corner of the front. The top story of the tower is faced in shingles and has a witch's hat or conical roof. There are dormers with bellcast or flared hipped roofs on all four sides of the main hipped roof and the eaves are bracketed. There is a porch across the front facade with a flat roof supported by rectangular brick pillars. The north half of the porch has been enclosed with small paned windows. There is a frame addition in the center of the second floor porch roof that detracts from the tower and is an intrusion on the original design of the house. There is a metal fire escape on the south side of the house.

Behind the Crater House is a small one story double residence (1516-1520 East 12th Avenue) (11) with a flat roof with a shaped parapet in the center front. The windows are double hung sash with leaded glass in the top portion. The front doors have oval shaped glass in the centers with leaded glass lunettes above the doors and bracketed hoods of recent addition. Over each front window is a circular opening trimmed with decorative metal. There is an elevated yard with a brick wall and a Victorian wrought iron fence of arch and spear design.

The northern anchor for the district, on the west corner of Humboldt Street and East 12th Avenue, is the Colonial Revival/Shingle style McPhee Cottage (1165 Humboldt) (12). The exterior materials are brown brick and shingles. There are two stories with the second story contained in a gambrel roof. The front facade is symmetrical with a central, two story, angular bay faced in shingles and roof dormers at each side. The double entrance door, in the center of the bay, is flanked by pilasters supporting a broken pediment. The double hung sash windows have leaded glass in the top portion. The first floor windows are shuttered. The north side of the house has a small three sided bay window with leaded panes. The small garden area on the east front of the house is surrounded by a wood picket fence set on top of a low brick wall.

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Directly behind the McPhee Cottage, to the west, is a small brick, one story row house (1420-1428 East 12th Ave.) (12A). There are recessed front entries for two of the units and entries at either end for the other two units. The wall material is brick, and the roof is flat.

The McPhee-Bartholomew House (1161 Humboldt) (13) is to the south of the McPhee Cottage. It is rectangular in plan with an ell to the south. The roof is gabled. The entrance, in the center of the front facade, is similar in style to that of the McPhee Cottage with a broken pediment and pilasters. To the north of the front door is an unusual small three sided window. The other windows in the front are large, double hung sash with white shutters and sandstone lintels. The front yard is enclosed by a simple iron fence.

The Georgian Revival Wendell House (Denckla-Walker House) (1151 Humboldt) (14) sits within a walled garden. It is a two story house of brick, painted ivory, with a symmetrical facade and an end gable roof with an eyebrow or swept dormer in the center. The windows are shuttered and those on the first floor have voussoired lintels. The center entrance has engaged columns supporting a semicircular arch. Midway between the front gate and the entrance, spanning the walkway, is a lantern suspended from decorative iron work supported by two free standing columns. In the back garden there is a pergola containing a small fountain, built into the wall along the alley, of Greek Revival design in green tile. The interior of the house carries out the Georgian Revival design in the central hall plan with curved stairway and cherry wood handrail and numerous other details. There was a two story addition made to the rear of the house in 1928 which did not significantly alter the front exterior of the house but increased the interior space and the livability of the home. The front garden is enclosed by a handsome brick wall with an iron fence.

South of the Wendell House is the Schaefer House (1131 Humboldt) (15). A basic Denver Square, it is rectangular in plan (two and one half stories) with a hip roof and of brick wall construction painted cream color. It appears the front porch has been removed by the marks on the bricks on the front facade. The most notable features are the double, Italianate windows over the central front entry and the wall dormer with a hip roof. The front door has been changed to one with louvered panels and a metal hood above. There is leaded glass in the upper portions of the windows.

The Rendle-Myer House (1121 Humboldt) (16) is also a Denver Square of tan brick with triangular designs at the corners. The roof is hipped with a very large third story wall dormer. The one story front porch covers the whole first floor facade and has a hip roof supported by polygonal stone columns with Ionic capitals of carved stone. There is a small triangular pediment over the porch

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entrance. The front door has side lights and a transom. There is leaded glass in the top portions of the windows. This house is identical to the Rees House (1049 Humboldt)(21) except for the size of the pediment on the porch.

The Curtis House (1111 Humboldt)(17) is similar in style to the Rendle-Myer House next door. A Denver Square, the dominant feature is the large wall dormer in the center. Here again the one story front porch covers the symmetrical front facade and has round columns supporting the roof. The wall material is light tan brick, and the roof is hipped.

At the corner, on East 11th Avenue, in the center of the district is the Kent House (1101 Humboldt)(18). A large proportioned Denver Square, it is of tan brick with a large front porch and a hip roof. The eaves are bracketed and there is a central dormer. This corner site has a cast iron fence around the front portion of the yard.

Still in the center of the district, on the southwest corner of Humboldt Street and East 11th Avenue, is the Sweet House (1075 Humboldt)(19), former residence of Governor William Ellery Sweet. The house and unattached garage take up most of the ground space, leaving relatively little room for yard or gardens. The Georgian Revival front facade is partially obscured by four large evergreen trees. The plan of the two and one half story, red brick house is rectangular with quoins at the corners. The one story veranda has a flat, balustraded roof with a triglyphic frieze. It extends most of the width of the front and is supported by smooth columns. There are banded brick pillars at the porch entrance. The off-center front door is arched with mullioned side lights. At the front of the end gable roof is a large center dormer, gabled with return and a mullioned Palladian window. On each side is a dormer with a round arched pediment. The second story fenestration is symmetrical with a central Palladian style window flanked by double rectangular windows with voussoirs. The first floor front windows and the north stair window are arched with mullions. On the third floor, north side, is a recessed porch with a Palladian style opening. The south side of the house has a one story bay with a second floor balcony.

Next door to the south of the Sweet House is the unique and eclectic style Tammen House (1060 Humboldt)(20). It was designed by Edwin Moorman, architect for the Moffat Railroad Station, listed on the National Register of Historic Places. There is a similarity between the two buildings in the use of dark brick for the main body of the building and a sharp contrast in color for the trim at the corners and around the openings. The exterior wall material is olive green glazed brick, not found elsewhere in the district. The trim is cream

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and white glazed tile quoins around the openings and at the corners. The green tile roof is hipped with a tile frieze under the bracketed eaves. The one story front porch has a balustraded flat roof supported by brick pillars with two columns encircled at intervals by bands at the porch entrance. The double wood entrance doors are original with leaded frosted glass replacing the original plate glass. There were a pair of wrought iron outer doors which have been removed. There have been several additions made to the house during the Tammen ownership. In 1914 a 12' by 12' two story brick porch was built on the south side of the house, and in 1919 it was enclosed for a solarium. An outstanding addition was the Tudor style enclosed balcony of chased copper on the second floor north added in 1929 to serve as a hallway to the guest bedroom and bath that were added over the porte-cochere that same year. In 1931 the south half of the original front porch was enclosed to become a Palm Room. Palm Rooms were very popular for some time with the social set in Denver.

The next four houses are Denver Squares with different styles of architectural detail. They are all rectangular and of light tan brick. The Rees House (1049 Humboldt)(21) has a "Mission" style front porch with arched openings at each end and at the center porch entrance. Above is a curvilinear or shaped parapet with an exposed beam in the center from which is suspended a lantern on a chain.

The Gallup House (1045 Humboldt)(22) is similar in style as the Rendle-Myer House (16) with a classic Revival one story front porch. It has a center pedimented entrance and the roof is supported by square columns with Ionic capitals. There is a third story, hip roof, wall dormer in the front of the main hip roof.

The Fynn House (1033 Humboldt)(23) has an end-gable roof with shaped parapet and chimneys. The front roof gable has a curved top and a small balcony. The porch has a shed roof which repeats the slope of the main roof, and at the ends there is a curved parapet with arched openings beneath.

The last house in the district, on the southern boundary, is the Flesher House (1025 Humboldt)(24), next door to the corner lot on East 10th Avenue that belongs to the Stoiber-Reed-Humphreys property (1). The house has a hipped roof with eaves bracketed with large double brackets and a central hip roof dormer. The front facade has symmetrical fenestration, and there is an open veranda across the front where the porch roof has been removed as indicated by the markings on the bricks. The decorative brick work around the second floor windows and double French doors is the same as seen on the Schleter House (7).

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There are twenty-five structures in the District, not twenty-four mentioned on page 1 of this Item.

The structure denoted as 12A in this Item (the Row House at 1420-1428 E. 12th Avenue) should be renumbered as Structure #25.

The following properties should be added to the list:

- #26. Lot (approximately 1015 Humboldt).
- #27. Lot (approximately 1120 Humboldt).
- #28. Lot (approximately 1150 Humboldt).

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES c. 1898 to 1920

BUILDER/ARCHITECT Numerous

STATEMENT OF SIGNIFICANCE

The numerous city parks throughout Denver have long been a source of great pride for the residents of this city. Cheesman Park, one of the loveliest, is located on the east boundary of the Humboldt Street Historic District. It was the development of the park that stimulated the residential growth along Humboldt Street. Before 1900, there were only five houses in the district, but with the landscaping of the park in 1904, there were fifteen residences constructed between 1903 and 1907. Between 1909 and 1920 there were only three constructed.

The history of the park goes back to the beginning of Denver when it was designated as a burial ground. This land was the last lookout of the Arapahoe Indians, and in 1858 General William Larimer and his son staked out a cemetery here. The U. S. Congress conveyed 160 acres of this land to the City of Denver in 1872. It was divided up into several sections for burials for various religious denominations. In 1890, Congress passed an act for the land to be used as a park, and it was named Congress Park. In 1934, the landscaping for the park began under the direction of landscape architect, George E. Keesler. In 1907, the park was renamed Cheesman Park for Walter S. Cheesman who had leased 20 acres of the land in the northeast corner in 1887 for a reservoir for the Denver Water Company. In 1907, Mrs. Cheesman and her daughter, Gladys Cheesman Evans, had the Cheesman Pavilion constructed on a high point in the park. Constructed with Colorado marble, it was designed by Marean and Norton, well known Denver architectural firm who also designed the Cheesman-Boettcher Mansion (now the Governor's Mansion) and the Stoiber-Reed-Humphreys Mansion in the Humboldt Street District.

The Humboldt Street District is the first residential district in Denver to be designated an Historic District by the Denver Landmark Preservation Commission in 1972. It is a well preserved residential neighborhood with examples of Denver's domestic architecture from 1895-1920. The styles in the district reflect the general architectural trend throughout the nation at the end of the 19th century and the beginning of the 20th century toward solidarity and simplicity after the exuberance of the Victorian era.

These fine homes represent some of the best work and craftsmanship, both interior and exterior, being done in Denver just before and after 1900. They were designed by some of Denver's most distinguished architects who were responsible for many other fine landmark buildings throughout the city. They are the type of residences owned and occupied by some of the city's more promi-

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Denver. City & County of, Building Department.
 Applications for Building Permits, 1890-1911.
 Mss. Denver Public Library.

Denver. City & County of, Water Department.
 Water Tap Permits, 1898-1922.
 Microfilm, Denver Water Department.

(see continuation sheet)

10 GEOGRAPHICAL DATA

verified via telephone call with Barbara Norgren 12-29-78 K. P. R. K.

ACREAGE OF NOMINATED PROPERTY CA. 5 ACRES

UTM REFERENCES

A	1,3	502740	4,39,815,0	B	1,3	502740	4,39,781,0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1,3	502620	4,39,781,0	D	1,3	502620	4,39,815,0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

The Humboldt Street District is in Inslee's Addition to the City of Denver and includes block 15 and the east 1/2 of block 14 along Humboldt Street between East 10th and 11th Avenues and block 6 and the east 1/2 of block 7 between East 11th and 12th Avenues.

The southern boundary fo the district begins at the alley on the north side of East 10 Avenue between Lafayette and Humboldt Streets, then east along East 10th (see continuation sheet)

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

Barbara Norgren, Preservation Consultant

December 6, 1976

ORGANIZATION

Historic Denver, Inc.

DATE

837-1858

STREET & NUMBER

770 Pennsylvania Street

TELEPHONE

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

[Signature]

TITLE STATE HISTORIC PRESERVATION OFFICER

DATE

MARCH 31, 1977

FOR NPS USE ONLY

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

[Signature]

DATE

12/29/78

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

[Signature]

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

William H. Brannan 12-29-78

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ment, influential and wealthy citizens. For the most part, the people who lived in Humboldt Island were important to the development of Denver and Colorado in government, law, mining, ranching and cattle, and commerce and industry.

The Stoiber-Reed-Humphreys Mansion (1), constructed in 1907, was designed by the eminent architectural firm of Marean & Norton. Albert J. Norton and Willis A. Marean had both worked for one of Denver's most prominent architects, Frank E. Edbrooke, before forming their partnership in 1895. The more outstanding of their works are the Cheesman-Boettcher Mansion, the Cheesman Memorial Pavilion, The Greek Theater in Civic Center, the Chamber of Commerce Building (demolished), and Mayor Speer's home at 300 Humboldt Street.

Marean and Norton designed the mansion from sketches done by Edward G. Stoiber. After his death in Paris, his widow commissioned that firm to do the plans. When the house was completed, Mrs. Stoiber named it Stoiberhof in honor of her late husband.

Stoiber, a German mining engineer, owned the Silver Lakes Mine in Silverton, Colorado. His introduction of many improvements in mining methods made a significant contribution to the prosperity in the San Juan mining region.

In 1909, Mrs. Stoiber married Hugh Rood and after his death on the Titanic, the house was sold to Mr. and Mrs. Verner Z. Reed. Reed was noted for his ownership and development of the Salt Creek oil fields in Wyoming. The Reeds contributed generously to many causes in the city including the University of Denver.

In 1920 the house was sold to Mr. and Mrs. Albert E. Humphreys. Mrs. Humphreys was the former Ruth Boettcher, and Mr. Humphreys was involved in mining and engineering as president of the Humphreys Gold Company and vice president of the Humphreys Engineering Company.

Next door, to the north, is the Reed House (2), built in 1899. It was first occupied by Egbert W. Reed, general agent with the United States Casualty Insurance Company of New York. The architect is unknown, but the next owners, c. 1910, were Mr. and Mrs. James A. Curran who added a two story brick addition at the back of the house in 1912. It was designed by Willison and Fallis, and the builder was R. F. Lewis.

Willison, born in Kilmarnick, Scotland, came to Denver in 1883. He designed St. Dominic's Church, the Denver National Bank Building, the Home Public Market (demolished), and the City Auditorium. He was the chief building inspector under Mayor Speer and played a leading part in laying out Civic Center.

The beautifully landscaped Schleter-Hicks House (3) was built in 1920 by Mrs. Christine K. Schleter, widow of Charles Schleter. The architect was Harry J. Manning. Manning was born in Peoria, Ill., in 1877 and came to Denver in 1904. He was awarded a contract by President Theodore Roosevelt to design a home

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for TB patients in Washington, D. C. He designed the Circle Drive home for Mrs. Verner Z. Reed in 1931 after they left Humboldt Island, the Auditorium Hotel, the Jewish Consumptive Relief Society Hospital (JCRS) west of Denver, the old Capitol Life Insurance Building, the Marjorie Reed Mayo Day Care Center, and the Charles Boettcher House, 777 Washington Street (demolished).

The Thompson-Henry House (5), constructed in 1905, was designed by the Baerresen Bros. There are two other houses in the district also designed by the Baerresens, the Schaefer House (15) and the Schleter-Parks-Cobb House (7). This house is by far the most outstanding of the three in its graceful proportions and lavish Georgian Revival detail.

The Baerresens (H. W. and V. E.) were born in Copenhagen, Denmark, and received their architectural training in Europe. They established their partnership in Denver in 1884 prior to the building boom of the late 1880s. They designed innumerable residences, office buildings and warehouses. Among the more outstanding of their buildings are El Jebel Shrine Temple, St. Joseph's Hospital (demolished), the Mack Block (demolished), and Swedish Lutheran Church (demolished). Their work also includes the Tower Building of the Tivoli Brewery, both a Denver Landmark and listed on the National Register of Historic Places.

The original owner of the house, Alonzo H. Thompson, was a real estate man who lived there until 1917 when it was purchased by Lewis Bailey Skinner, vice president and general manager of Western Chemical and Mfg. Co. In 1927, Smith Arthur Henry purchased the home and lived there for many years. Henry, a lawyer, was a member of the Colorado Legislature from 1929 to 1932, president of the Colorado Bar Association in 1939 and 1940. He was also a long-time trustee of the Iliff School of Theology and counsel for the Denver Board of Education.

The Brown-Mackenzie House (6), built 1903, was designed by Eugene R. Rice. The original occupant is unknown. In 1908 the house was purchased by Mr. and Mrs. Lyman H. Brown. Brown was a broker and prominent member of the Denver social set. In 1922, the house was sold to its most noted owner, Murdo Mackenzie, a Scot who came to Colorado in 1885 to manage the Prairie Land and Cattle Company which had grazing land in Texas, New Mexico and Colorado. In 1891, he became manager of the Matador Land and Cattle Company which owned a total of six million acres and was the second largest ranch in the United States. In 1913, at the age of 61, Mackenzie went to Brazil to organize a ranch for a French syndicate. There Mackenzie developed the largest cattle empire in the world, eleven million acres. In 1922, Mackenzie returned to Colorado and Denver to live until he died in 1939.

The Schleter-Parks-Cobb House (7) was built in 1907 by Charles Schleter, a

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stockman and rancher. It was designed by the Baerresen Bros. After Schleter's death, Mrs. Schleter built the house at 1050 Humboldt Street. The next owner of the house, , was Clifford C. Parks, senior vice president of the First National Bank of Denver. In 1912, he was the Republican nominee for Governor of the state. He died in 1937 and was described at that time by John Evans, prominent Denver citizen, as "one of the best known and highly respected bankers of the state and nation." The house was then sold to Clarence Cobb whose maternal grandfather was Richard Greene Buckingham, first Democratic mayor of Denver. His father, Charles D. Cobb, started the first general insurance firm in Denver. Cobb was born in a house that stood on the site of the City Auditorium. He was one of the founders of the Denver Country Club and prior to his death had been the oldest living member of the Denver Athletic Club, having been a member for 71 years. Cobb's father traded with the Indians where Civic Center now is, and they were both acquainted with Chief Ouray and Chipeta and William "Buffalo Bill" Cody.

The Ainsworth House (8) was constructed in 1906, and the architect is unknown. The first owner was Alfred William Ainsworth. He and his brother, Robert Ainsworth, were associated with their father's firm, William Ainsworth and Sons, manufacturers of assay balances. William Ainsworth was an early Colorado pioneer and an expert time lock and watch maker. During World War I the company manufactured fine analytical balances for the war research laboratories of the nation.

William P. McPhee, one of the prominent members of the business community, was a long-time resident of Humboldt Island: 1897-1916. He first lived in the McPhee-Bartholomew House (13) from 1897 to 1904, but it is not known if he was the original owner or who the architect was. In 1904, he sold the house to G. W. Bartholomew, general sales agent for Portland Cement. McPhee then built the McPhee Cottage next door. He was associated with McPhee and McGinnity Lumber Company, one of the pioneer lumber businesses in Denver, established in 1870 by his father, Charles D. McPhee.

The Wendell House (Denckla-Walker House)(14), c. 1898, was designed by Harry T. E. Wendell, also the architect of the Fairmount Cemetery Gate. Wendell left Denver a short time after designing the house, and the gardens were designed by the landscape architect for Cheesman Park, George E. Keesler. The house was first occupied by Nielsene P. Denckla, nee Nielsene P. Smith. It was later occupied by three noteworthy families. First, the James Randolph Walkers from 1909 to 1916. James Walker was the son of the owner of Cosmopolitan Magazine, John Brisben Walker, who lived in Colorado until 1899. He

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had much to do with Denver's Mountain Parks system and Red Rocks Theater. He promoted the idea of a summer White House in Colorado for many years, but this scheme failed to come to fruition. James Walker was married to Barbara Fisher, daughter of William Garrett Fisher, one of the owners of Denver's important dry goods stores, Daniels and Fisher and Company.

The second family of import was that of Hume Lewis, 1919 to 1934. Lewis was a newspaperman and manager of the Pueblo Chieftain. When he moved to Denver in 1910, he became a partner in Boettcher & Co., leading investment firm. And the third owner of note was Rudolf Beyer, 1935 to 1939. Beyer, a German, was the original sugar beet supplier for this area. Sugar beets were, and still are, an important commodity in the economy of Colorado.

The Kent House (18), 1904, was designed by Marean and Norton who also did the Stoiber-Reed-Humphreys Mansion (1). The builder was A. B. McDonald and the original occupants were Mr. and Mrs. Edwin A. Kent. He was president of Kent Mfg. Co., makers of mattresses, comforters, iron beds, etc.

The Sweet House (19) was the residence of William Ellery Sweet, Governor of Colorado from 1922 to 1924. The house, constructed in 1906 by Sweet, was used for state affairs and business as well as a residence for Sweet and his wife, Joyeuse. Sweet died in 1942, and his wife lived on in the house until her death in 1962. The architect is unknown.

Sweet was prominent in investment banking circles for nearly half a century. Mrs. Sweet was the last surviving member of a group of eight women who founded the Denver branch of the American Association for University Women in 1897.

The Tammen House (20) was the design of architect Edwin Moorman. It was constructed in 1909. Moorman designed the Moffat Railroad Station, the Cody Memorial at the gravesite of William "Buffalo Bill" Cody on top of Lookout Mountain in Golden, Colorado, and the West Side Court Building (additions by Burnham Hoyt, but now demolished). The original owner, Harry Heye Tammen, attained prominence in the Denver community as well as in the state and nation as the co-owner of the Denver Post, the largest and most influential daily newspaper in the state. Tammen, born in Md. in 1856, came to Colorado in 1880 where he worked as a bartender at the nationally famous Windsor Hotel. In 1895 Tammen and Frederick C. Bonfils formed a partnership and bought the Denver Post.

Harry Tammen was host to many famous and influential people. The grand staircase in the walnut panelled entry hall has a balcony from which Presidents Teddy Roosevelt and William Howard Taft spoke while on official visits to Denver when each was in office. The dining room's mahogany panels were designed by George Pullman of the Pullman Railroad Car Company.

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The Tammens were generous contributors to the charities in Denver, and they gave an entire wing to Children's Hospital. Tammen died in 1924 and Mrs. Tammen in 1942. Both of their funerals were held from the house.

The Fynn House, 1907, was the design of the architectural firm of Gove and Walsh who also designed the Guldman-Bonfils Mansion which was at the corner of East 18th Ave. and Humboldt Street (demolished). The first occupant of the house was Dr. Hiram A. Fynn, a dentist.

The Flesher House (24) was the residence of Dean Paul Roberts from 1936-1963. Dean Roberts of St. John's Episcopal Cathedral was influential in the Civil Rights movement in Denver and Colorado from 1937 until his retirement.

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Smiley, Jerome C., History of Denver; The Times-Sun Publishing Company, 1901.

Obituaries and news articles in various issues of the Rocky Mountain News, The Denver Post, and The Denver Times; 1900-1945.

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Avenue to the dead-end at Cheesman Park; then north to East 12th Avenue along a line where the rear property lines meet the west edge of Cheesman Park; then west along East 12th Avenue to the alley between Lafayette and Humboldt Streets; then south along the alley to East 10th Avenue, the point of beginning.

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Humboldt Street

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1. Stoiber-Reed-Humpreys Mansion: Robert M. Flanigan
(1022 Humboldt) 1022 Humboldt Street
Denver, Colorado 80218
2. Reed House: Walter L. & Rosalie J. Gerash
(1040 Humboldt) 1040 Humboldt Street
Denver, Colorado 80218
3. Schleiter-Hicks House: Joseph B. & Katharine P. Oberling
(1050 Humboldt) 1050 Humboldt Street
Denver, Colorado 80218
4. Safely House: Farhad F. & Mary P. Ebrahimi
(1060 Humboldt) 475 Circle Drive
Denver, Colorado 80206
5. Thompson-Henry House: Terry E. & Kay D. Johnson
(1070 Humboldt) 1070 Humboldt Street
Denver, Colorado 80218
6. Brown-Mackenzie House: Security Realty Company
(1100 Humboldt) c/o Robert L. McDougal
232 W. 13th Avenue
Denver, Colorado 80204
7. Schleiter-Parks-Cobb House: William R. & Sally K. Brown
(1110 Humboldt) 1110 Humboldt Street
Denver, Colorado 80218
8. Ainsworth House: ✓ Amy & William L. Tanler
(1138 Humboldt) 1138 Humboldt Street
Denver, Colorado 80218
9. Gihon House: Robert J. Alexander
(1142 Humboldt) Suite 1500
1 Park Central
1515 Arapahoe Street
Denver, Colorado 80202

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Humboldt Street Historic
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10. Crater House:
(1166 Humboldt) Robert L. & Bonnie S. Hawkins
1836 West Lake Avenue
Littleton, Colorado 80120
11. Residence:
(1516-1520 East 12th Avenue) Gary Martin
2706 East 12th Avenue
Denver, Colorado 80206
12. McPhee Cottage:
(1165 Humboldt) Robert S. Garner
1055 Washington
Denver, Colorado 80203
13. McPhee-Bartholomew House:
(1161 Humboldt) Wilson P. & Dorothy P. Partridge
1161 Humboldt Street
Denver, Colorado 80218
14. Wendell-Denckla-Walker House:
(1151 Humboldt) Marylin D. Joseph
1151 Humboldt Street
Denver, Colorado 80218
15. Schaefer House:
(1131 Humboldt) Robert B. & Edith H. O'Connor, Jr.
1131 Humboldt Street
Denver, Colorado 80218
16. Rendle-Myer House:
(1121 Humboldt) James R. & Cathy S. Krendl
1121 Humboldt Street
Denver, Colorado 80218
17. Curtis House:
(1111 Humboldt) Jane Roberts Hunting
c/o Jane Roberts Moss
1111 Humboldt Street
Denver, Colorado 80218
18. Kent House:
(1101 Humboldt) Kenneth C. Sawyer, Jr. &
Sarah M. Sawyer
1101 Humboldt Street
Denver, Colorado 80218

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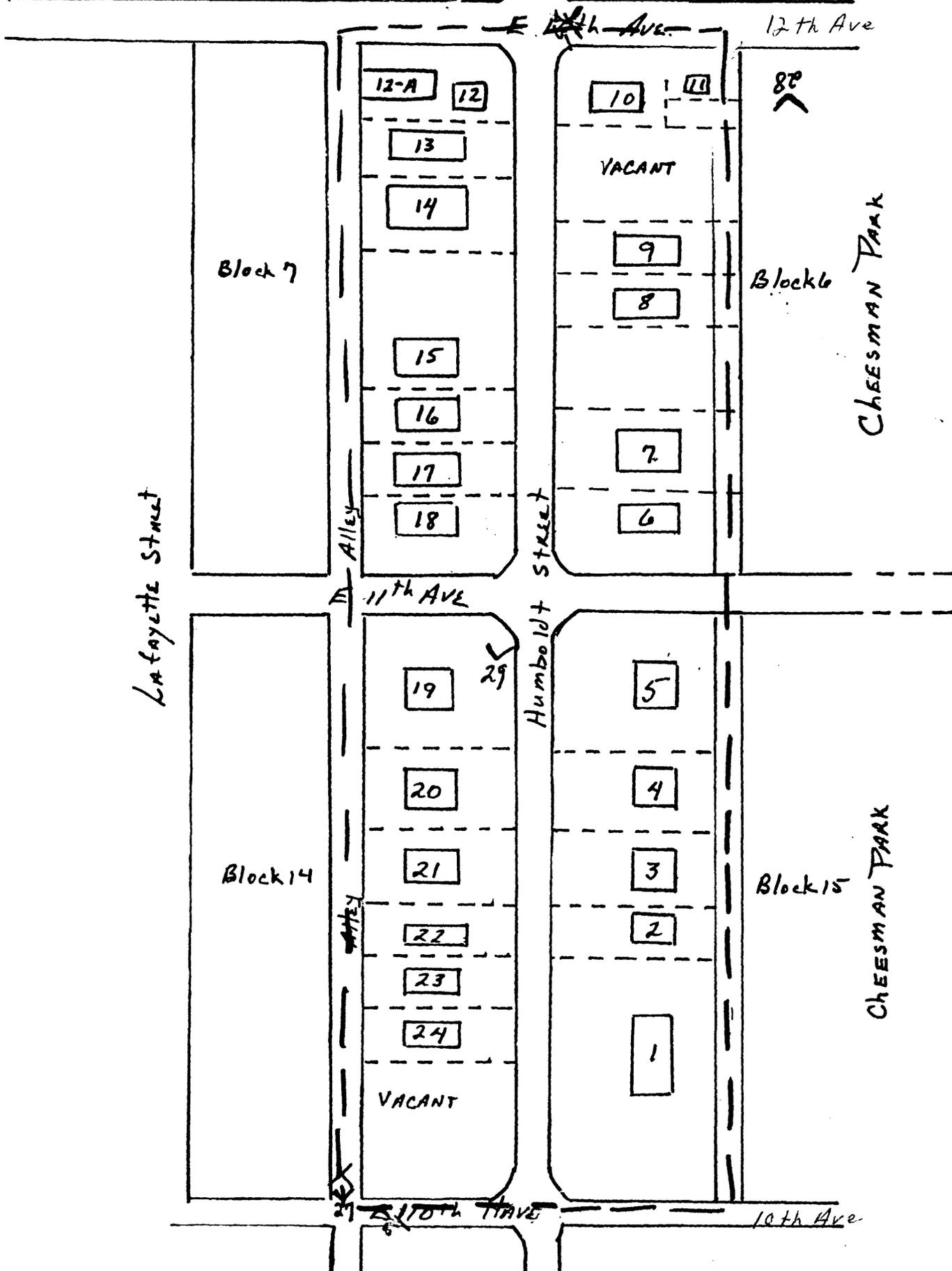
Humboldt Street Historic
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- | | |
|--|--|
| 19. Sweet House:
(1075 Humboldt) | William A. & Betty Ann Whiteford
1075 Humboldt Street
Denver, Colorado 80218 |
| 20. Tammen House:
(1061 Humboldt) | William J. McCarren, Jr.
1061 Humboldt Street
Denver, Colorado 80218 |
| 21. Rees House:
(1049 Humboldt) | Michael T. Michalek
1049 Humboldt Street
Denver, Colorado 80218 |
| 22. Gallup House:
(1045 Humboldt) | John J. & Olive M. Humm
508 Republic Building
Denver, Colorado 80202 |
| 23. Fynn House:
(1033 Humboldt) | Colleen C. Eitemiller
1033 Humboldt Street
Denver, Colorado 80218 |
| 24. Flesher House:
(1025 Humboldt) | Jack B. & Candace T. Weil
1025 Humboldt Street
Denver, Colorado 80218 |
| 25. Row House:
(1420-1428 E. 12th Avenue) | George Joseph, Jr.
1151 Humboldt Street
Denver, Colorado 80218 |
| 26. Lot:
(approx. 1015 Humboldt) | Robert M. Flanigan
600 South Cherry
Denver, Colorado 80218 |
| 27. Lot:
(approx. 1120 Humboldt) | James C. Owen, Jr.
1111 Race Street
Denver, Colorado 80206 |
| 28. Lot:
(approx. 1150 Humboldt) | H.S. Corporation
c/o Herman Sheldon
1200 Humboldt Street
Denver, Colorado 80218 |

Humboldt Island
Hist. Dist.

↑ All buildings shown, which
N ARE all structures in district
Contribute to the integrity
of the district.



Lafayette Street

Block 7

Alley

11th Ave

Block 14

Alley

Humboldt Street

12th Ave

80

Block 6

CHEESMAN PARK

Block 15

CHEESMAN PARK

10th Ave

10th Ave

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Humboldt Island Historic District

THE EAST SIDE OF THE 1900 BLOCK OF HUMBOLDT STREET

1. The Stoiber-Reed-Humphreys Mansion, 1922 Humboldt St., 1907
Style: Renaissance Revival
Architect: Harean & Norton
Original owner: Mrs. Edward G. Stoiber, widow
2. The Reed House, 1949 Humboldt St., 1899
Style: Denver Square
Architect: Unknown
1912 addition: Millison & Fallis
Original owner: Egbert W. Reed, insurance agent
3. The Schleter House, 1050 Humboldt St., 1920
Style: Georgian Revival
Architect: Harry James Manning
Original Owner: Mrs. Charles Schleter, widow
4. The Safely House, 1060 Humboldt St., 1905
Style: Denver Square/Georgian Revival
Architect: Unknown
Original owner: Ben Safely, lawyer
5. The Thompson-Henry House, 1070 Humboldt St., 1905
Style: Georgian Revival
Architect: Baerresen Bros.
Original owner: Alonzo H. Thompson, real estate agent

THE EAST SIDE OF THE 1100 BLOCK OF HUMBOLDT STREET

6. The Brown-Mackenzie House, 1100 Humboldt St., 1903
Style: Eclectic
Architect: Eugene R. Rice
Original owner: Unknown
7. The Schleter-Parks-Cobb House, 1110 Humboldt St., 1907
Style: Denver Square/Italianate
Architect: Baerresen Bros.
Original owner: Charles Schleter, stockman
8. The Ainsworth House, 1133 Humboldt St., 1906
Style: Denver Square/Classic Revival
Architect: Unknown

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9. The Gihon House, 1142 Humboldt St., c. 1925
Style: Eclectic
Architect: Unknown
Original owner: Believed to be John Gihon, broker

10. The Crater House, 1166 Humboldt St., c. 1927
Style: Denver Square/Queen Anne
Architect: Unknown
Original owner: Charles S. Crater, occupation unknown

THE SOUTH SIDE OF 12TH AVENUE

11. Double House, 1510-20 East 12th Avenue

12-A. Row House, 1420-20 East 12th Avenue

THE WEST SIDE OF THE 1100 BLOCK OF HUMBOLDT STREET

12. The McPhee Cottage, 1165 Humboldt St., 1904
Style: Colonial Revival/Shingle
Architect: Unknown
Original owner: William P. McPhee, McPhee & McGinnity Lumber Co.

13. The McPhee-Bartholomew House, 1161 Humboldt St., c. 1907
Style: Denver Square
Architect: Unknown
Builder: Fleming Bros.
Original owner: Believed to be William P. McPhee

14. The Wendell House (Denkla-Walker House), 1151 Humboldt St., c. 1898
Style: Georgian Revival
Architect: Harry T. E. Wendell
Original owner: Nielsene P. Denkla

15. The Schaefer House, 1131 Humboldt St., 1903
Style: Denver Square
Architect: Gaerresen Bros.,
Contractor: Frank Kirchoff
Original owner: Mrs. Elizabeth Schaefer, widow (?)

16. The Rendle-Myer House, 1121 Humboldt St., 1904
Style: Denver Square
Architect: None
Builder: Wilfred Wiborg
Original owner: Unknown

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17. The Curtis House, 1111 Humboldt St., 1933
Style: Denver Square
Architect: Probably G. W. Huntington
Builder: McKinster
Original owner: Unknown

18. The Kent House, 1101 Humboldt St., 1934
Style: Denver Square
Architect: Mearns & Morton
Builder: A. B. McDonald
Original owner: A. E. Kent, President of Kent Mfg. Co.

THE WEST SIDE OF THE 1000 BLOCK OF HUMBOLDT STREET

19. The Sweet House, 1975 Humboldt St., 1906
Style: Georgian Revival
Architect: Unknown (possibly Varian & Sterner)
Original owner: Governor William Sweet

20. The Farnen House, 1061 Humboldt St., 1909
Style: Eclectic/Classic Revival
Architect: Edwin H. Moorman
Contractor: Harriet Nissin
1914 porch; Duthie & Bult
1919 enclose porch; Kress Construction Co.
1929 Guest room & copper balcony; Kirchoff Construction Co.
1931 enclose south of front porch for Palm Room

21. The Rees House, 1049 Humboldt St., 1904
Style: Denver Square/Mission Revival
Architect: Harlan Thomas
1911 garage; Edwin H. Moorman
Original owner: R. D. Rees, lawyer

22. The Gallup House, 1045 Humboldt St., 1905
Style: Denver Square
Architect: None
Original owner: James H. Gallup, Geneva Optical Co.

23. The Fynn House, 1033 Humboldt St., 1907
Style: Denver Square
Architect: Gove & Walsh
Original owner: Dr. Hiram A. Fynn, dentist

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24. The Flesher House, 1025 Humboldt St., 1911
Style: Denver Square
Architect: T. R. Meiger
Original owner: Berthold Flesher, vice president, Rothengerg &
Schloss Cigar Co.