

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Wilson & Hersperger House

Other Names 5DV.358.78

Address of Property

[] address not for publication

Street Address 2254 West 34th Avenue

City Denver County Denver Zip 80211

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Erik Paul Husman

Address 2254 W. 34th Ave Phone 720-838-4858

City Denver State Colorado Zip 80211

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

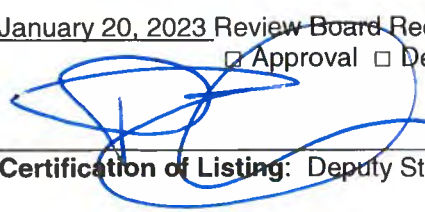
Preparer of Nomination

Name Erik P. Husman Date 9/29/22

Organization N/A

Address 2254 W. 34th Ave. Denver, CO 80211 Phone 720-838-4858

City Denver State Colorado Zip 80211

FOR OFFICIAL USE:		Site Number <u>5DV.358.78</u>
October 17, 2022 Nomination Received		
January 20, 2023 Review Board Recommendation	January 25, 2023 HC Board State Register Listing	
<input type="checkbox"/> Approval <input type="checkbox"/> Denial	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Listing Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
 Certification of Listing: Deputy State Historic Preservation Officer HISTORY COLORADO		Date <u>1-26-2023</u>

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic Single-family residential home; boarding house.

Current Single-family residence.

Original Owner "Wilson & Hersperger" (ca. 1891).

Source of Information DPL Digital Collection - Early Assessor's Records. Est. by: Laura Ruttum Senturia.

Year of Construction ca. 1891

Source of Information DPL Digital Collection - Early Assessor's Records; Colorado Escrow & Title Services, LLC AND 1893 Sanborn Map.

Architect, Builder, Engineer, Artist or Designer _____

Architect: W.H. Wrigley Possible builder: L.E. White (associated w/ 2246 W. 34th Ave. - 1889).

Source of Information DPL Digital Collection - Early Assessor's Records. Est. by: Laura Ruttum Senturia

Locational Status

Original location of resource(s)

Resource(s) moved to current location

Date of move _____

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Queen Anne

Period of Significance: 1891

Level of Significance: Local State National

Multiple Property Submission: N/A

Acreage 0.05

P.M. 6 Township 3S Range 68 W Section 28 Quarter Sections _____

Reference: Zone 13 S Easting 498790 Northing 4401591 NAD83

Site Elevation: 5350 feet

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SECTION III

DESCRIPTION AND ALTERATIONS

(describe the current and original appearance of the property followed by a discussion of all alterations)

Addressed as 2254 West 34th Avenue, the Wilson & Hersperger House is a two-story, brick with wood frame, Queen Anne-style home constructed ca. 1891, in the Lower Highlands of Denver adjacent to the Historic Potter Highlands neighborhood. The structure is the middle of three homes built in 1891 by Wilson & Hersperger, for the family associated with 2246 West 34th Avenue (ca. 1889). The 1,438 square-foot home, with a 228 square-foot cellar, is built on a 2,480 square-foot property, and is remarkably similar to its "sisters" at 2250 W. 34th Ave. and 2258 W. 34th Ave. All three homes feature design elements indicative of the Queen Anne style (ca. 1890 - ca. 1910) such as vertical orientation, asymmetrical massing, a prominent decorative porch, turned spindles, bargeboard, projecting gables, scalloped and shaped shingles, sunburst design, and the use of contrasting brick and wood materials. The property is in excellent condition considering its age, and retains a high-level of interior and exterior historic integrity. Historic Sanborn and Baist Maps show a midden/burn pit structure in the rear of the property at the time of construction, which has since been removed at an undetermined time.

Setting & General Description

The Wilson & Hersperger House is located in the ca. 1890s H. Witters Addition of northwest Denver, Colorado. The residential development is a mix of single-family homes dating from the 1880s to current, with many new duplexes and slot homes taking the place of older single-family homes, now demolished. The Wilson & Hersperger House is located one house in from the southeast corner of 34th Ave. and Wyandot Street. The southwest corner of 34th and Wyandot is home to a single-story multi-family apartment complex, the northwest corner comprises historic 1890's mansions, and the northeast corner is an early 1920s single-story Denver Terrace duplex. The immediate neighborhood features streets lined by mature deciduous trees and many of the sidewalks, including the section that crosses the Wilson & Hersperger House, also feature their original large-form red flagstone steppers. Of note: at the time of 2254's construction, 34th Avenue was known as Gray Street, and Wyandot Street was known as Kent Street. The latest use of Gray and Kent was found on a Sanborn Map (ca. 1893).

The north edge of the property running along 34th Avenue comprises a professionally landscaped right-of-way (ca. 2015) with a mature honey locust, separated from the front yard by the original historic red flagstone stepper sidewalk. The elevated front yard comprises three raised-bed vegetable gardens (ca. 2015), a small stepper patio with table and chairs, and a cobble walk extending from the sidewalk to entry flanked by a small perennial garden bed.

The house faces north toward 34th Avenue, and is highlighted by its original covered porch entry with ornamental design and address placard, and its double-gabled facade with scalloped shingles, turned spindles, bargeboard, and decorative trim and fascia. The red brick home rests on its original brick foundation with later parge coat reinforcement (date unknown). The home's steep cross-gabled roof is covered with asphalt shingles, and slopes toward overhanging eaves. Two gabled dormers protrude east-west from the second level sitting room. The west facing slope includes two recently restored brick chimneys and respective chimney caps. All original windows were replaced in the 1980's, except for three bathroom privacy windows installed in 2017 (first level) and 2019 (main bath).

Apparent exterior additions or modifications that deviate from the home's exterior visual historic integrity include: the second level "pop-top" main bedroom and bathroom with a Juliet balcony, above the first level bathroom and kitchen, and its south-facing plaster/stucco facade; the entry porch which includes rebuilt decking and concrete steps; and rear porch includes updated decking and concrete steps.

Exterior Features

North (Front) Side

On the first floor, a large window with the original stone sill is framed by red brick in an ornamental sunburst pattern. The stone sill has been power-washed to its natural red/pink color, but remaining paint flecks suggest it may have been painted red, blue, and gray at separate times in the past. The vibrant red brick facade is in excellent condition, with the

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most recent tuckpointing, repointing, and brick restoration occurring in ca. 2015.

The most prominent first floor expression of Queen Anne architecture is the original gabled covered porch with its decorative turned spindle columns and railing. Scrolled ornamental patterning adorns the overhead porch facade with a carved wood address placard. The ceiling of the porch is narrow painted beadboard and the roof is asphalt metal flashing tracing the joints where the porch roof cornice meets the brick facade.

Two poured concrete steps lead from the cobble walk to the porch floor which consists of narrow, once-painted wood boards. The concrete steps are part of a front foundation slab which also supports the porch decking. The decking is skirted by stapled wood trellis pieces. Within the porch, there is a 24in. railing with turned spindles. The entry consists of a modern metal storm door with a sliding window screen, and a modern wood door with a decorative oval privacy window with ornamental metal-work. The door is framed with a brick semi-arched top and decorative medallion molding, with a contemporary mailbox and single contemporary porch light located to the right.

On the second floor, the facade consists of double-gables with scalloped shingles including diamond, hexagonal, and rounded in a horizontally-oriented design. There is one large window with an ornamental wood frame and ledgestone sill (guest bedroom); and is adorned with an ornamental footer and sunburst design. To the left, is a smaller box window with an ornamental wood frame and ledgestone sill. Both gables are adorned with round-patterned fascia indicative of the "gingerbread" style. New gutters were installed in ca. 2015.

East Side

On the first floor, a 5ft.-wide alley separating homes is the property of the Wilson & Hersperger House. The alley provides for some storage, and access to the backyard including a locking gate. The straight-face red brick has gray mortar, and includes a parge coat layer on the lower 18in. to protect the brick foundation. The first floor includes one large window (dining room) with a wood frame and wood beam sill, and includes decorative medallion molding, and a brick semi-arch atop. Toward the rear, there is one tall, narrow privacy window (first floor bath) with a new wood frame and original wood beam sill, with a brick semi-arch top.

On the second floor, the straight-face red brick has gray mortar. In the rear, a section of newer brick demarcates the main bedroom addition (Lario ca. mid-late 1930's). There is one small window (mid-first floor stairwell) with its original wood frame and wood beam sill. Located approximately mid-way, there is one medium gabled dormer window (second floor sitting room) with its original ornamental wood frame and wood beam sill, and historic awning hardware attached. There is a white plaster stucco facade below the asphalt roof peak.

South Side (Rear)

On the first floor, the straight-face red brick includes gray mortar, and is in good condition. On the right, there is one tall, narrow privacy window (first floor bath) with a new wood frame (installed ca. 2017), original wood beam sill, and brick semi-arch top. Below and to the left, there is one small, broken horizontal window (cellar) with a wood frame that was covered at an earlier time with wood board and insulation. The breaker panel and city meter are located midway, with a red plaster stucco "patch" of unknown origin/purpose, is located to the left. One tall, medium window (over the kitchen sink) includes its original wood frame and wood beam sill. This window was reframed and shortened, possibly when the kitchen was refurbished at an earlier time.

At the rear porch entry, two poured concrete steps lead from a paver patio to a wood deck porch that is partly covered by the main bedroom Juliet balcony and its lattice skirt. The porch rests on a wood and concrete foundation, partly formed by the concrete steps, and is constructed of 2in. x 8in. decking, and includes a 34in. wood railing, and a security light. The entry consists of a wood and metal frame with a brick semi-arch top, and includes a metal security door, and a modern foam-core aluminum door with a dog door insert.

On the second floor, a horizontal section of non-decorative bargeboard separates the first level from the second level main bedroom addition (Lario ca. mid-late 1930's). The facade is white plaster stucco over brick and wood, with its main gable and secondary balcony gable. Straight fascia and trim lack the Queen Anne "gingerbread" ornamentation found on the north facade, and are in need of repair. To the right, a small privacy window (main bath) with dual pane sliding construction was installed ca. 2019, while maintaining the integrity of the original wood frame and its awning hooks and

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hardware. To the left, there is one small wood frame window (main bedroom) with dual pane sliding construction.

An attached Juliet balcony features a gabled dormer with asphalt roof and an exterior light attached. Screened windows open on each side of the 2in. x 4in. wood construction with painted particle board walls. The balcony can support weight, but is beginning to slouch and separate from the main house, thus deeming it unsafe for daily use.

West Side

On the first floor, a 5ft.-wide alley separating homes is the neighbor's property ('2258'). The straight-faced red brick has gray mortar, and includes a parge coat layer on the lower 18in. to protect the brick foundation. The first floor includes one large window (sitting room) with a wood frame and wood beam sill with decorative medallion molding, and a brick semi-arch top (identical to the east side). Near the rear of the house, there is one tall, narrow double-paned window (kitchen) with a wood frame, wood beam sill, and brick semi-arch top. Located below, is one small, broken, horizontal window (cellar) with a wood frame. The window was covered at an earlier time with chicken wire and a wood panel, and includes a brick semi-arch top.

On the second floor, the straight-face red brick has gray mortar. In the rear, a section of newer brick demarcates the main bedroom addition (added by the Lario family, ca. mid-late 1930's). Located approximately mid-way, there is one medium gabled dormer window (second floor sitting room) with its original ornamental wood frame and wood beam sill, and historic awning hardware attached. There is a white plaster stucco facade below the asphalt roof peak.

Exterior Alterations

North (Front) Side Alterations

On the first floor, the large window's stone sill has been power washed to its natural color, but remaining paint flecks suggest it may have been painted red, blue, and gray at separate times in the past. The vibrant red brick facade is in excellent condition, with the most recent tuckpointing, repointing, and brick restoration occurring in ca. 2015. The two poured concrete steps leading to the porch entry are of modern construction (Est. ca. 1984-1985), and supported a ramp as seen in the property photo from *A Guide to Colorado's Historic Architecture and Engineering Second Ed.*

The entry consists of a modern metal storm door with a sliding window screen, and a modern wood door with a decorative oval privacy window with ornamental metalwork. A contemporary mailbox and single contemporary porch light are located to the right.

On the second floor, some trim and fascia tracing the roofline gables was repaired to prevent small animal access ca. 2015. New gutters and drains were installed ca. 2015.

East Side Alterations

On the first floor, toward the rear of the home one tall, narrow privacy window (first floor bath) with a new wood frame was installed ca. 2017, while maintaining the original dimensions and wood beam sill. The red brick facade is in good condition, with the most recent tuckpointing, repointing, and brick restoration occurring in ca. 2015.

On the second floor, the rear section comprises newer brick demarcating the main bedroom addition (added during the Lario family residence, ca. mid-late 1930's).

South (Rear) Side Alterations

On the first floor, one tall, narrow privacy window (first floor bath) with a new wood frame was installed ca. 2017, while maintaining the original dimensions and wood beam sill. The breaker panel and city meter are located midway, with a red plaster stucco "patch" of unknown origin/purpose, located to the left. One tall, medium window (over the kitchen sink) includes its original wood frame and wood beam sill. This window was reframed and shortened, possibly when the kitchen was refurbished at an earlier time. The entirety of the rear porch was constructed in the late 1930's, with the two poured concrete steps likely constructed in the mid-1980's.

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The entirety of the second floor rear facade is not part of the original 1891 design, and was most likely added by Grace Lario in the mid-late 1930's. Although the newer brick can be distinguished from the historic, the overall addition pays respect to the historic context and contributes to the multi-gabled roofline of the existing Queen Anne structure without detracting from its historic integrity. The only modern alteration includes the small privacy window (main bath) with dual pane sliding construction which was installed ca. 2019, while maintaining the integrity of the original wood frame and its awning hooks and hardware.

West Side Alterations

On the first floor, no significant modern exterior alterations are apparent. The red brick facade is in good condition, with the most recent tuckpointing, repointing, and brick restoration occurring in ca. 2015.

On the second floor, the rear section comprises newer brick demarcating the main bedroom addition (Lario ca. mid-late 1930's).

Interior Spaces and Features

First Floor:

The historic integrity of the interior floor plan of the Wilson & Hersperger House has been largely preserved/retained, though some updates and alterations have been made.

On the first floor, the entry/foyer has an exposed brick wall and Red Oak hardwood flooring (ca. 2014). The entry includes the original wood staircase which features hand-crafted newels with feather design, and rails with turned spindle balusters. Decorative bullseye molding caps each stair rod. The space includes most of the original decorative baseboards, molding and trim. Of note: the frame of the pass-through from the foyer to the dining room displays evidence of door fixtures, suggesting past use as a formal locking doorway (potentially when the home was used as a boarding house).

To the right is the living room, historically known as the "parlor," which includes a high ceiling and Red Oak hardwood floors, and exposed brick above the fireplace. The room includes most of the original decorative baseboards, molding and trim, most prominent around the large north-facing front window, and pass-through. The historic fireplace has been updated with a gas fixture and front (date of alteration unknown). The hand-made wood mantle was likely built in the late 1930s-1940's due to wear patterns. White ceramic tile is used as decorative floor trim. A recessed bookcase was built into the vent build-out in 2017.

The adjacent room now known as the parlor/reading room, includes a high, tiled-ceiling with ceiling fan, and Red Oak hardwood floors, and large west-facing double-framed window. Absent from the room are the decorative molding and trim found throughout the house. There is a buildout in the back corner which may be concealing the piping for the original location of the second level main bedroom.

The adjacent dining room includes a lower drop ceiling with popcorn finish, Red Oak hardwood floors, and a large east-facing double-framed window.. The exact purpose of the drop ceiling is unclear (possibly concealing water pipes and electrical), and is most likely related to the second level pop-top main bedroom renovation in the mid- to late-1930's. The room features the home's distinctive decorative baseboards, molding and trim, and includes a small closet housed below the entry stairwell.

Off the dining room is the kitchen entry. The kitchen includes a drop ceiling with popcorn finish and ceramic tile floor. The room features the home's distinctive decorative molding and trim, but lacks the original baseboards. The entire kitchen was renovated by the previous homeowner in ca. 2013-2014, including the floor, marble counters, wood cabinets and drawers, wood pantry, ceiling light fixtures, and new appliances. A rectangular build-out is found on the west wall which conceals the original kitchen stove chimney, and continues through the above main bedroom. One tall, narrow mid-wall window faces west, and one south-facing window is located above the sink. A door to the backyard is located to the right of the sink counter. To the left, there is a door to the bathroom, and a door to the cellar.

The bathroom adjacent to the kitchen was entirely rebuilt in 2017. Due to extensive water damage and mold, the entire floor, subfloor, and plumbing were replaced, as well as much of the standard-height ceiling. The floors are black slate tile,

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and the walls are predominantly white subway tile. The custom-built black marble vanity and wood cabinets mirror the orientation of the previous (non-historic) design. The bathtub, toilet, sink, and light fixtures are also contemporary. Two tall, narrow sliding windows were replaced with static privacy windows, and set in rebuilt wood frames in 2017.

Next to the bathroom is the cellar door. A stairwell leads to the basement with a very low ceiling of exposed beams and a concrete floor. The usable space is fairly small, and comprises the space below the kitchen and adjoining bathroom. An east-west brick wall separates the usable space, and the dirt and rubble crawlspace which comprises two-thirds of the space below the first floor. Much of the brick foundation is exposed with some plaster and concrete patching. The water heater and furnace were replaced in 2015, and air conditioning was retrofitted. The walls below the bathroom were covered with a layer of white mold-remediation paint. It is possible that when the home was used as a boarding house in leaner times, someone may have rented this space and slept below the stairs.

The entry stairwell leading to the second floor sitting room includes one landing, and a small east-facing vent window with decorative trim and molding. Of note: the pass-through at the top of the stairs shows signs of being utilized as a formal, locking door from its boarding house days. Aside from the main bath, all rooms on the second floor feature carpeted floors, installed ca. 2019. On the second floor and to the right, is the spare bedroom.

Second Floor:

The spare bedroom features sloping ceilings resulting from the front facing gabled roofline. The room includes an entry door with its original glass transom window, one small closet, one small north-facing box-window, and one medium north-facing window. The original decorative trim and molding found on the first floor is present in this room, as well as the original baseboards. A rectangular build-out on the west wall runs floor to ceiling, concealing the original chimney flue.

The sitting room is particularly large as it used to be the original main bedroom and bathroom, before the Lario addition in the mid- to late-1930s. The ceiling is standard height, with angular slopes influenced by the roof line. A ceiling fan/light was installed in 2019. The space features one east-facing dormer window, and one west-facing dormer window, with ornamental trim and molding. Two closets also include the ornamental trim and molding. A doorway with a 2in. step, leads to the main bedroom.

The pop-top main bedroom has an associated bathroom, closet, and balcony. . This addition was originally thought to have been built in the 1910's - 1920's due to the screened-in balcony, indicative of the Tuberculosis porches which proliferated in Denver, at the time. However, when the main bathroom was renovated in 2019, the contractors were convinced that the brickwork and framing materials were highly indicative of 1930's to pre-WWII, which better aligns with Grace Lario's purchase of the home from her parents in 1936. The main bedroom features a standard height ceiling with corner slopes due to the east-west gable roofline. A ceiling fan/light was installed ca. 2019. The broad trim and baseboards have clean lines, and no ornamentation. One medium window faces west, and one medium window faces south. A door on the south wall opens to a screened-in Romeo and Juliet balcony with gabled roof, which is unusable due to safety concerns. A rectangular build-out runs from floor to ceiling on the west wall, concealing the historic kitchen stove chimney and flue. The closet ceiling is sloped due to the roofline, and includes built-in shelving. A sliding barn door leads to the main bathroom.

The main bathroom was entirely rebuilt in 2019. Due to terminal water damage and mold, the entire floor, subfloor, and plumbing were replaced. Some water damaged drywall facing was removed behind the toilet, exposing the historic red brick wall backing. The ceiling is standard height, and slopes with the roofline. The floors are black slate tile, and the walls are predominantly white subway tile, with a custom cut-glass shower partition. The toilet, sink, shower, and light fixtures are all contemporary. One sliding, double-paned privacy box window was installed with a rebuilt wood frame in 2019.

INTEGRITY

(discuss the property's historic integrity)

The essential physical features of the Wilson & Hersperger House are the home's vertical orientation, asymmetrical massing, prominent decorative porch entry, multiple projecting gables, dormers, sunburst detailing, and contrasting materials including brick and wood (bargeboard, scalloped and shaped shingles, turned spindles) - all classic details of Queen Anne-style architecture and design. These essential features largely remain intact and are easily visible on the front facade and from 34th Avenue, but are in need of repair by a reputable historic home preservation contractor. Because this property is being nominated under Criterion C, retention of design, workmanship, and materials are of the

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utmost importance.

The Wilson & Hersperger House retains these aspects of integrity to a high degree, as well as the integrity of location, setting, feeling, and its continued contextual association with its equally historic “sister” neighbors. Of note: the historic integrity of the Wilson & Hersperger House is demonstrated by the inclusion of a photo of its facade as an excellent example of Queen Anne architecture in, “A Guide to Colorado’s Historic Architecture and Engineering.” Office of Archaeology and Historic Preservation, Colorado Historical Society. Second Edition.¹

Location: The Wilson & Hersperger House stands on the original parcel of land where it was constructed. The home, therefore, retains its integrity of location.

Design: The house retains strong integrity of design. As evidenced by historic Sanborn Fire Insurance Maps, Baist’s Maps, and early Tax Assessor Records, the building’s footprint has remained essentially the same since first documented in 1891. The original roof form, massing, arrangement of interior spaces, and fenestration remain intact, with the notable exception being the main bedroom addition in the mid- to late-1930’s which added an east-west peak and west-facing gable to the roofline. The Wilson & Hersperger House retains its character-defining features typical of the Queen Anne style including its vertical orientation, asymmetrical massing, multiple gables, and its stunning ornamental woodwork including gingerbread trim, scalloped and shaped shingles, and covered porch entry featuring turned spindles. The design of the mid- to late-1930’s main bedroom addition complements the historic roofline by continuing the original north-south peak, and also by adding a smaller west-facing gable perpendicular to the dominant north-south peak. All original windows were replaced in the 20th Century (except cellar windows), but the fenestration pattern is unchanged. The interior floor plan also retains excellent historic architectural integrity.

Setting: The setting retains a high degree of integrity. Immediately adjacent to the Historic Potter-Highlands District, the Wilson & Hersperger House is sandwiched between its “sister” homes and “parent” home contemporaries intact, and with facades representative of their Queen Anne design. However, the rest of the 2200 block and associated neighborhood is a patchwork of modern duplexes and slot homes, dotted with historic single-family residences. A mid-20th Century single-level apartment complex comprises the southwest corner of 32nd Ave. and Wyandot St. Large historic (1880s and 1890s) homes stand on the northwest corner. Across 34th Ave. is a historic duplex, flanked by original historic single-family homes. The east end of the 2200 block predominantly comprises modern duplexes, with a historic church in disrepair. Old growth trees still line the original historic flagstone sidewalks.

Materials: The building’s most visually prominent and architecturally significant materials are its red brick construction and ornamental woodwork in the form of scalloped and shaped shingles, bargeboard, sunburst design, and covered entry porch with turned spindle columns and railing. Plaster stucco covers the south-facing facade, and west-facing gable facade associated with the main bedroom addition. As noted, all windows are predominantly modern replacements. Much historic material within the interior of the building remains intact including the wood stairwell and its associated decorative newels and railing, exposed brick, ornamental trim and molding framing flow-throughs and some windows, a historic wood fireplace mantle, with contemporary Red Oak hardwood floors.

Workmanship: The Wilson & Hersperger House retains a high level of integrity regarding workmanship. Its prominent entry porch, scalloped and shaped shingle facade, and detailed interior stairway newels are just some of the elements indicative of the craftsmanship and deliberate care-in-construction, typical of late-19th Century architecture. Interior molding and trim was professionally painted in 2020, and highlights the historic decorative floral patterns and round molding.

Feeling: The exterior and interior of the building continue to evoke a sense of Queen Anne Victorian-era (ca. 1890 - ca. 1910) design and craftsmanship. This is only enhanced by its predominantly intact historic context shared by its nearby homes.

Association: The property retains good historic integrity of association as it retains the physical characteristics and footprint of the home built by Wilson & Hersperger in 1891, and the modern property lines are consistent with historic surveys. Though historically used as a multi-tenant boarding house at times, it remains a single-family home. Absent is the historic midden-burn pit originally located at the south-end of the property line.

¹ Also found on the History Colorado website: <https://www.historycolorado.org/queen-anne>¹

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | Architecture |
| <input type="checkbox"/> Archaeology –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/
Community Identity | <input type="checkbox"/> Politics/
Government |
| <input type="checkbox"/> Community
Planning and
Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

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SIGNIFICANCE STATEMENT

(Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, and justification for the period of significance.)

The Wilson & Hersperger House is locally significant under Criterion C for Architecture for the year 1891 as an excellent example of Queen Anne style, and indicative of Victorian period design popular in Colorado, between 1880 and 1910. Most notably, the Wilson & Hersperger House is used as a visual example of Queen Anne-Victorian architecture in, "A Guide to Colorado's Historic Architecture and Engineering." Office of Archaeology and Historic Preservation, Colorado Historical Society. Second Edition.²

Per the "Historic Architecture and Engineering Guide":

Queen Anne is perhaps the most ornate style of the Victorian period evident in Colorado. Popular between 1880 and 1910, the style varies from the highly decorative to a more restrained version found in many residential neighborhoods. General characteristics include a vertical orientation, asymmetrical massing, corner towers and bays, prominent decorative porches, projecting gables, and contrasting materials, particularly brick and wood. The degree of ornamentation usually distinguishes the high style. Ornamentation is emphasized on a high style Queen Anne through the use of scalloped and painted shingles in the gables, decorative bargeboards, sunburst detailing, and turned spindles on porches and balconies. The corner tower is prominent, but not always found on high style buildings, nor is it always located on the corner. Simpler Queen Anne buildings are less ornate, but usually feature shingled gables, asymmetrical massing, and some decorative detailing. These examples have enough decoration to distinguish them as members of the stylistic category.

Although Wilson & Hersperger House retains important stylistic features such as scalloped and shaped shingles; turned spindles, sunburst detailing, porch, bargeboard and multiple gables and is an excellent, well preserved example of the type for the area.

DEVELOPMENTAL HISTORY / ADDITIONAL HISTORIC CONTEXT INFORMATION (if appropriate)

Adapted from the Denver Public Library, *Potter-Highlands Neighborhood History*³

"Situated on a hill northwest of the Platte River, overlooking the city, are the Highlands of Denver. The Highlands is not just one district, but many, and was originally a city in its own right. It was incorporated in 1875. By 1890, Highlands included more than thirty-five separate sub-divisions (including H. Witters). The city had high aspirations of its own, touting clean air high above the smoke and industry of Denver, clean artesian water, and most important, clean morals. Although liquor was not forbidden in Highlands, liquor licenses were so expensive that none were issued until well after Prohibition.

The hopes and glory of Highlands were short-lived. There were major transportation difficulties crossing the South Platte into Denver and climbing the hill up to Highlands. These problems and the 1893 Silver Crash, which strained the town's finances, led to a vote by Highlands citizens in 1896 to annex Highlands to Denver.

In 1858, the Gold Rush brought fortune seekers of various kinds to the area. Two towns were founded: Auraria, located between the Platte River and Cherry Creek, and Denver City, situated east of Cherry Creek and southeast of the Platte. A third community, across the Platte from Auraria, was called Highland and was founded in 1858 by General William Larimer, a land promoter, and his friend, David C. Collier. Auraria and Denver City fought constantly over which town was more important. They soon realized that for their own survival they must cooperate, and thus in 1859 they merged and became Denver. Highland was included and was officially known as North Denver. One year later, on February 28, 1861, Congress formed the Colorado Territory.

Artesian water was discovered by R. L. McCormick while he was boring for coal near West 17th Avenue and Federal

² Currently found at: <https://www.historycolorado.org/colorados-historic-architecture-engineering-guide>

More specifically: <https://www.historycolorado.org/queen-anne>

³ Denver Public Library "Potter Highlands Neighborhood History," Digital: <https://history.denverlibrary.org/potter-highlands-neighborhood-history>

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Boulevard. At a time when many of Denver's residents needed strainers on their taps to filter out small fish and other debris from their water, Highlands could boast pure, clean, fresh well water.

Highlands' pure air was another important selling point for the town. In fact, while tuberculosis was the country's number one killer, and unpolluted dry air, rest, and good food were the only known remedies, it was only natural that Colorado and Highlands attracted many people in search of a cure. There were numerous sanitariums in the Highlands, the largest of which, the Oakes Home, was located in Potter-Highlands."

Although the name "Highlands" implies that the area was originally a Scottish settlement, it was actually settled by many ethnic groups. Many Scots did settle in Highlands, however, as did the English, Germans, Welsh, and Cornish. The area later became home to a number of distinct immigrant groups: first the Irish, then the Italians, and later Latinos.

Wilson & Hersperger

According to Early Tax Assessors Records, "Wilson & Hersperger" were the original owners and developers of the northwest corner of Block 8. The first home built on the property was built in 1889 (Wilson), and is currently addressed 2246 W. 34th Ave. At the time of construction (1889 and 1891), through 1898, 34th Avenue was known as Gray Street, and Wyandot was known as Kent Street. Current addresses and their historic counterparts are listed as follows:

Known Wilson & Hersperger Houses:

Current Address	Historic Address (if applicable)	Year Built
2246 W. 34th Ave	823 Gray Street	1889
2250 W. 34th Ave	815 Gray Street	1891
2254 W. 34th Ave	813 Gray Street	1891
2258 W. 34th Ave	811 Gray Street	1891
3330 Wyandot St	NA	1895
3334 Wyandot St	NA	1895
3340 Wyandot St	NA	1895

Research into exactly who "Wilson" and "Hersperger" were has yielded no definitive results regarding their identities, and neither resided in any of the homes built on the property. Potential matches for "Wilson" in the historic record include Joseph Wilson, the Denver architect and real estate investor; and "Charles F. Wilson" and "James H. Wilson," who were in real estate at the time, per the Denver City Directory.

No listings for "Hersperger" are found in the Denver City Directory between 1885 and 1910, suggesting they did not live in the area, and the investment was real estate for profit. Per *Ancestry.com*, there are only a couple entries for "Hersperger" in Colorado at the time, but the most likely candidate includes a ranching family from the La Junta area that was buying up tens-of-thousands of acres of grazing land from La Junta to Limon between 1890 and 1892, and include the family members: John M., Tilghman B., Daniel B., James W., and J. Clay Hersperger. Though their primary investments included grazing land on the eastern plains, it is possible they may have made a foray into Denver as the city was booming.

William H. Wrigley, Architect (b: 1845 - d: 1898)

No architect is listed for the first home built on the property (2246 W. 34th Ave.), but Early Tax Assessors Records list "W.H. Wrigley" as the architect for 2250, 2254, and 2258 West 34th Avenue; and presumably 3330, 3334, and 3340 Wyandot Street (built approx. ca. 1895). Born in Pennsylvania in 1845, William H. Wrigley moved to Denver with his wife Mary and daughter Lillie in 1887. A lawyer by education, Wrigley saw potential in Denver's booming population and founded the Denver Planing Mill and Manufacturing Company (Blake St.), ca. 1890. From 1891 until his death in

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1898, Wrigley not only identifies as the President and Treasurer of the Denver Planing Mill and Manufacturing Company, but also worked in carpentry and real estate. Oddly, the only year which Wrigley identifies as an “architect” in the Denver City Directory is 1893, possibly contributing to his relative obscurity as such. Another factor which may contribute to Wrigley’s apparent lack of a substantial architectural presence in Denver may be his early death in 1898, from unknown causes.

The Wrigley family resided at 119 Wanless from 1891 to 1897, not far from 2254 W. 34th Ave.. Though William’s daughter Lillie is mentioned in the Denver City Directory for the years 1890 to 1898, working as a clerk and bookkeeper (presumably for Denver Planing Mill), his wife Mary does not appear in the directory until after her husband’s death, when she appears as a real estate dealer.

List of William H. Wrigley architecture in Denver, per Early Tax Assessors Records:

Cross-Streets	Year Built	House type	Builder	Owner
Kent & Scott	1889	Brick terraces (5)	Morrison & McDonalds	H. Trowbridge
25 th and 26 th Avenues	1890	Brick dwellings (2)	FM Irish	Denver Planing Mill
Bert and Kent	1891	Brick addition to church	Day work	North Presbyterian Church
Clear Creek and Wiiter	1891	Brick dwelling	BC Savage	Dr. William Smedley ⁴
Kent and Gray	1891	Dwellings (5)	Unknown	Wilson & Herperger
10 th and 11 th Avenues	1891	Brick dwellings (2)	HH Buell	WF Hill
Scott & Murdock	1892	Brick addition	Royse	Dr. William Smedley
Lincoln between 8 th and 9 th	1893	Brick dwellings (4)	J. Blodgett	Catherine Rigden



Figure 1: Photo of Dr. William Smedley. Courtesy of Denver Public Library Special Collection (1886-1901).

Notable Early Boarders/Occupants of 813 Gray St./2254 W. 34th Ave. (ca. 1891 - 1901):

The Denver City Directory indicates that no individual or family resided at the property for more than two consecutive years between 1891 and 1901, suggesting the home may have been utilized as the equivalent of a rental property or boarding house, possibly by the Sherman Family occupying “823” and “815 Gray”, or Wilson and Hersperger.

The only notable boarder in the early years was Reverend William Alfred Coad (one year, 1891). A minister at Broadway Baptist, and partner in Comstock and Coad Publishing, Reverend Coad was also instrumental in the formation of Emmanuel Baptist church in North Denver in 1890. Other boarders included: Alfred L. Brown (ca. 1892), a car builder for Denver and Rio Grande Railroad; Leon H. Wilson (ca. 1892), a printer at the Colorado Sun; James T. Ritchie (ca. 1896), who worked in mining; James R. Smith (1898), a stenographer; and William G. Newlands (ca. 1898), who worked in dry goods.

⁴ Of note: “Dr. Wm (William) Smedley” is likely to have been the well-recognized Dr. Smedley who was first president of the Denver Dental Association, and was on the board of directors of the North Side School District. He was also an active member of the Colorado Humane Society and an early member of the Denver Chamber of Commerce. His other community involvement included the Denver Philosophical Society, the State Forestry Association and the Colorado Mountain Club.

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Richard J. Williams Family (ca. 1901 - 1925)

Although the early records are missing, it is likely the first transfer of property ownership from Wilson and Hersperger occurred in 1901, at which time Richard J. Williams and his family became the first consistent occupants of the home since its construction. Richard J. Williams was born in Wisconsin in 1856, to parents of Welsh heritage, and came to Denver with his family (wife, Sarah E. b: 1858; son, John S. b: 1886; and daughter, Jessie M. b: 1890), in 1901.

Throughout their time in the home, both Richard and John were consistently employed in the burgeoning express messenger business, working first as messengers and then clerk auditors for such companies as the Denver & Rio Grande Railroad Express, Pullman Company, Globe Express Company, Wells Fargo & Company Express, and American RyExpress. Both appeared to be successful in their careers, but John seemed to have the most ambition as he rose to higher ranks of clerk manager and clerk Vice-President.

The first verifiable entry for Wilson & Hersperger's transfer of ownership in the Early Tax Assessors Records occurs when John Sherman Williams (Grantee #11) purchased the home in 1913. By all accounts, the Williams family continued to live in the home until 1925, when the home was purchased by John and Elizabeth Stich.

Stich & Grace Lario Years (ca. 1925 - 1958)



Figure 2 Press photo of Grace Lario ca. 1934. Courtesy of Historic Images Outlet, reprinted here for informational purposes only.

The occupants of the Wilson & Hersperger House with the broadest cultural footprint may have been Grace Lario (m. Stich), and her parents, John & Elizabeth Stich, owners of the property from 1925 to 1958. John and Elizabeth Stich moved from Montana to Colorado around 1920 to be closer to their daughter Grace, and her husband, Cully E. Lario, who married in Denver, June 8, 1911. John and Elizabeth Stich (Grantee #33) eventually purchased the Wilson & Hersperger House in 1925, and operated it as a boarding house. However, John Stich's primary employment was as a cigar maker for La Dez Cigar, Co, for whom he worked nearly two decades. Grace was a talented pianist employed at the Crescent Theater, and Cully was employed as a cashier at Public Service Company of Denver.

While Cully and Grace were living at 3322 Vine St. (property still standing); on December 20, 1933, Cully was killed by five gunshots, mainly to the body. By proximity, Grace was the lead suspect, and insisted he was suicidal in the weeks leading up to, and more specifically, on the morning of his disappearance and subsequent death. Grace insisted it must have been a twisted form of suicide, or payback for money he owed to his gambling debts. Cully Lario was a well-known gambler, and frequented the gambling halls of Larimer St. for many years up until his death. Some suspected a conspiracy between the cops who "regulated" activity in the gambling hall, a group of gamblers, and Grace Lario existed to conceal the true nature of the murder. As the case went to court, a contingent of Denver

detectives continued to insist the cause of death was suicide, supporting Grace Lario's claims. Grace Lario was eventually acquitted, but the story was widely documented not only through the Mountain West but also found a national audience, and was inflated by tabloid-esque articles ranging from the *San Francisco Examiner* to the *Pittsburgh Sun-Telegraph*.

In late-1935, Grace Lario left her property on Vine Street, and moved into her mother and father's boarding house at 2254 W. 34th Ave. She then purchased the home from her parents in early-1936. Only a few months after Grace purchased the home, her father died of an apparent suicide due to "taking a few drinks." A teetotaler for over a decade, Grace's father John was found dead in his car in the neighbor's garage (possibly "2246"), by a shotgun pointed at his temple. Grace and her mother continued to operate the home as a boarding house, often renting to musicians and the occasional laborer. After Grace passed away from unknown causes in 1955, Elizabeth remained in the home until 1958. The next person to take residence in the Wilson & Hersperger House was Mrs. Josephine Garcia, in 1959.

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1960 - Present

Nearly all information regarding ownership/occupancy of the Wilson & Hersperger House is missing between ca. 1959 and 1993. The last occupants from 1958 to 1960 were Ms. Josephine Garcia (widow of Max). and Larry R. Montez. Very little information exists regarding each, but it appears Josephine was retired, and Larry Montez was a laborer at the Denver Transfer Company.

The next entry in the public record occurs in 1993, when Jeffrey Virgil. Vigil is listed as the next owner of Wilson & Hersperger House. Anecdotal information gleaned from an interview with neighbor Nick Munoz at 2258 W. 34th Ave. (neighbor since 1970) suggests Jeffrey Vigil, a.k.a. Buffalo, assumed ownership of Wilson & Hersperger House from his mother in 1991, and estimated his mother's ownership to have begun ca. 1983-1984. The entry porch ramp, apparent in the photo found at History Colorado, was built by Buffalo so he and his friends could park their motorcycles in the house. Upon Jeffrey Vigil's death in 1993, his wife Robyn D. assumed ownership of the home until 1994, when the home was sold to Jonathon Roy Gomez. Gomez lived in the home until 2014. In 2014, the current owner Erik Husman purchased the home from the Gomez family.

According to an interview with neighbor Nick Munoz, through much of the 1970s and 1980s, the neighborhood maintained a feeling of community based on families, often with multiple children, interacting on a daily basis. A farm still existed at the east end of the 2200 block. Multiple small grocery stores and bodegas dotted the neighborhood, and children were safe to roam many blocks without parental supervision. As the children and families aged out of the neighborhood in the late-1980's, the area experienced higher rates of crime and many properties fell into disrepair. The area, once known as the North Side, is now referred to as LoHi (Lower Highlands), as young urban professionals and their families gravitate to a reinvigorated, walkable neighborhood filled with restaurants, shopping, and services.

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Nick Munoz. Interview. Conducted by Erik Husman. 25 September 2022.

SECTION V

GEOGRAPHICAL DATA

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property)

The boundaries of the resource include Lot 4&5, Block 8, of the H. Witters subdivision N Denver excluding the north 96 ft. of the East 14 ft. and 2 in. of **Lot 4**, and of the West 11 ft. and 8 in. of **Lot 5**, Subdivision of Lot 3, Block 8, H. Witters Addition to North Denver County of Denver, State of Colorado The boundary includes the historic house, a professionally landscaped right-of-way, original historic red flagstone public walk, front yard vegetable garden, 1,438 sq. ft. two-story residence, and a professionally landscaped backyard.

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Official Map (show location of property on map)



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Topographic Map



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SECTION VI

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1- 63, except as noted:

Name of Property: Wilson & Hersperger

Location: Denver

Photographer: Erik P. Husman, unless otherwise noted

Date of Photographs: ca. September 2022, unless otherwise noted

Photo No.	Description of View and Direction of Camera
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1. North (front) facade, camera facing southeast.
2. View of the front porch, camera facing south.
3. View of the front porch interior decking and door, camera facing south.
4. Detail of decorative brick framing the front window, camera facing south.
5. View of east-facing exterior brick facade, camera facing south.
6. Photo of the first floor east-facing dining room window and second floor dormer, camera facing west.
7. Photo of newer brick delineating the second floor main bedroom addition, camera facing southwest.
8. Photo of west-facing exterior, camera facing south-southeast.
9. Photo of first floor west-facing sitting room window and second floor dormer, camera facing northeast.
10. Original west-facing cellar window, camera facing northeast.
11. South-facing facade (backyard), camera facing north-northwest.
12. South-facing first floor bathroom privacy window, camera facing northeast.
13. South-facing cellar window, camera facing northwest.
14. South-facing kitchen window, camera facing north.
15. Rear porch with kitchen entry, camera facing northwest.
16. Foyer hallway looking into the dining room, camera facing south.
17. Entry foyer and front door, camera facing north.
18. Living room (front room/original parlor) with fireplace mantle, camera facing west.
19. Living room and front window, camera facing north.
20. Living room (to the left is the foyer, to the right is the sitting room), camera facing southeast.
21. Photo of the sitting room with its west-facing window to the right, camera facing south.
22. Sitting room with west-facing window and living room to the right, camera facing northwest.
23. Photo of dining room and its east-facing window, camera facing east.
24. Dining room leading into the kitchen, camera facing south.
25. Dining room with the closet located below the stairwell, camera facing northeast.
26. Dining room with the sitting room to the left and foyer hallway to the right, camera facing northwest.
27. View from the dining room into the kitchen, camera facing south.
28. Kitchen with its west-facing window, camera facing west-northwest.
29. View of kitchen, camera facing northwest.
30. View from the kitchen into the dining room and foyer, camera facing north.
31. First floor bathroom renovated ca. 2017, camera facing east-southeast.
32. First floor bathroom vanity, camera facing north-northwest.
33. First floor bathroom with south-facing privacy window, camera facing southwest.
34. Stairwell leading into the cellar from the kitchen, camera facing east.
35. Cellar view from the bottom of the stairwell, camera facing west.
36. Cellar crawl space entry, camera facing north-northwest.
37. Cellar brick wall with some plaster repair, camera facing southeast.
38. Stairwell in foyer leading to second floor with newel, camera facing southeast.
39. Leaf detailing on the lower newel, camera facing northeast.

(Photos continued)

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40. Stairwell detail and handcrafted landing newel, camera facing southeast.
41. Leaf detailing on lower end of landing newel, camera facing southeast.
42. Second floor sitting room with west-facing dormer window, camera facing southwest.
43. Second floor sitting room with a door leading to the main bedroom, camera facing south-southwest.
44. Second floor sitting room with east-facing dormer window, camera facing east-northeast.
45. View from sitting room toward guest bedroom doorway with transom, camera facing south.
46. Guest bedroom with its large north-facing window, camera facing northwest.
47. Smaller north-facing window in the guest bedroom, camera facing northeast.
48. View of guest bedroom transom doorway, camera facing southeast.
49. View from the doorway into the main bedroom with its south-facing window, camera facing south.
50. Main bedroom west-facing window, camera facing west-northwest.
51. Main bedroom, camera facing northwest.
52. Main bedroom entry and closet, camera facing east-northeast.
53. Main bedroom south-facing window and barn door leading to bathroom, camera facing southeast.
54. Main bathroom renovated ca. 2019, camera facing northeast.
55. Main bathroom renovated ca. 2019 with west-facing privacy window, camera facing southeast.
56. Main bathroom west-facing privacy window and subway tile, camera facing southwest.
57. View of the covered 4' x 6' balcony porch from the main bedroom, camera facing south-southeast.
58. View from the front porch, camera facing west.
59. View from the front porch, camera facing northwest.
60. View from the front porch including landscaped right-of-way, camera facing north.
61. View from the front porch, camera facing northeast.
62. View from the back porch of the landscaped backyard (ca. 2015 - 2022), camera facing southeast.
63. View of backyard from alley gate, camera facing southwest.
64. View from across 34th Ave. L to R - 2246, 2250, 2254, 2258 W. 34th Ave.; camera facing south.
65. View from across 34th Ave. R to L - 2258, 2254, 2250, 2246 W. 34th Ave.; camera facing southeast.

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1. North (front) facade, camera facing southeast. Note the scalloped and shaped shingles, turned spindles, multiple gables, and decorative entry porch. Photo taken September 14, 2022.

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2. View of covered porch entry with turned spindles, carved-wood address placard, and ornamental fascia design. Photo taken November 5, 2022.

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3. View of the front porch entry and door. Note the brick semi-arch above the door frame. Photo taken September 26, 2022.

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4. Photo of decorative brick framing the front window. Photo taken September 26, 2022.

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5. East-facing exterior brick wall with associated alley leading to backyard gate. Photo taken September 26, 2022.

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6. Photo of the first floor east-facing dining room window with decorative molding, and brick semi-arch. Above, is the second floor east-facing dormer window with decorative trim and molding. Photo taken September 26, 2022.

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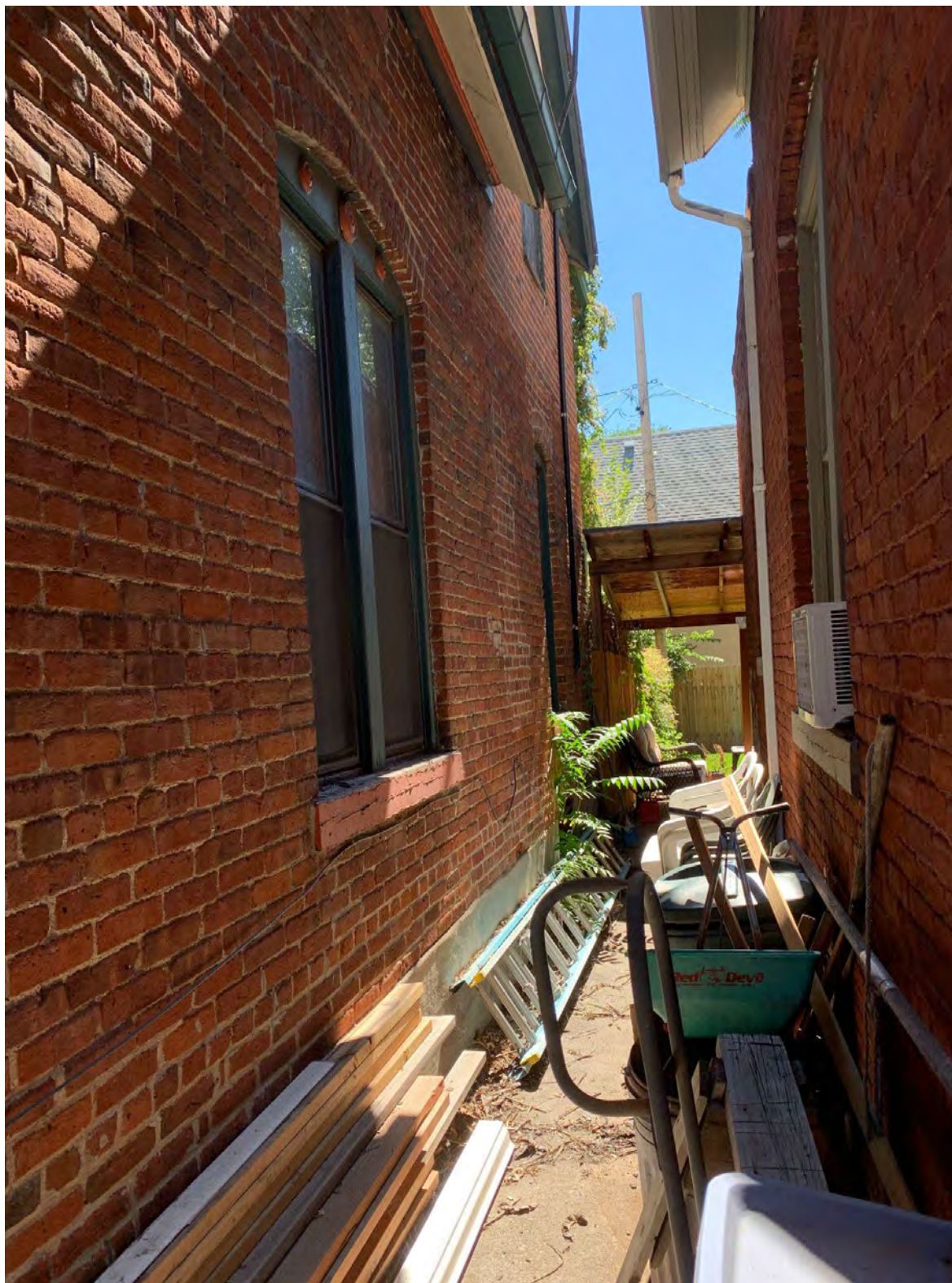


7. Photo noting layer of new brick delineating the second floor main bedroom addition. Includes first floor bathroom east-facing privacy window with new wood frame (ca. 2017). Photo taken September 26, 2022.

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8. Photo of west-facing exterior, and first floor sitting room's west-facing window with decorative molding. The alley is property of 2258 W. 34th Ave. Photo taken September 19, 2022.

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9. Photo of the first floor west-facing sitting room window with decorative molding, and brick semi-arch. Above, is the second floor west-facing dormer window with decorative trim and molding. Photo taken September 19, 2022.

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10. Original west-facing cellar window. Photo taken September 19, 2022.

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11. South-facing facade (backyard) with red brick first floor and kitchen entry porch and railing formed by the above main bedroom balcony. Note the second floor plaster/stucco facade of the main bedroom addition in the mid- to late-1930s. Photo taken September 19, 2022.

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12. South-facing first floor bathroom privacy window with new wood frame (ca. 2017). Photo taken September 19, 2022.

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13. South-facing cellar window covered with interior wood board. Photo taken September 19, 2022.

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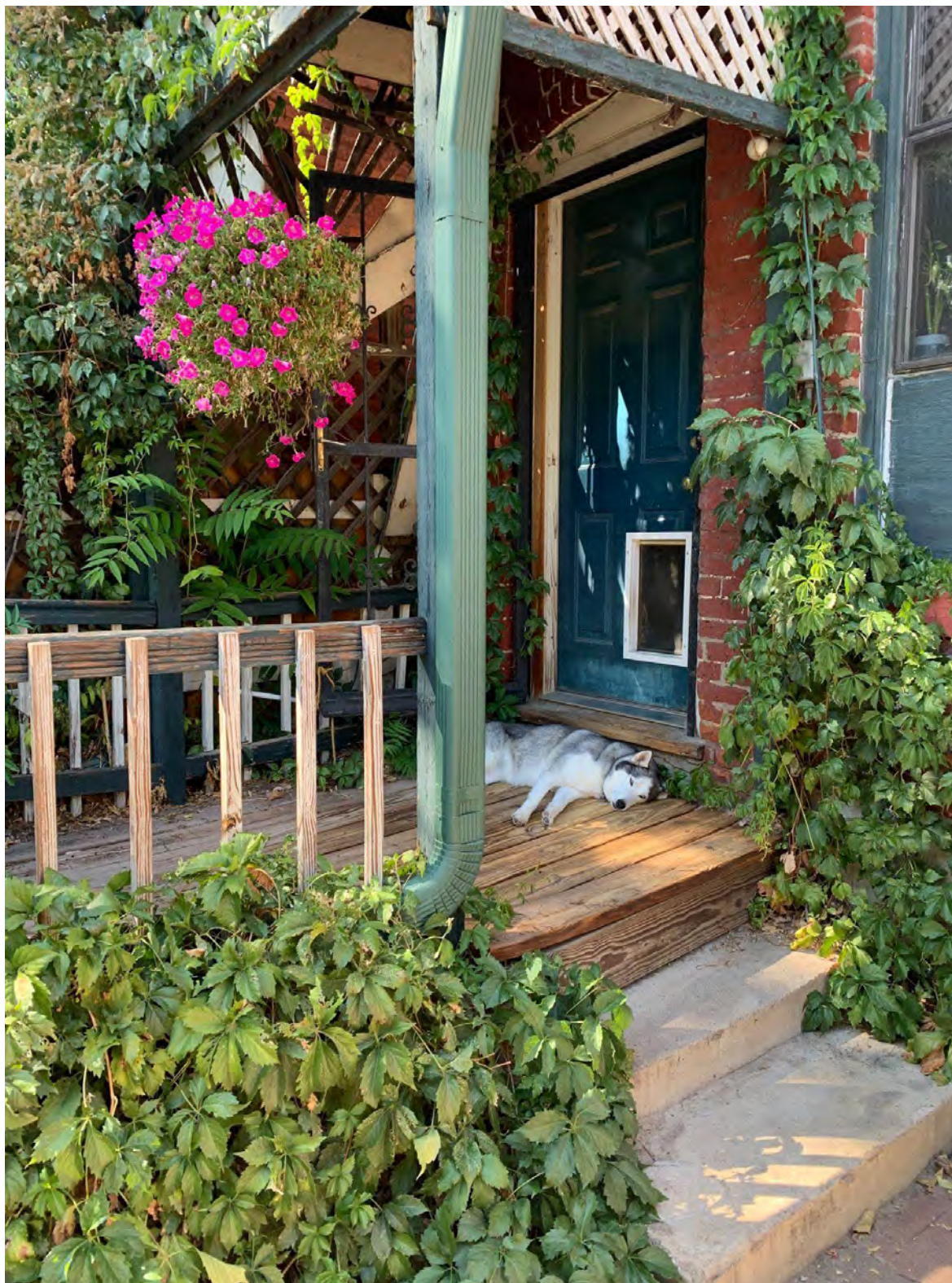


14. South-facing kitchen window. Photo taken September 19, 2022.

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15. Rear porch with kitchen entry. Photo taken September 26, 2022.

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16. Foyer hallway looking south into the dining room, including the stairwell to second level with its original wood steps, handcrafted newels and railing, and decorative molding (painted ca. 2021). Photo taken September 14, 2022.

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17. Entry foyer, facing front door. Photo taken September 26, 2022.

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18. Living room (front room/original parlor) with fireplace mantle, built-in bookshelves, and original baseboards. Photo taken September 14, 2022.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

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19. Living room. View looking north toward the front window. Photo taken September 14, 2022.

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20. Living room. To the left is the foyer, to the right is the sitting room. Note the original decorative trim and molding. Photo taken September 14, 2022.

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21. Photo of the sitting room with its west-facing window to the right. Photo taken September 14, 2022.

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22. Sitting room with west-facing window and living room to the right. Photo taken September 14, 2022.

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23. Photo of dining room and its east-facing window. Note the drop ceiling. Photo taken September 14, 2022.

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24. Dining room leading into the kitchen. Note the drop ceiling. Photo taken September 14, 2022.

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25. Dining room with the closet located below the stairwell. Note the pass-through from the foyer into the dining room had a locking door in the past, most likely when the home was utilized as a boarding house. Photo taken September 14, 2022.

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26. Dining room with the sitting room to the left, and foyer hallway to the right. Photo taken September 14, 2022.

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27. View from the dining room into the kitchen with its south-facing window. The cellar and bathroom doors are to the left, the door to the backyard is to the right of the counter. Photo taken September 26, 2022.

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28. Kitchen with its west-facing window. Note the build-out next to the fridge which conceals the chimney flue for the historic kitchen stove. Photo taken September 26, 2022.

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29. Kitchen counters, cabinets, and drawers with appliances. Photo taken September 26, 2022.

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30. View from the kitchen into the dining room and foyer. The door with the bag on its handle leads to the cellar. Note the painted decorative trim. Photo taken September 26, 2022.

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31. First floor bathroom renovated ca. 2017. Photo taken September 14, 2022.

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32. First floor bathroom vanity. Photo taken September 14, 2022.

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33. First floor bathroom with south-facing privacy window and subway tile shower and tub. Photo taken September 14, 2022.

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34. Stairwell leading into the cellar from the kitchen. Photo taken September 26, 2022.

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35. Cellar view from the bottom of the stairwell. Photo taken September 26, 2022.

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36. Cellar crawl space entry. Photo taken September 26, 2022.

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37. Cellar brick wall with some plaster repair. The boarded window faces south into the backyard. The white finish is mold remediation paint. Photo taken September 26, 2022.

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38. Stairwell in foyer leading to second floor. Note the handcrafted newel. Photo taken September 14, 2022.

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39. Leaf detailing on the lower newel. Photo taken September 14, 2022

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40. Stairwell detail and handcrafted landing newel. Photo taken September 26, 2022.

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41. Leaf detailing on lower end of landing newel. Photo taken September 26, 2022.

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42. Second floor sitting room with west-facing dormer window. Photo taken September 14, 2022.

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43. Second floor sitting room with a door leading to the main bedroom. Photo taken September 14, 2022.

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44. Second floor sitting room with east-facing dormer window and closet door. Photo taken September 14, 2022.

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45. View from sitting room toward guest bedroom doorway with glass-paned transom. Note the spaces where hinge plates used to support a locking door at the top of the stairs. Photo taken September 26, 2022.

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46. Guest bedroom with its large north-facing window with ornamental trim and molding. Note the impact of the sloped roofline. Photo taken September 26, 2022.

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47. Smaller north-facing window in the guest bedroom. Photo taken September 26, 2022.

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48. View of guest bedroom transom doorway with the closet door to the left. Photo taken September 26, 2022.

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49. View from the doorway into the main bedroom with its south-facing window. The wood door to the right leads to the balcony. To the left is the closet door and the bathroom barn door. Note the very clean trim work, compared to the ornamentation found in other rooms of the house. Photo taken September 14, 2022.

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50. Main bedroom west-facing window. Note the sloping roofline of the cross-gable in the upper corners, and the vertical kitchen stove chimney flue buildout continued from the first floor. Photo taken September 14, 2022.

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51. Main bedroom with chimney buildout and sloping roofline. Photo taken September 14, 2022.

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52. Main bedroom entry and closet. Photo taken September 14, 2022.

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53. Main bedroom south-facing window and barn door leading to the bathroom. Photo taken September 14, 2022.

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54. Main bathroom renovated in ca. 2019. Note the red brick exposed during construction. Photo taken September 14, 2022.

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55. Main bathroom renovated in ca. 2019 with west-facing privacy window to the right. Photo taken September 14, 2022.

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56. Main bathroom west-facing privacy window and subway tile. Photo taken September 14, 2022.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

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County

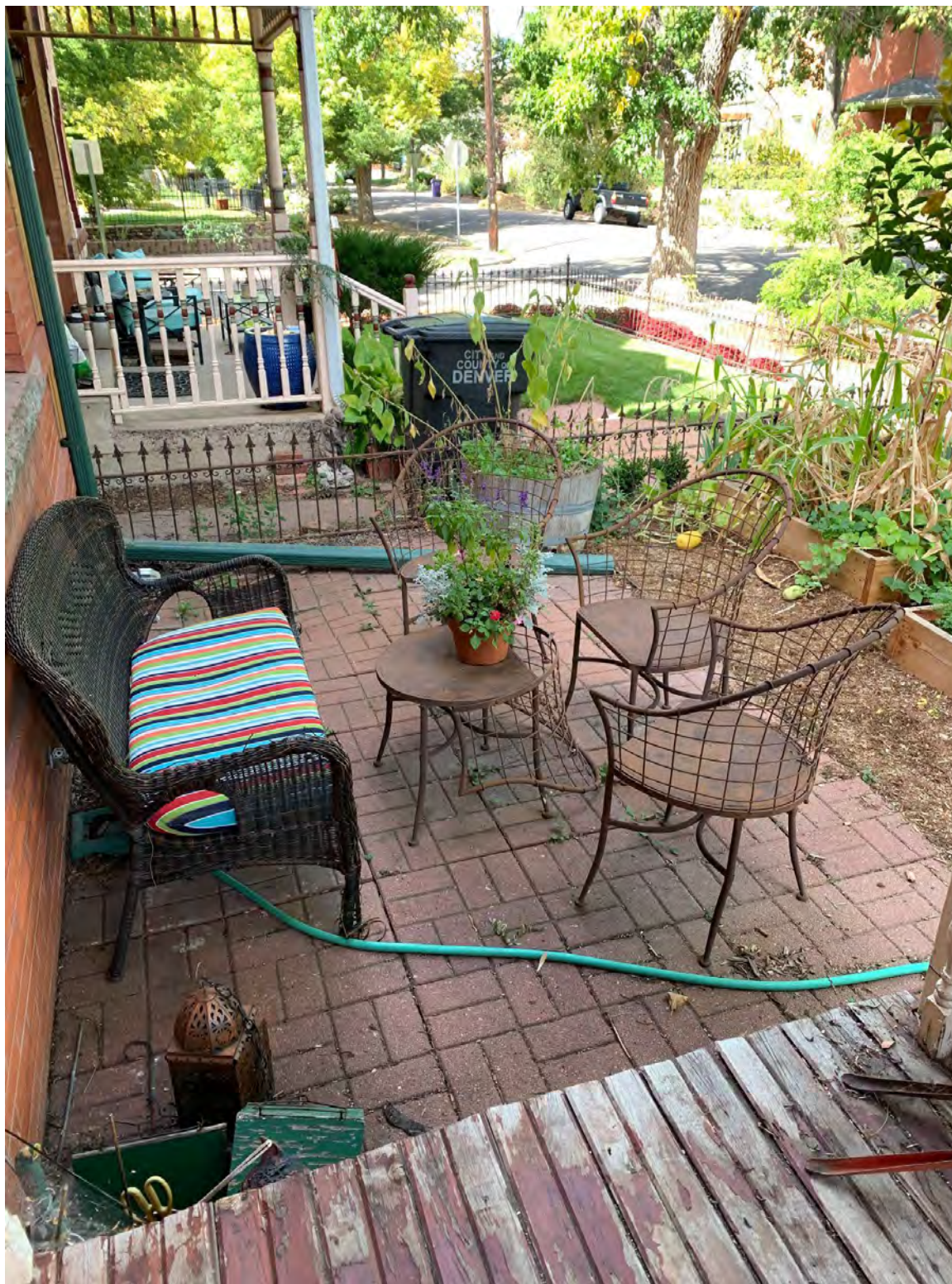


57. View of the covered 4' x 6' balcony porch from the main bedroom. Note the once screened-in windows. The balcony is currently unsafe for use. Photo taken September 26, 2022.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

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58. West-facing view from the front porch, including patio and 2258 W. 34th Avenue's entry porch. Photo taken September 27, 2022.

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59. Northwest-facing view from front porch. Photo taken September 27, 2022.

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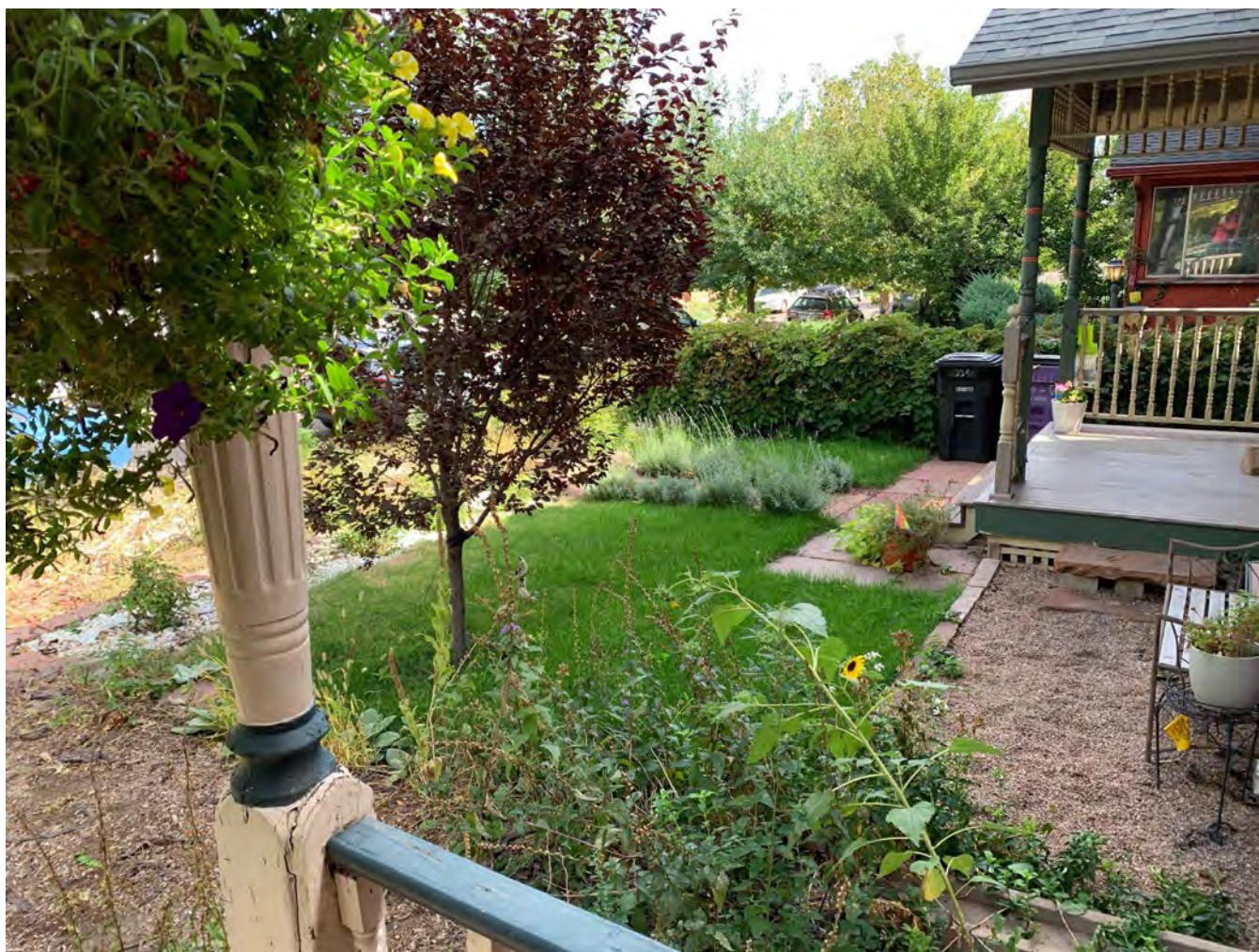


60. North-facing photo from front porch including landscaped right-of-way. Photo taken September 27, 2022.

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61. Northeast-facing photo including 2250 W. 34th Avenue front yard and entry porch. Photo taken September 27, 2022.

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62. Southeast-facing view of the professionally landscaped backyard (ca. 2015 - 2022) from the back porch. Photo taken July 22, 2022.

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63. Southwest-facing view of the professionally landscaped backyard from the alley gate entry. Photo taken September 27, 2022.

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64. View from across 34th Avenue. Left to right - 2246, 2250, 2254, 2258 W. 34th Ave. Photo taken July 22, 2022.

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65. View from corner of 34th Ave. and Wyandot St.. Right to left- 2258, 2254, 2250, 2246 W. 34th Avenue. Photo taken July 22, 2022.

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SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Sketch Map(s)

Digital Images (separate files)

PDF of Current photos (see check-off list)

Owner Consent Form (Section VIII)

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.

Historic Figure Log

1. Scan of 2254 W. 34th Ave. property and building footprint ca. 2022. Hand-drawn sketch (not to scale) by Erik Husman, ca. 2022.
2. Scan of first floor plan ca. 2022. Hand-drawn sketch by Erik Husman, ca. 2022.
3. Scan of second floor plan ca. 2022. Hand-drawn sketch by Erik Husman, ca. 2022.
4. Scan of second floor plan ca. 2022. Hand-drawn sketch by Erik Husman, ca. 2022.
5. Scanned image of cover to second Edition hardcopy, *A Guide to Colorado's Historic Architecture and Engineering*.
6. Scanned copy of pg. 18, *A Guide to Colorado's Historic Architecture and Engineering*. Detailing Queen Anne architecture in Denver. Asterisks note items associated with pg. 19 image of 2254 34th Ave. facade.
7. Scanned copy of pg. 19, *A Guide to Colorado's Historic Architecture and Engineering*. Detailing Queen Anne architecture in Denver. The bottom photo shows the facade of 2254 W. 34th Ave., with its significant elements: "3. scalloped and shaped shingles; 6. turned spindles; and 9. multiple gables."
8. Scanned copy of Grace Lario's press photo in 1934. Obtained from *Historic Images Outlet*, December 7, 2021.
9. Scanned copy of Cully Lario's bullet-riddled coat with descriptive blurb. Obtained from *Historic Images Outlet*, December 7, 2021.
10. Ancestry. Newspapers. "Threatened Suicide - Got Murdered?," *San Francisco Examiner*, 13 May 1934. Pg. 90.
11. Scanned copy of Sanborn Fire Insurance Maps, Denver, CO ca. 1893. Plate transposed. 2254 W. 34th Ave. is noted.
12. Scanned copy of *Baist's Real Estate Atlas of Surveys of Denver, Col.: Complete In One Volume. Plate 09. H. Witters North Denver* ca. 1905. 2254 W. 34th Ave. is noted.
13. Scanned copy. Denver Public Library, Digital Collections. *H. Witter's North Denver Add. Sub of Lot 3 - Block 8. (Hersperger)*. Pg 5. (ca. 1903 - 1951).
14. Scanned copy. *Witters 1st Add thru Ziehl and McLains Add: H. Witter's North. Denver Addition block 8.* Pg 7. Early chain of ownership for 2254 W. 34th Ave. Williams, Stich, and Lario.
15. Scanned copy. Denver Public Library. Digital Special Collections. *Denver Building Permits 1889 - 1905.* Figure shows Wilson & Herperger as owners, and WH Wrigley as architect.

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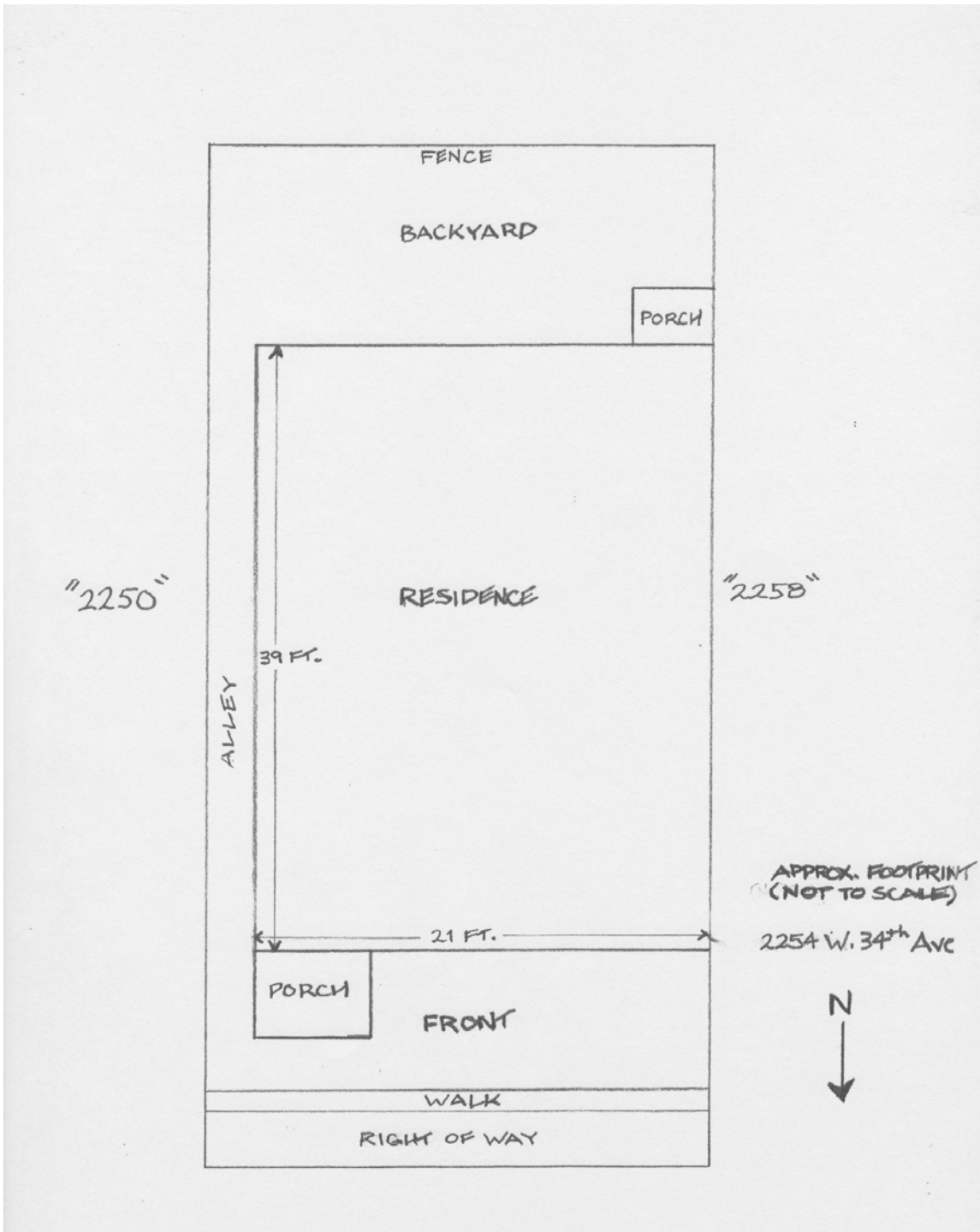


Figure 1. Scan of 2254 W. 34th Ave. property and building footprint ca. 2022. Hand-drawn sketch (not to scale) by Erik Husman, ca. 2022.

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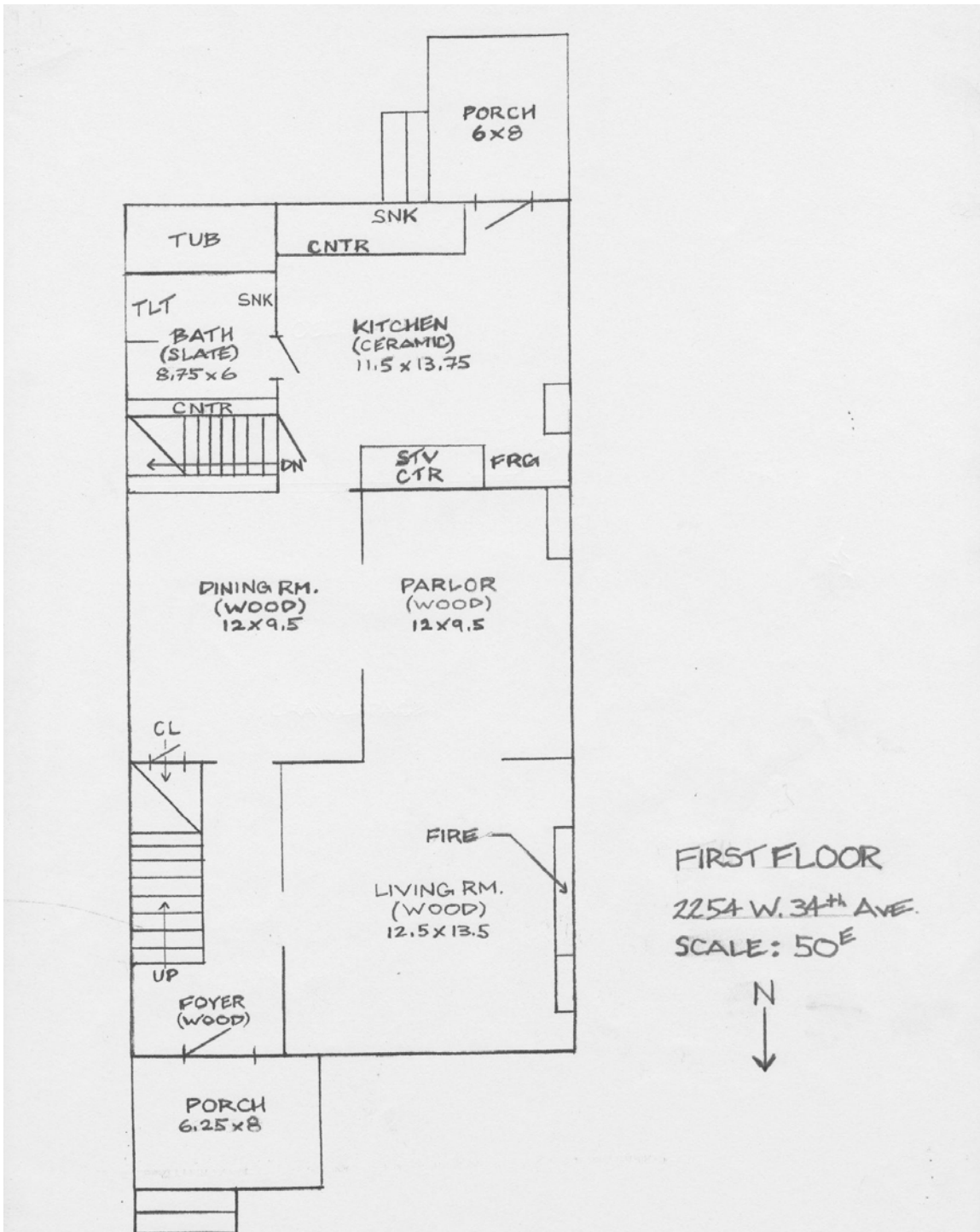


Figure 2. Scan of first floor plan ca. 2022. Hand-drawn sketch by Erik Husman, ca. 2022.

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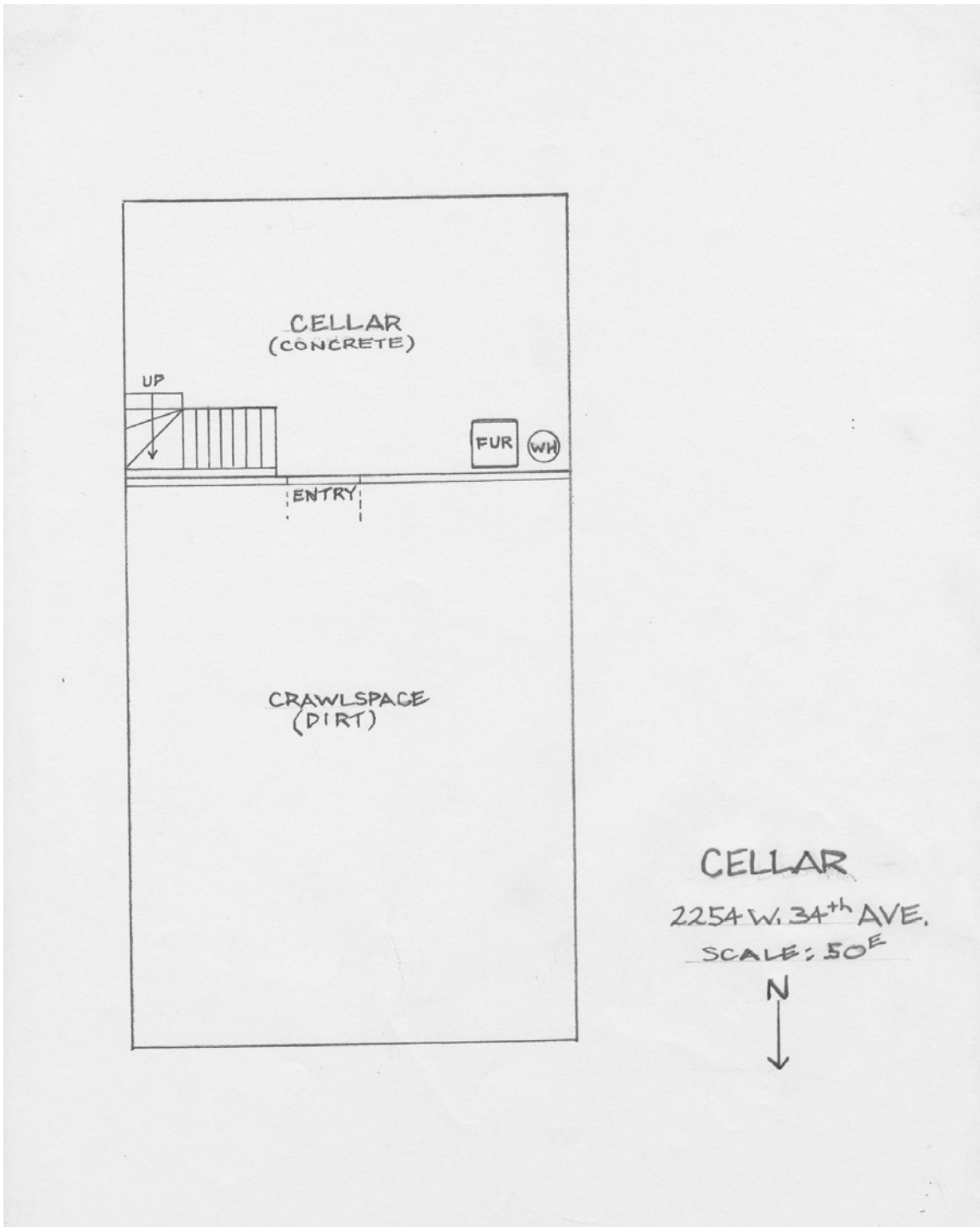


Figure 4. Scan of second floor plan ca. 2022. Hand-drawn sketch by Erik Husman, ca. 2022.

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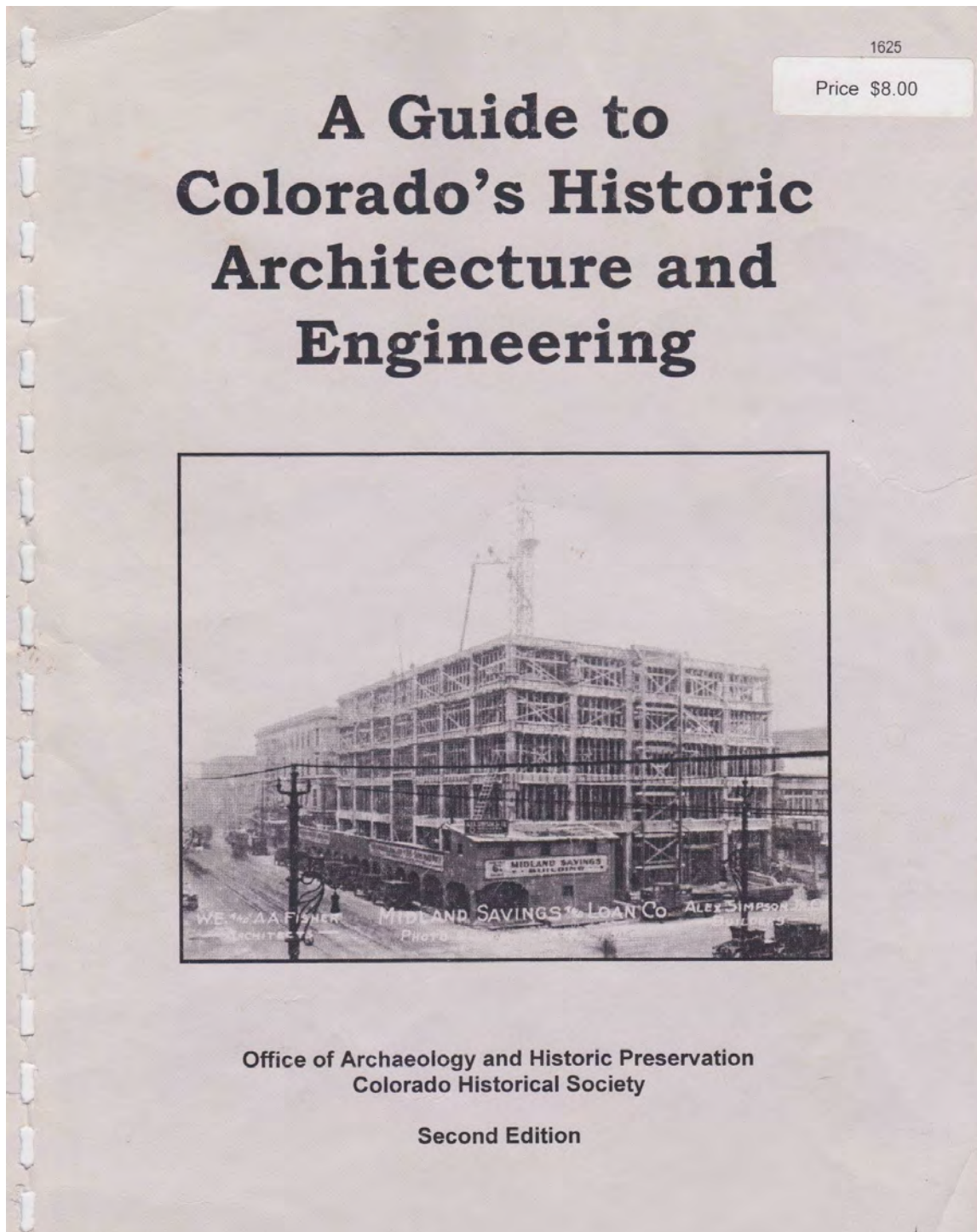


Figure 5. Scanned image of cover to second Edition hardcopy, *A Guide to Colorado's Historic Architecture and Engineering*. 2008.

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Queen Anne



Denver

Queen Anne is perhaps the most ornate style of the Victorian period evident in Colorado. Popular between 1880 and 1910, the style varies from the highly decorative to a more restrained version found in many residential neighborhoods. General characteristics include a vertical orientation, asymmetrical massing, corner towers and bays, prominent decorative porches, projecting gables, and contrasting materials, particularly brick and wood.

The degree of ornamentation usually distinguishes the high style. Ornamentation is emphasized on a high style Queen Anne through the use of scalloped and painted shingles in the gables, decorative bargeboards, sunburst detailing, and turned spindles on porches and balconies. The corner tower is prominent, but not always found on a high style building, nor is it always located on the corner.

Simpler Queen Anne buildings are less ornate, but usually feature shingled gables, asymmetrical massing, and some decorative detailing. These examples have enough decoration to distinguish them as members of the stylistic category.

Common elements:

- | | |
|------------------------------------|----------------------|
| 1. corner tower | * 6. turned spindles |
| 2. dormers | 7. porch |
| * 3. scalloped and shaped shingles | 8. conical roof |
| 4. iron roof cresting | * 9. multiple gables |
| 5. sunburst detailing | 10. bargeboard |

Figure 6. Scanned copy of pg. 18, *A Guide to Colorado's Historic Architecture and Engineering*. Detailing Queen Anne architecture in Denver. Asterisks note items associated with pg. 19 image of 2254 34th Ave. facade.

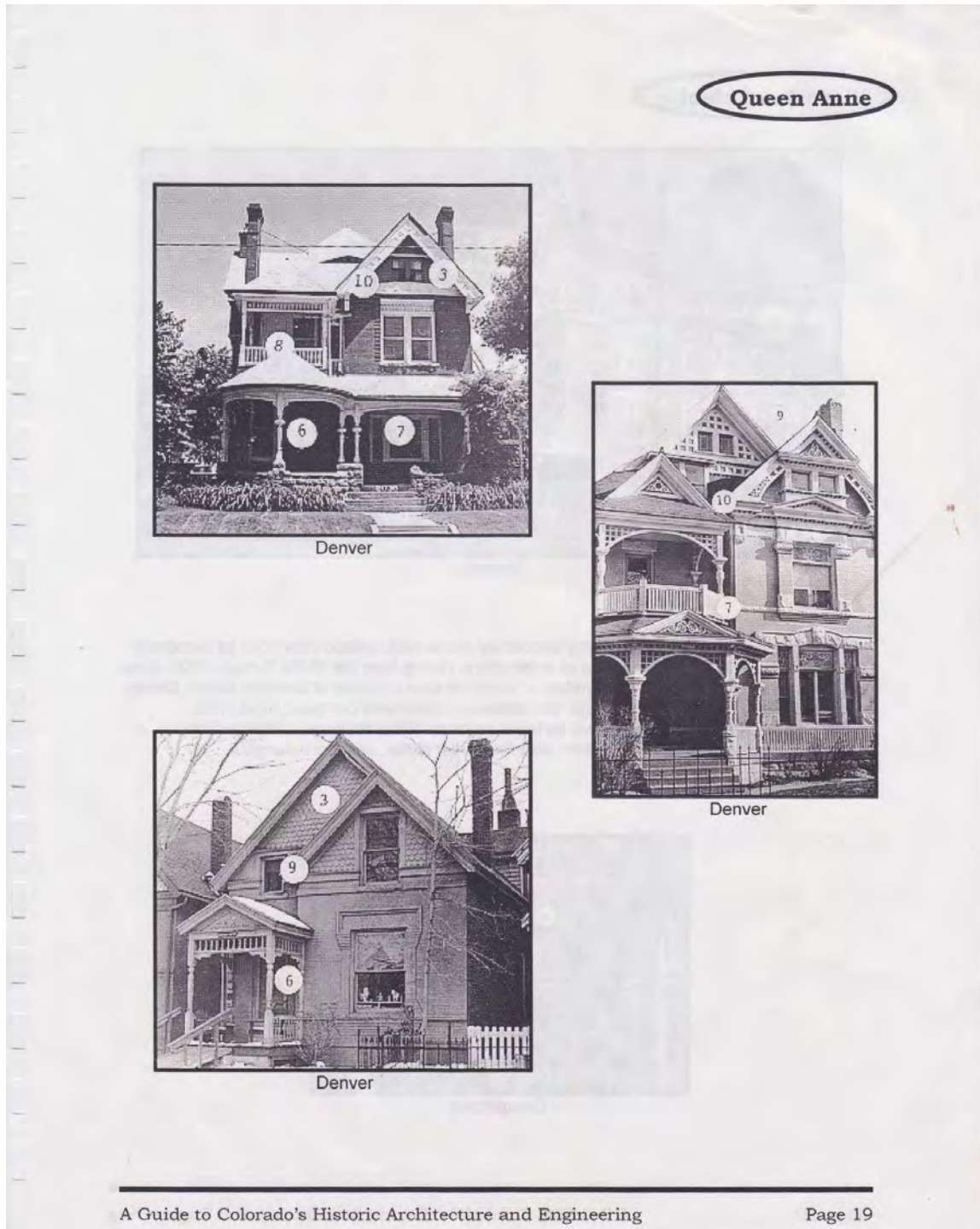


Figure 7. Scanned copy of pg. 19, *A Guide to Colorado's Historic Architecture and Engineering*. Detailing Queen Anne architecture in Denver. The bottom photo shows the facade of 2254 W. 34th Ave., with its significant elements: "3. scalloped and shaped shingles; 6. turned spindles; and 9. multiple gables."

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Figure 8. Scanned copy of Grace Lario's press photo in 1934. Obtained from *Historic Images Outlet*, December 7, 2021.

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Figure 9. Scanned copy of Cully Lario's bullet-riddled coat with descriptive blurb. Obtained from *Historic Images Outlet*, December 7, 2021. Photo caption reads, "Bullet holes shown in this overcoat worn by Cully E. Lario are giving investigators some puzzling questions. Undersheriff William Bahns who is pointing out three of the five holes in the coat, and sheriff E.E. Monzingo are convinced Lario was murdered and assert he could not have fired the shots himself. Lario's clothing, as shown here, was placed on a dressmaker's dummy to permit there (sic.) examination by the officers."

Threatened Suicide—Got Murdered?

Cully E. Lario, Absconding Denver Cashier, Told His Wife He Would Shoot Himself and They Found Him, a Bullet Through His Brain—BUT Another Through His Elbow, a Third Shot in the Back, a Fourth Through His Coat-tails and Four More Through His Hat



Denver Police Officials Digging Around Where the Body of Lario Was Found and Mining the Dirt in an Unsuccessful Attempt to Find the Bullet.

JUST one false step! Cully E. Lario was cashier of the big Public Service Corporation at Denver, which serves most of the State of Colorado, an honest and trusted employe for twenty-three years, and then he took \$200 of his employees' money to pay a debt.

There was no hurry about that debt. In fact, he need never have paid it, because it was not a legal obligation. Lario may, like many other people, have thought all right to let people like the grocer, the butcher and the barber wait and worry about getting their money, but a gambling debt, being a debt of honor, must be paid promptly, whether one has the money or not.

So when a messenger appeared at Lario's apartment Monday morning and presented him a bill for \$200 that gambling the Saturday night before, the cashier promptly passed out the money and took up his 1, 0, 0. Of course, \$200 is not a large sum for a man with a job and good standing in the community to have overnight.

He would not have any trouble at all, but first he must do something to cover that shortage in case someone should examine his books that night. To make things easier to balance, he wrote a check for that amount as a man-of-town hand and signed with a flourish name before this could have time to bounce back at him, he would return the money and be able to tear the worthless check.

It was so simple and easy, and yet one false step leads to where one really does not expect to get. Instead of the happiness which he had gone from had to wear, instead of the \$20,000 money in his pocket, he was left with \$15,000 of it, deserted his wife, made a bluff that he was going to kill himself but before he could get away somebody overtook his death bluff into a reality by putting three bullets into him.

The first two friends he tried to "bump" that Monday evening happened not to be such short order. Lario, who stayed and had a bright idea. The money had been gambled at a charitable benefit conducted by a fraternal order. Probably his book was due to change, and therefore if he would get in a regular gambling job, he might see it back and not have to borrow.

Lario, as his wife later told authorities, was an inveterate gambler, but up to that time, it had never made him do anything dishonest. In fact only a few weeks before when drawing \$15,000 from the bank for the corporation's payroll, he found they had given him \$200 too much. Instead of writing it off in his pocket, honest Cully Lario went home and having always paid his gambling debts, Lario had credit among the gamblers. Credit is a thing to be proud of and it seems fair to some people.

Since gambling places are against the law and cannot give a recommendation of police protection, it is hard for the authorities to get anything too trustworthy about the cashier, but that Monday night, he had been carrying another "debt of honor" about double the size of the first one. His conditions was no more serious than before, because he need not pay the debt until it was covered and he still had \$21000 in his pocket to borrow the \$500 to make good his shortage.

When he came home that night his wife, to whom he had been married twenty-three years, noticed that he seemed preoccupied but he was not asking of what was on his mind. Next morning he was due to draw the usual \$25,000 and did so, commencing it three times and placing it in the trunk. By this time he was in the grip of another "debt of honor." He could take that \$25,000



The Bullet Riddled Hat and Coat of Cashier Lario, Showing One of the Holes Made Later by Him While Killing Himself, or by His Murderers.



Miss Helen Wagner, Fellow Office Worker of Lario, Who Was Questioned by the Police, but Found Successful That She Could Have Had No Connection With the Affair.

and either way back his losses or else. Foolish in some ways, he was cautious in others. Each a wad of money might make his pockets bulge suspiciously, so he went to the electric bulb department, got a dozen bulbs in a large paper bag and brought them to his car. When he walked out nobody suspected that there was money under those bulbs.

He set the bag down on the floor in a cardbox that his wife did not give it a second look. Soon after dinner he went out, explaining that he had to work a while at the office. While she was in the kitchen he had suddenly returned down under the bulb, and taken enough to pay his debt of the night before and, as he hoped, to win it back.

A couple of hours later he returned for a few minutes to say that the work had taken longer than he expected and set it up for him. What he really had taken for was to dip into that bag again. All night he gambled and then, at seven in the morning, appeared at his wife's bedside, haggard and nervous. She told the authorities that he was a terrible man. I am going out to the end of the car line and buying myself off.

Asked what was the trouble, he told her that she would find out soon enough. She begged him not to do anything desperate but to walk around the block and think it over. Her husband, however, insisted that it was around the block and walk off his wife with her \$24 million reserve in his pocket and said he would do right in the house except that he did not want to "make such a mess." Just as he left, Lario told her to return the bag to the company.

Miss Lario had not lived with her husband twenty-one years without getting to know him. Without doubt he was in serious trouble and meant to run away, at least for a while, but that he intended to kill himself, she did not believe at all. However, that was what

the suicide bluff and gotten the gun and the money. They may have been sitting at the bedroom window. The chances are, not thinking it any of their business, he did not mention that he had left his wife upstairs. It is said, they probably did not believe he would be so foolish. Now all his "friends" had to do was shoot him with his own gun, rob him, and after what his wife had been told, the authorities surely would not investigate, they would have left it intentionally to prevent suspicion of robbery. Murders frequently overlook important matters, and it would not be surprising if they did not notice that Lario had three wounds instead of one. Why they ignored the bullet in something anybody has been able to guess.

More than one lively lady had to spend unhappy hours explaining how well she knew the dead cashier. One of these was Verda Moushon, a beauty contest winner. With the proverbial bad luck that person beauty champion is supposed to be the "housewife" who, in the interests of charity, invited Lario to take the chance which made him lose the original \$200. There was no evidence whatever that she knew anything about the matter, but she told the police she saw him leave heavily at five.

The same was true of Helen Wagner, a fellow worker and clerk, who naturally proved that her knowledge and knowledge with Lario had been more than the ordinary one of two persons thrown into close business association. Another was Mrs. Tilda Flanagan Harris, a hotel proprietress, wife of a (Sibley) Harris. Lario not only had her present dug into but even her account at the bank and her auto wash box. Tilda denied that she had talked to Denver Attorney Wenzel and the questioning was because he was informed that she had boasted of receiving \$12,000 mysteriously. No sign of it was found in her statements and the safety box contained nothing but these three items, one valued \$5,000.

Dolores Greenmeyer, a dark, brown woman of 35, had written an statement before the district attorney which is said to have described a gay drinking party at a local hotel that Lario attended the Sunday before he vanished. The importance of this party is not known, maybe only a thousand or so, maybe much more. After leaving his home, no doubt Lario's friends met him again by appointment or otherwise, and asked if he had made

himself up. The authorities believe that these sympathetic "friends" planned to murder him and take what was left of the stolen \$25,000. To fix things up nicely for themselves they advised him to go home, get the rest of the money and his gun and tell his wife a conventional story that he was going to shoot himself. If the authorities believed that they would not hunt for him very seriously. It looked like the last chance Lario had was willing to give himself up.

So he returned home and followed instructions except in one item. For some reason he left \$10,000 in the bag, giving his wife the choice of turning it over to the company or pocketing it herself. How much he took for his privacy is not known, maybe only a thousand or so, maybe much more. After leaving his home, no doubt Lario's friends met him again by appointment or otherwise, and asked if he had made

himself up. The authorities believe that these sympathetic "friends" planned to murder him and take what was left of the stolen \$25,000. To fix things up nicely for themselves they advised him to go home, get the rest of the money and his gun and tell his wife a conventional story that he was going to shoot himself. If the authorities believed that they would not hunt for him very seriously. It looked like the last chance Lario had was willing to give himself up.

Mrs. Cully Lario, the Cashier's Wife, Who on One Notified the Bank Where She Found What Remains of the Money Her Husband Had Taken.

time of the body caused the medical examiners to estimate that he had been dead but about the whole time since his disappearance. His own gun, containing five empty shells, was under his head and there was a bullet hole going from the right side to the left through his head, on the crown of which the Denver police pronounced it suicide. But Denver's Elizabeth Mackin, M.D., and Sheriff E. P. Morrison ruled it murder, as did the investigators of District Attorney Earl Wickersham, of Denver, for the following reasons:

The bullet hole in the head was all right except that there should have been powder burns. But another bullet had passed through his left elbow and a third had entered his back. In other words, the police asked the public to believe that the man, an expert at handling firearms, had taken three shots to kill himself.

In all the annals of suicide there is no case of one who shot himself in the back. That was by no means all. In the skirt of the dead man's coat was found a fourth bullet hole corresponding with one wound on his body. Then his hat was found with four more bullet holes in it and in addition to the four that had been there in his body and his hat, there were no bullets in his body and search as they would, even to carefully sift the earth around where the body had been found, they could find no bullets anywhere.

If this was suicide then the man must have begun by buying his bullet first, then after practicing on his hat as a target, turned the gun on himself, the third, getting better all the time, going through his head. Nevertheless the Denver police still stick to their side theory. On account of this persistence some people suspect that there may have been pretense of the gambler's drive which a murder investigation would bring to light.

Then, early in March, Lario's body was found in a ditch, near a road, some distance south of Denver. The scene

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Wilson & Hersperger House
Name of Property

Denver
County

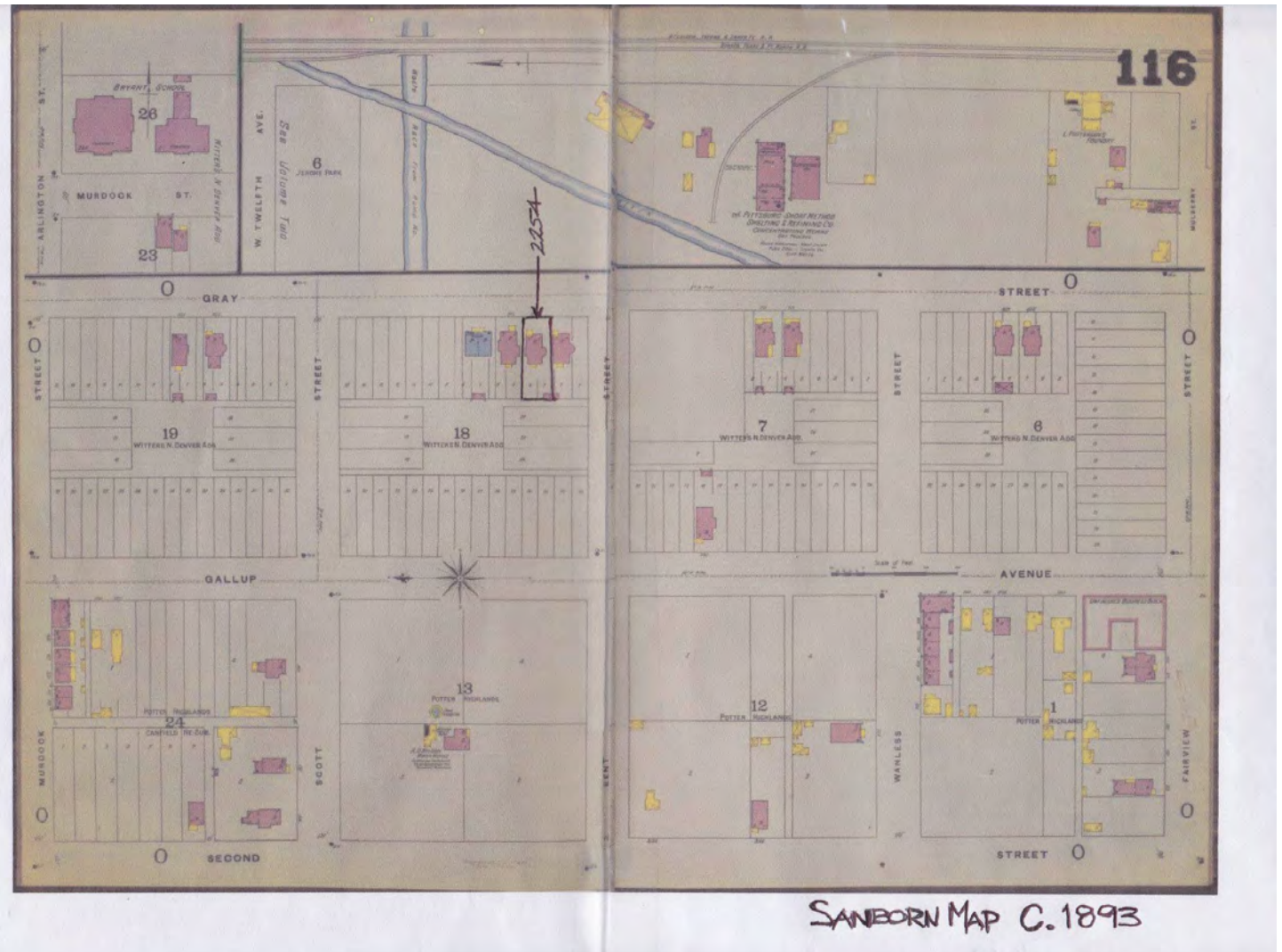


Figure 11. Scanned copy of Sanborn Fire Insurance Maps, Denver, CO ca. 1893. Plate transposed. 2254 W. 34th Ave. is noted.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Wilson & Hersperger House
Name of Property

Denver
County

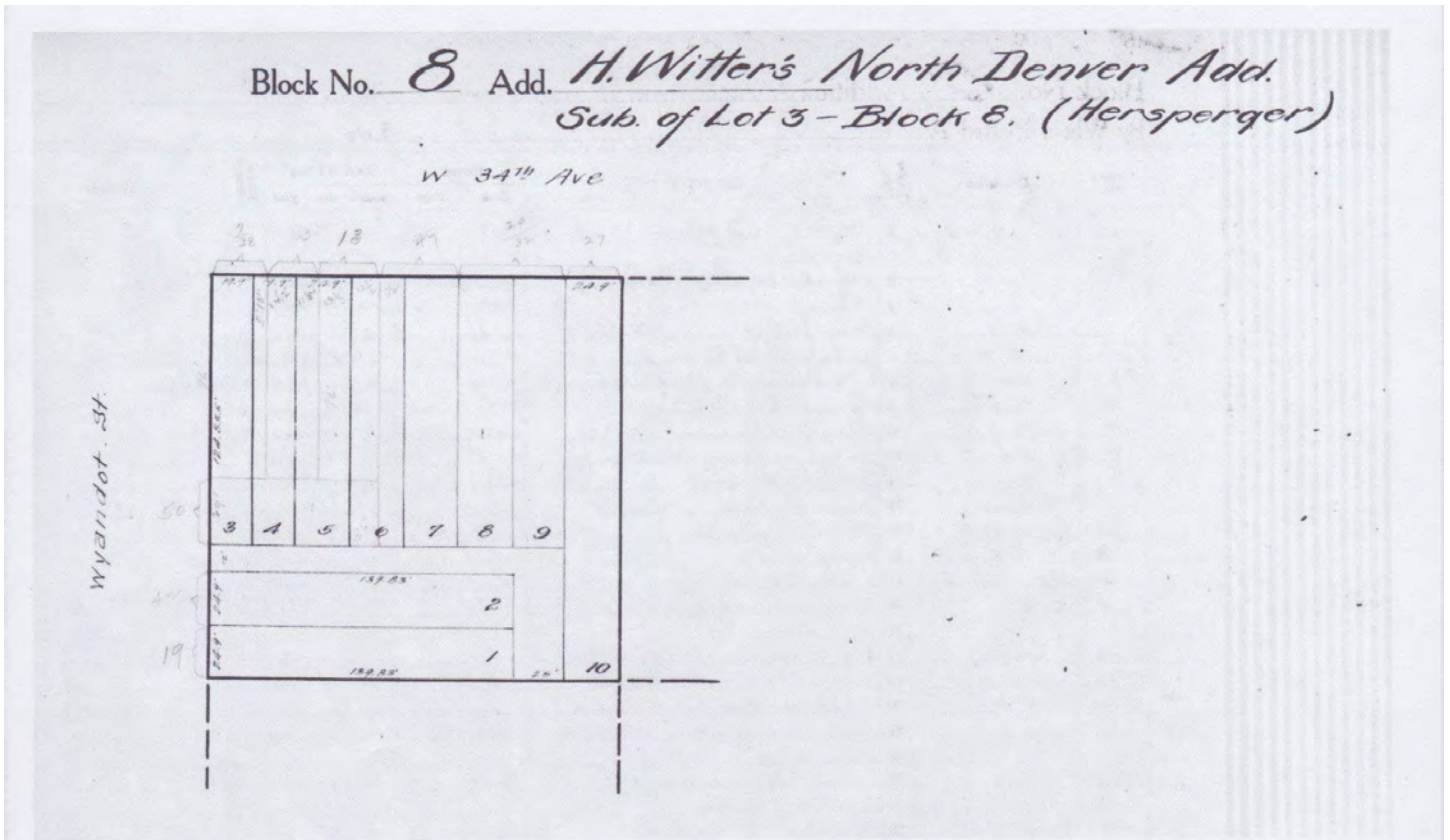


Figure 13. Scanned copy. Denver Public Library, Digital Collections. *H. Witter's North Denver Add. Sub of Lot 3 - Block 8. (Hersperger)*. Pg 5. (ca. 1903 - 1951).

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Wilson & Hersperger House
Name of Property

Denver
County

Sub. of Lot 3 - Block 8 (Hersperger)

Block No. **8** Addition *H. Witter's North Denver Add*

By Whom Platted A Lots

Grantor No.	Description	Grantee No.	GRANTEE	Record		Date of Filing			Kind of Instrument	Remarks
				Book	Page	month	day	year		
	8 cond 9	1	W. F. Althoff	1638		4	27	04		
	7, 8 1/2 of 6	2	Louis Barthell	1539		12	9	02		
	10	3	Robert M. Nindall	2068		11	2	09		
	E 13 1/2 of N 46 of 5	4	Charles H. Graham	1538		8	14	1903		
	W 12 1/2 of 4 of 6	5								
	1	6	Katy Green	1568		5	6	1903		
	N 46 of 3 of 4 of 4	7	Barth C. & Rose M. Heizer	2100		3	15	1911		
	5 1/2 of 4 of 4	8								
	S 24 of S 45 of N 2 of 6	9	Emma L. Newlands	1653		2	23	1904		
	2	10	Charles H. Graham	1558		8	14	1903		
Williams →	N 46 of E 14 of 2 of 4 of 6	11	John S. Williams	2278		12	18	1913		
	W 11 1/2 of 5	12								
	N 46 of 3 of 4 of N 5 of 4 of 4	13	Lizzie C. Johnson	2158		6	6	1917 W		
	N 46 of 3 of 4 of N 5 of 4 of 4	14	William & Sarah Pennington	2438		6	8	1917 W		
	N 46 of 3 of 4 of 5 of 4 of 6	15	Mrs. S. Graham	2130		6	5	1918 Q		
	W 12 1/2 of 6	16								
	10	17	Michael S. Graham et al	2520		6	8	1918 Q		
	S 24 of 3 of 6 of 2 of 6	18	Henry S. Colare	2519		1	21	1919 W		
	2	19	Benjamin A. Sweet	2559		8	7	1919 W		
	N 46 of E 10 of 3 of 5	20	Rose Sullivan	2638	187	4	21	1920 W		
	W 12 1/2 of 6	21								
	6	22	L. Anderson et al.	2241	366	3	14	1921		Writhe LA. Love P. N. A. And. - N. OS And. -
	S 24 of 3 of 6 of 2 of 6	23	Lois M. Kennedy	2228		7	29	1921 W		Writhe Co. Ch. Record Co. Meter
	S 24 of 3 of 6 of 2 of 6	24	Mary Stutzman	2208		10	10	1921 W		
	3	25	Edward Kitchum	2258		11	11	1921 W		
	19	26	Fannie Crusen	2968		8	5	1922 W		
	25	27	John & Teresa Dalla	3028		5	2	1923 W		
	24	28	Dora E. Briggs	3088	361	6	1	1923 W		
	1	29	Joseph Elvina J. Bruno	3028		6	30	1923 W		
	28	30	Harry Stutzman	3099		8	30	1923 W		
	30	31	Minnie Griswold	3028		2	27	1924 W		
	29	32	Elvina J. Bruno	3028		2	9	1924 W		L.O. 29.
	29	33	John & Elizabeth Stich	3039	396	3	10	1924 W		Writhe made the 27.5
	11	34				4	28	1924 W		
Stich →	N 46 of E 14 of 2 of 4 of 6	35	Margaret W. Nichols	3098		8	28	1926 W		
	W 11 1/2 of 5	36	Lee Foster	4087	393	4	23	1928 W		
	26	37	Fannie & A. S. Crusen	4087	395	4	23	1928 W		
	36	38	Etta & Alma Johnson	4237	299	10	1	1928 W		Writhe - 40-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Wilson & Hersperger House
Name of Property

Denver
County

* Huspurger is listed as "Hersperger"

Identifying Number	Story	Description	Site	Cost	Fronting on address	Between	Legal Description	Architect	Builder	Owner	Time	Editor Notes
(1891)10-22-0041529.00		rustic brick dwelling	21x31	800	Arapahoe:	Twenty-Ninth And Thirtieth Sts	Case and Eberst adn 50:11	Llewellyn, Louis	Llewellyn, Louis	Llewellyn, Louis	90	
(1891)10-22-0041530.00	1.00	brick barn	14x16	200	Inhaber:	Thirteenth And Fourteenth Aves	Browns #.15:16			Roush, CM	30	
(1891)10-22-0041531.00		stone & brick church	45x81	4050	Leggs:	Seventeenth And Eighteenth Aves	Clements adn 264:8-9	Lee & Ikaal	Brown & Mathers	Church of Christ Scientist	90	
(1891)10-23-0041532.00		brick outhouse	6x16	90	Marion:	Thirty-Fifth And Thirty-Sixth Aves	:			Walter, Otto Eric	30	
(1891)10-23-0041533.00	1.50	six brick dwellings	71x40	8400	Kent:	And Gray Sts	Witters, H 8:1-5	Wrigley, WH		Wilson & Huspurger	90	
(1891)10-23-0041534.00	1.50	six brick dwellings	71x40	8400	Kent:	And Gray Sts	Witters, H 8:1-5	Wrigley, WH		Wilson & Huspurger	90	
(1891)10-23-0041535.00	1.50	six brick dwellings	71x40	8400	Kent:	And Gray Sts	Witters, H 8:1-5	Wrigley, WH		Wilson & Huspurger	90	
(1891)10-23-0041536.00	1.50	six brick dwellings	71x40	8400	Kent:	And Gray Sts	Witters, H 8:1-5	Wrigley, WH		Wilson & Huspurger	90	
(1891)10-23-0041537.00	1.50	six brick dwellings	71x40	8400	Kent:	And Gray Sts	Witters, H 8:1-5	Wrigley, WH		Wilson & Huspurger	90	
(1891)10-23-0041538.00	1.50	six brick dwellings	71x40	8400	Kent:	And Gray Sts	Witters, H 8:1-5	Wrigley, WH		Wilson & Huspurger	90	
(1891)10-23-0041539.00		brick office	33x48	3500	Wynkoop:	Cor Thirty-Third St	Case and Eberst adn :			Colo Iron Works	90	
(1891)10-24-0041540.00	1.00	brick barn	20x30	675	Vine:	Colfax And Sixteenth Aves	Wymans :7			Ingalls, DC	30	
(1891)10-24-0041541.00		open porch in rear of dwelling	7x11	70	Humboldt:1620	Sixteenth And Seventeenth Aves	:			Crites, DB	14	
(1891)10-24-0041542.00		reshingle roof of dwelling	28x33	30	Thirteenth St:1250	Larimer And Lawrence	:			Conley, CIG	10	
(1891)10-24-0041543.00		new floor	22x110	300	Larimer:1543	Fifteenth And Sixteenth Sts	:			Cole, MJ	5	
(1891)10-24-0041544.00	1.00	brick add to dwelling	10'3x13'4	75	Fourth Ave:	S Twelfth And S Water	Witters 1st 18:40			Bell, Peter S	30	
(1891)10-26-0041545.00	1.00	brick dwelling	27'5x30'5	1300	Marion:	Cor Thirty-Sixth Ave	Hyde Park adn 16:16			Baeresen Brothers	90	
(1891)10-26-0041546.00		rear down brick building		35	Arapahoe:	Cor Seventeenth St	East Denver :			Clarke, BS	5	
(1891)10-26-0041547.00	2.00	brick dwelling	30x43	5000	Pennsylvania:	Eleventh And Twelfth Aves	Porters 85:30-1	Lang & Pugh		Kurhaus & Vaughn	90	
(1891)10-27-0041548.00	1.00	& attic brick dwelling	22x36	1000	Cedar:	Idaho And Evans	Byera sub 46:12	Drake, Thomas		Drake, Thomas	90	
(1891)10-27-0041549.00	1.00	brick dwelling	22x31	990	Williams:	Thirty-Fifth And Thirty-Sixth Aves	Hyde Park adn 22:21	Baker		Josephs, CE	60	
(1891)10-27-0041550.00		brick shop	12x16	50	Tremont:	Cor Fourteenth St	East Denver :			Smith, LS	30	
(1891)10-28-0041551.00	2.00	brick store & rebuild front wall of old building	25x26	4000	Larimer:	Nineteenth And Twentieth Sts	East Denver 65:10	Goodman, F		Colo Mortgage & Investment Co	90	
(1891)10-28-0041552.00	1.00	brick barn	30x50	400	Eleventh St:	Larimer And Lawrence	West Denver 10:10			Tindell & Bair	30	
(1891)10-28-0041553.00		remove porch at Charlton Hotel		200	Larimer:	Fifteenth And Sixteenth Sts	:			Charpot, T	20	
(1891)10-28-0041554.00	1.00	brick dwelling	22x27	725	Kent:	Palmer And Clifton	Viaduct 89:30	Hughes, I	Barlow, W	Long, Margaret	60	
(1891)10-29-0041555.00	1.00	brick add to dwelling	8x9	400	Eighteenth Ave 509	Cor Hotchkiss		Coricil, JV		Falling, Mrs	60	
(1891)10-29-0041556.00	1.00	brick dwelling	22x30	1000	Hell:	Wanless And Kent	Central sub 10:12	Doxer & Walters		Roberts, WF	90	
(1891)10-29-0041557.00	2.00	brick dwelling	29'3x34'5	5000	Gorraline:	Tenth And Eleventh Aves	Inabees adn 13:4-6	Wrigley, WH		Hill, WP	90	
(1891)10-29-0041558.00	1.50	brick barn	24x28	800	Gorraline:	Tenth And Eleventh Aves	Inabees adn 13:4-6	Buell, HHI		Hill, WP	90	
(1891)10-29-0041559.00		concrete floor in brick building	30x60	150	Larimer:923	Ninth And Tenth Sts	:	Milwaukee Brewing Co		Milwaukee Brewing Co	30	
(1891)10-29-0041560.00	1.00	brick add to dwelling	17x13	300	Lawrence:3417 St	Thirty-Fourth And Thirty-Fifth Sts	Fairmont 5:35			Colkins, F	30	
(1891)10-29-0041561.00	1.00	brick dwelling	22x52	1200	S Water:	Third And Fourth Aves	Fairmont 5:35	Snyder, John		Snyder, John	90	
(1891)10-30-0041562.00	1.00	brick addition	11x13	50	Thirty-Fourth Ave:	Cor Humboldt	Ford adn 3:16			Smith, Walter	10	
(1891)10-30-0041563.00		brick cellar under frame dwelling	8x8	40	Santa Fe:860	Eighth And Ninth Aves	:			Whisler, JA	10	
(1891)10-30-0041564.00		reshingle roof of brick building	50x75	400	Lawrence:1804	Eighteenth And Nineteenth Sts	:			Roberts, Fred J	10	
(1891)10-30-0041565.00	1.00	brick church	25x50 A	1200	Grant:	Cor Cedar	Gallups South Broadway sub	Nicol, W		Grant Ave M E Church	90	

WRIGLEY, William H (1887)

Figure 15. Scanned copy. Denver Public Library. Digital Special Collections. Denver Building Permits 1889 - 1905. Figure shows Wilson & Herperger as owners, and WH Wrigley as architect.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Wilson & Hersperger House
Name of Property

Denver
County

SECTION VIII

**COLORADO STATE REGISTER OF HISTORIC PROPERTIES
OWNER CONSENT FORM**

*Proof of Ownership must accompany the form. Each partial owner must sign a separate form.
Reproduce form as needed.*

Property Name Wilson & Hersperger - 2254 W. 34th Ave.

I, Erik Paul Husman
(type or print name)

Owner
title

certify or affirm that I am the sole owner X; partial owner ___; or the legally designated representative
of the owners ___ of the land ___ and property ___ located at
2254 West 34th Avenue

street number and name (or other geographic location)

Denver Denver
city county

and that I hereby give my written consent and approval for this property's nomination to and inclusion
in the Colorado State Register of Historic Properties.

Erik Paul Husman

signature

9/29/2022

date