

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Colorado
COUNTY: Denver
FOR NPS USE ONLY
ENTRY DATE FEB 10 1975

1. NAME

COMMON:
Phipps House// Mansion

AND/OR HISTORIC:
Belcaro

2. LOCATION

STREET AND NUMBER:
3400 Belcaro Drive

CITY OR TOWN:
Denver

CONGRESSIONAL DISTRICT:
2

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

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 checked="" 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 type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input checked="" type="checkbox"/> Other (Specify) Conference center

4. OWNER OF PROPERTY

OWNER'S NAME:
The University of Denver

STREET AND NUMBER:
2199 S. University Boulevard

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

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Denver Assessment Division, City and 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 Buildings Survey

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Colorado State Historical Society

STREET AND NUMBER:
200 East Fourteenth Avenue, State Museum Building

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

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7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Designed by Denver architectural firm Fisher and Fisher for Senator Lawrence C. Phipps as a private residence, the building was erected in 1932 by Platt Roger Construction Company. The Georgian style home has two full stories, a basement and a sub-basement. No major alterations have been made to the structure and it is in excellent physical condition. The house is constructed of concrete and brick on a concrete and block foundation of excellent quality. The structure is completely fireproof, all inlaid floors are underlaid with stone slabs. The first floor contains 8,724 sq. feet, the second, 8,199 sq. feet, the basement 4,488 sq. feet, and with the sub-basement, 6,100 sq. feet.

A large canopy covered porch on the west side of the house, directly off the front foyer, is made of brick. A small porch on the second floor on the west side is uncovered and provides access from what was originally Mrs. Phipps' bedroom. A small uncovered porch on the east side was off the servants' quarters.

The chimneys are of brick construction. There are seven individual stacks, four fireplaces use each stack.

The exterior of the building is of red brick, in the formal neo-classical style. The estate included eleven acres and on it are a greenhouse, tool shed, and the principal outbuilding, the Tennis House. Long a landmark in the Belcaro area, the House consists of a tennis court with a high arched ceiling containing skylights. The court itself is at garden level, with a majority of the building elevated above it. Overlooking the court is a spacious gallery. To the east of the gallery is a spacious living room, the front entrance, kitchen and coat room. To the west of the gallery are two changing rooms with baths. A courtyard and the public garden to the main house opens off the gallery.

The estate is surrounded by four principal garden areas; a formal English style private garden with fountain and four

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reflecting pools. To the east and west are park-like areas, and to the north is a garden connecting the Main House and the Tennis House, English in nature.

In designing the mansion, the firm of Fisher and Fisher had the assistance of Mr. Charles Platt (no relation to Mrs. Phipps), a recognized authority on Georgian architecture from New York City.

The main house is rectangular in plan, with minor projections at the center front facade (the east facade), the south corner of the building, and the corresponding portion of the building to the north of the entrance (south of the wing), and at the two sides for the end chimneys. The quoins at the outside corners of the projections are of white stone. A wing, one story high, extends to the North. It possesses the same elements of design as the main portion of the building.

The facade of the main portion of the house is symmetrical. The roof is hipped, with a center gable over the front entrance, which is boxed to form a pediment. Centered in the pediment is a roundel. The doorway is set in a tabernacle frame with two pilasters and two columns which support a broken pediment.

The windows on the first floor are all rectangular with double-hung sashes and are topped by stone lintels with keystones. The shorter rectangular windows on the second floor also have white stone keystones.

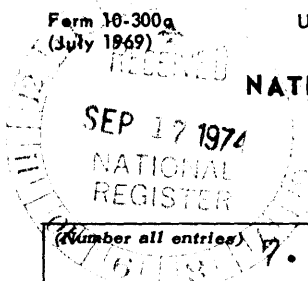
Notable interior features include: four hundred year old pine panelling from an English manor house in the dining room, oak panelling from an historic old London mansion in the game room. The room was built to fit the panelling, the ceiling is a bas relief of the War of the Roses. The living room is panelled in Austrian oak. A musical library is located in a sliding wall panel. Above the door is a handcarved Phipps crest and over the fireplace is an eagle and flag carving.

oak

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The library has book shelves from floor to ceiling on three sides, with a ladder on overhead rail for access to upper shelves. The north wall has a fireplace with a Grenling gibbons carving surrounding a portrait of Mrs. Platt Rogers.

Guest bedrooms have original silk and vinyl wallpapers. The four main bedrooms are panelled in pine, with the exception of the Senator's which, with his dressing room, was of Austrian oak. The downstairs breakfast room was originally papered in a very ornate hand-painted floral design, which was painted before it was hung. It has now been converted into an office with a leather-like wall covering.

The main stairway opposite the dining room is U-shaped, of white travertine marble. The great corridor running the full length of the house is also of travertine, as is the foyer. The arches along the hall are decorated with floral patterns in low relief. At the end of the great hall is an elevator which runs to the basement where a gun room and play-room were located. A servant stairway serves the storage basement and servants' quarters.

All doors opening into the long hallway are mahogany from Santa Domingo, according to Davis and Baldwin's Denver Dwellings and Descendants.

In the foyer stands a Kimball-Wells organ. Pipes are in the basement and send the sound up through ducts to sound panels behind large Flemish tapestries.

Hot water heat and electric heat are used. Gas stoves are also used. Lighting is primarily by brass fixtures wired for electricity. Chandelier in the stairwell is a composite fixture from an old whaling vessel. The living room chandeliers are made of English sterling silver.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

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

SPECIFIC DATE(S) (If Applicable and Known) 1932

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input checked="" 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 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 checked="" 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

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Lawrence Cowle Phipps amassed a fortune as Vice President and Treasurer of Carnegie Steel in Pittsburgh. He resigned in 1901 after the death of his wife, and moved with his two children, Lawrence, Jr. and Emma, and his second wife, the former Genevieve Chandler of Pittsburgh to Denver. The family moved into the Bethel Mansion on Colfax Avenue and soon became one of the leading social, financial and political families in Denver. Two children were born to his second wife, Helen and Dorothy. In 1903, Phipps built the Agnes Memorial Sanatorium for the treatment of tuberculosis, dedicated to his mother, who had died of the disease. The building later, in 1935, became the administration building for Lowry Airfield (now Air Force Base). Mr. and Mrs. Phipps were divorced in 1904 and seven years later, Mr. Phipps married Margaret Rogers, daughter of Judge and Mrs. Platt Rogers. This marriage produced two more children, Alan Rogers and Gerald Hughes Phipps. Phipps was active in the community as a promoter of Fitzsimmons Hospital and a spearhead for the American Red Cross. In 1938, he built the quarter million dollar auditorium wing of the Denver Museum of Natural History.

Inevitably, Phipps became a vital force in public affairs. He worked for irrigation, electric power, farm-to-town roads, and cheap farm loans to promote agriculture. He headed the Colorado Taxpayers League and played a major part in the building of the Moffat Railroad Tunnel through the Rocky Mountains.

From local Republican party politics in Colorado, Phipps

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Kohl, Edith Eudora, Denver's Historic Mansions, pp. 220-225.
 Davis, Sally and Betty Baldwin, Denver Dwellings and Descendants,
 Sage Books, Denver, Colorado, 1963, pp. 186-207.
The Denver Post, "Contemporary," November 13, 1966, pp. 1-20.

10. GEOGRAPHICAL DATA

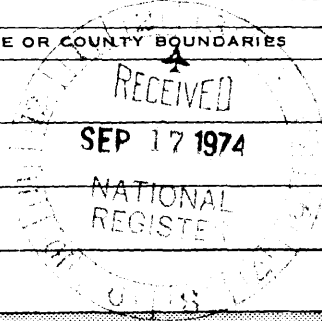
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		39 42 00.8	105 56 50.2	
SE	° ' "	° ' "				
SW	° ' "	° ' "				

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4394386
CD

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: nine

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



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11. FORM PREPARED BY

NAME AND TITLE:
Joan Kerr Facy Thill, Director/Curator

ORGANIZATION: The Molly Brown House, Historic Denver, Inc. DATE: July 18, 1974

STREET AND NUMBER:
1340 Pennsylvania Street

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: [Signature]

Title: Colorado Historic Preservation Officer

Date: 7/13/74

NATIONAL REGISTER VERIFICATION

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

[Signature]
 Director, Office of Archeology and Historic Preservation

Date: 7/10/75

ATTEST:
[Signature]
 Keeper of The National Register

Date: 2-6-75

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moved on to become a national political figure. He was elected to the United States Senate in 1918 and served two terms, until 1930. He pushed for an air mail service, the farm loan and labor bureaus, the cooperative marketing act and other rural legislation. He fought for protective tariff, for economy in government, and, oddly enough, considering the multi-millionaire he was, for abolition of tax-exempt securities. At that time, he had been rated one of the wealthiest men in the United States. Declining to run for a third term, Senator Phipps sold the Bethel Mansion on Colfax Avenue in 1932 and, despite the Depression in which he had lost millions in the slump of the steel stocks, he built a new mansion in Belcaro, an exclusive suburban district of south Denver. Explaining the building of the mansion in the depths of the Depression, Phipps said, "It was a project that would furnish business and labor to many. So I went ahead with it." It should be noted that every effort was made to use Colorado products and to share the wealth, no more than two members of any one family were allowed to work on the construction. The building cost \$500,000.00. Mr. Phipps died at age 90 in 1958. His estate was valued at over ten million dollars.

Today the mansion is used by the University of Denver as a conference center, to which it lends itself beautifully, though its rich and gracious flavor has been diminished by the removal of many of the Phipps' furnishings. The first floor still retains its charm and opulence, but the second floor which now serves as conference rooms and bedrooms for visitors, has lost its charm. However, Denver University is working to renew the splendor of the interior by placing in the mansion valued antiques as they are donated to the school.

It seems particularly fitting that the home built by this man, who was so eminent in Denver society, commerce, and government, and whose family remains in Denver carrying on that grand tradition, should serve as the gathering place for the

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8. Significance (Second Continuation Sheet)

exchange of information and knowledge. The Phipps Mansion is a visual landmark of great beauty in the Belcaro area, but it is more importantly a symbol of the great spirit of one of the men who lead Denver from its boom town beginning into its future as a center for commerce and culture in the West.

