

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

16/04/0007 Englewood Quad

STATE:	Colorado
COUNTY:	Denver
FOR NPS USE ONLY	
ENTRY DATE	

1. NAME	
COMMON:	Croke-Patterson-Campbell Mansion
AND/OR HISTORIC:	
2. LOCATION	
STREET AND NUMBER: 428-430 East 11th Avenue	
CITY OR TOWN: Denver	CONGRESSIONAL DISTRICT: #1- Patricia Schroeder
STATE Colorado	CODE 08
COUNTY: Denver	CODE 031

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY	
OWNER'S NAME: Mr. and Mrs. John Rae	
STREET AND NUMBER: 1080 Downing	
CITY OR TOWN: Denver	STATE: Colorado
	CODE 08

5. LOCATION OF LEGAL DESCRIPTION	
COURTHOUSE, REGISTRY OF DEEDS, ETC: Clerk and Recorder, Room 200, City and County Building	
STREET AND NUMBER: W. Colfax and Bannock	
CITY OR TOWN: Denver	STATE: Colorado
	CODE 08

6. REPRESENTATION IN EXISTING SURVEYS	
TITLE OF SURVEY: Historic American Buildings Survey	
DATE OF SURVEY: 1967 <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local	
DEPOSITORY FOR SURVEY RECORDS: Library, State Historical Society of Colorado	
STREET AND NUMBER: 200 Fourteenth Avenue	
CITY OR TOWN: Denver,	STATE: Colorado
	CODE 08

STATE: Colorado	COUNTY: Denver	ENTRY NUMBER	DATE
FOR NPS USE ONLY			

7. DESCRIPTION	
CONDITION	(Check One) <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div style="display: flex; justify-content: space-between;"> <div>(Check One) <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered </div> <div>(Check One) <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site </div> </div>
<p>DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE</p> <p>This brick and stone dwelling was designed by (first name unknown) Hodgson and built by (first name unknown) Cochran for Thomas B. Croke in 1890. It is a fine example of the transitional style of Victorian Architecture and is an adaptive version of the Loire Valley chateau architecture, especially in the pattern of the Chateau d'Azay-le-Rideau. The structure is built of brick and faced with cut and dressed Colorado red sandstone with natural blocks of the sandstone for the foundations and the walls of the porches. The wood framing the windows and doorways is painted to match the stone in color. The walls are decorated by an elaborate freize and varied stone coursings.</p> <p>The mansion is three stories in height and is constructed on an irregular floor plan. It is connected to a carriage house of matching architectural style and stone. Between the two structures is a small courtyard which leads to a narrow staircase for the front porch. An unpretentious side entrance with a roofed and open porch also is reached through the courtyard.</p> <p>The roof is slate and of a high hipped shape. It is decorated by crockets and finials along the ridges. There is a square tower with a hipped roof which sets on the corner where the north and east facades adjoin. This tower has retained its small corner spire with its conical roof, but has lost the upper part of a stone column-like structure (probably a chimney) which at one point extended well above the roof, but which now stops at the roof-line. A round tower adorns the west corner of the north facade and it is topped by conical roof of slate and decorated with a finial at the crest. The carriage house sports two towers, which rise from the second story in true fortress fashion on the east and west corners of the north facade of that structure. The carriage house roof is also of slate and a high hipped design, well endowed with crockets and finials. Twin single brick chimneys, one at the south facade and exterior, one on the carriage house and on the side slope, replace the three red sandstone chimneys that formerly served the house. The mansion is profusely decorated with gabled and decorated dormers projecting from the 3rd floor. Three are to be found on the north facade, two with squeezed pediments and one with a rounded pediment. The east side has a dormer with a squeezed pediment. All of the pediments formerly had profuse decorations of stone carvings and finials, but these are all gone now. A majority of the windows are double sashed and double hung, with the first floor windows capped by transoms of leaded and stained glass. The windows for the most part are flat in shape, with surrounds of molded trim and flanked on the upper stories by engaged pilasters which are simply decorated. On the south facade a bay window with Roman arched stained glass windows</p>	

SEE INSTRUCTIONS

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

across the top is matched in beauty only by the large single sashed stained glass window flanked by similar sidelights and topped with similar mullions.

The main door is set off-center on the north facade, and is distinguished by the roman arch with radiating voussoirs which leads to the entryway by means of the glass outer doors. The main door is flat in its arch, but decorated by molded trim and leaded and stained glass lights and mullions. The outer arch is capped by crockets and finials, and decorated with simple attached pilasters. The same arch design is duplicated in a double arch-way which forms the entryway for the little open courtyard. The carriage house has a flat arch with radiating voussiors and a triple paneled and vertical plant door.

The mansion has three porches, all roofless and surrounded by walls of natural cut blocks of red sandstone. The porch on the north facade, follows the contours of the building, ending in a semi-circular projection around the tower and leading to a narrow staircase in the courtyard under one of the double arches. The east facade has a similar porch, square in shape and with no exterior means of access. It is penetrated by two window-like openings of wrought iron which reveal a semi-submerged porch leading to the basement rooms. The west facade sports a second story porch over the secondary door and over-looking the courtyard, and connecting with the second story of the carriage house. The carriage house while of a piece architecturally with the mansion is distinguished by its pyramidal towers, flat arches and mock embattlements on the towers above narrow, fortress-like windows.

The stone is badly deteriorating in some places, but still holds the proud dignity of the two periods it represents, the copy it is supposed to be and the expression of Colorado wealth and grandeur it is. The colors are dulled but not faded. It is a unique example of the architecture of the period and an eloquent testimonial of the effects of wealth on Colorado architecture and life-styles.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☐ 20th Century
☐ 15th Century ☐ 17th Century ☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

1890

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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

STATEMENT OF SIGNIFICANCE

The mansion at 428-430 East Eleventh Avenue was built by Thomas B. Croke for a family dwelling. Croke was a school teacher, merchant and agriculturist from Wisconsin. He began life in Denver as a merchant but acquired 3,500 acres of land north of Denver where he established an experimental farm, which concentrated on plant breeding and irrigation techniques. It was this latter work which brought him recognition. Croke was involved in many affairs of the community as well, aiding in the development of Loretto Heights College, and the Denver Community Chest. In 1911 he was elected to the Colorado State Senate.

Croke sold his home on East Eleventh to Thomas MacDonald Patterson in 1892. Patterson, originally born in Ireland, came from New York and Indiana to Denver, to launch himself on a successful career in journalism and politics. He was one of the first seven men to represent Colorado in Congress, as territorial delegate in 1874. Patterson continued in political service to Colorado as a member of Congress, either in the House or the Senate into the 1900s. He was associated in law with Governor Charles S. Thomas and pursued his career as editor and publisher of the Rocky Mountain News until 1913.

His daughter, Margaret, married Richard Crawford Campbell in 1895 and the couple lived with the Senator in the mansion at East Eleventh until 1916. Campbell had come to Denver from West Virginia and had become the business manager for Patterson for the Rocky Mountain News. Campbell was known in Denver as a prominent financial leader. The Campbells were survived by two children, Catherine and Thomas.

The house has been as unique in its history as it is in its architecture serving as the residence for the families of Colorado's early and most distinguished political representatives.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Smiley, Jerome C., History of Denver, Times-Sun Publishing Co. Denver, 1901; Reproduced by Unigraphic, Ind., Evansville, Indiana, 1971

Arps, Louisa Ward, Denver in Slices.

Kohl, Edit h Eudora, Denver's Historic Mansions.

Diary of Charles Thomas.

Banister and Fletcher, A History of Architecture.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 0 0	0 0 0		39 45 59	104 59 09	
NE	0 0 0	0 0 0				
SE	0 0 0	0 0 0				
SW	0 0 0	0 0 0				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

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

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

11. FORM PREPARED BY

NAME AND TITLE: Cynthia Emrick, Preservation Assistant		
ORGANIZATION Colorado State Historical Society	DATE 7/13/73	
STREET AND NUMBER: 200 14th Avenue		
CITY OR TOWN: Denver	STATE Colorado	CODE 08

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name [Signature]
State Historic Preservation Officer
Title _____
Date 7/18/73

NATIONAL REGISTER VERIFICATION

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

Director, Office of Archeology and Historic Preservation

Date _____

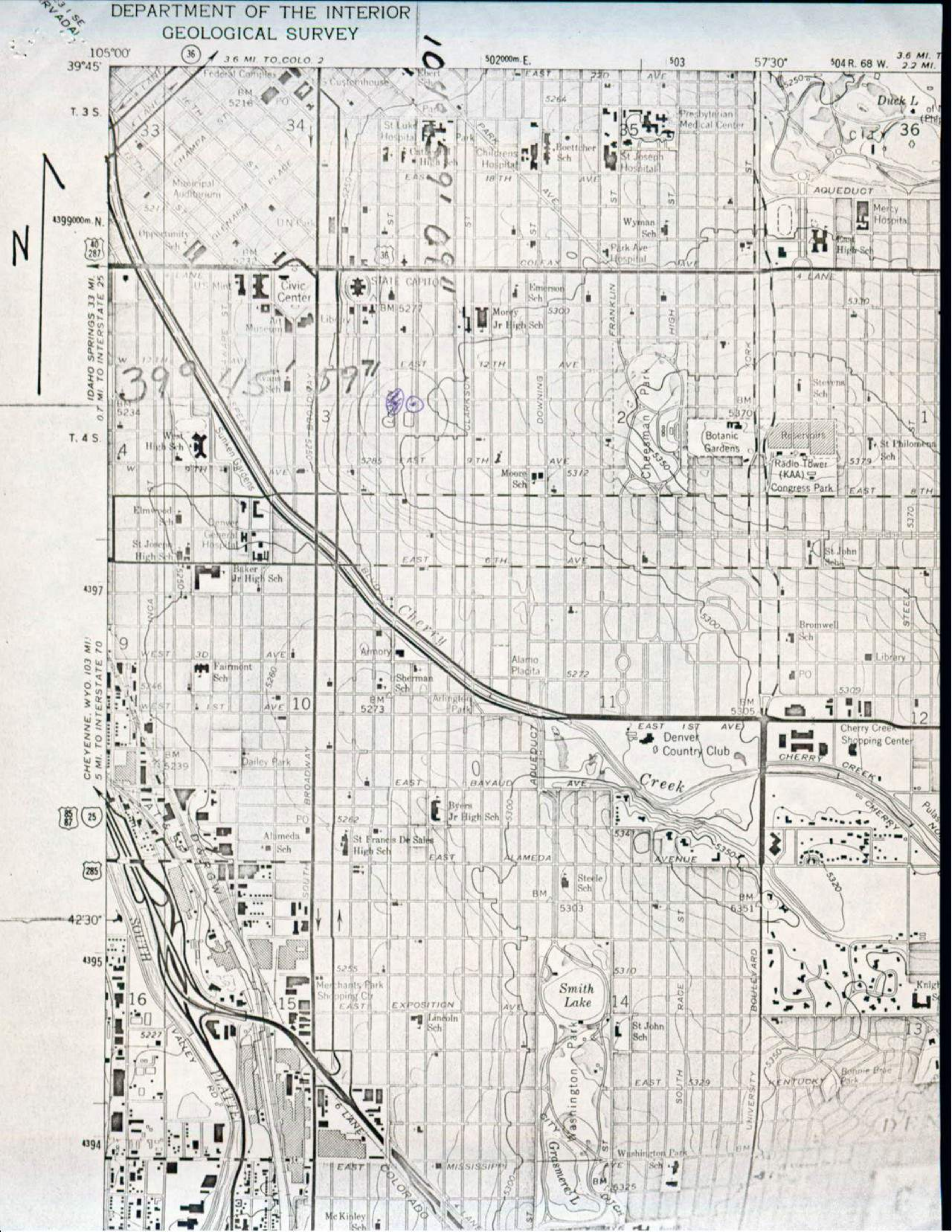
ATTEST:

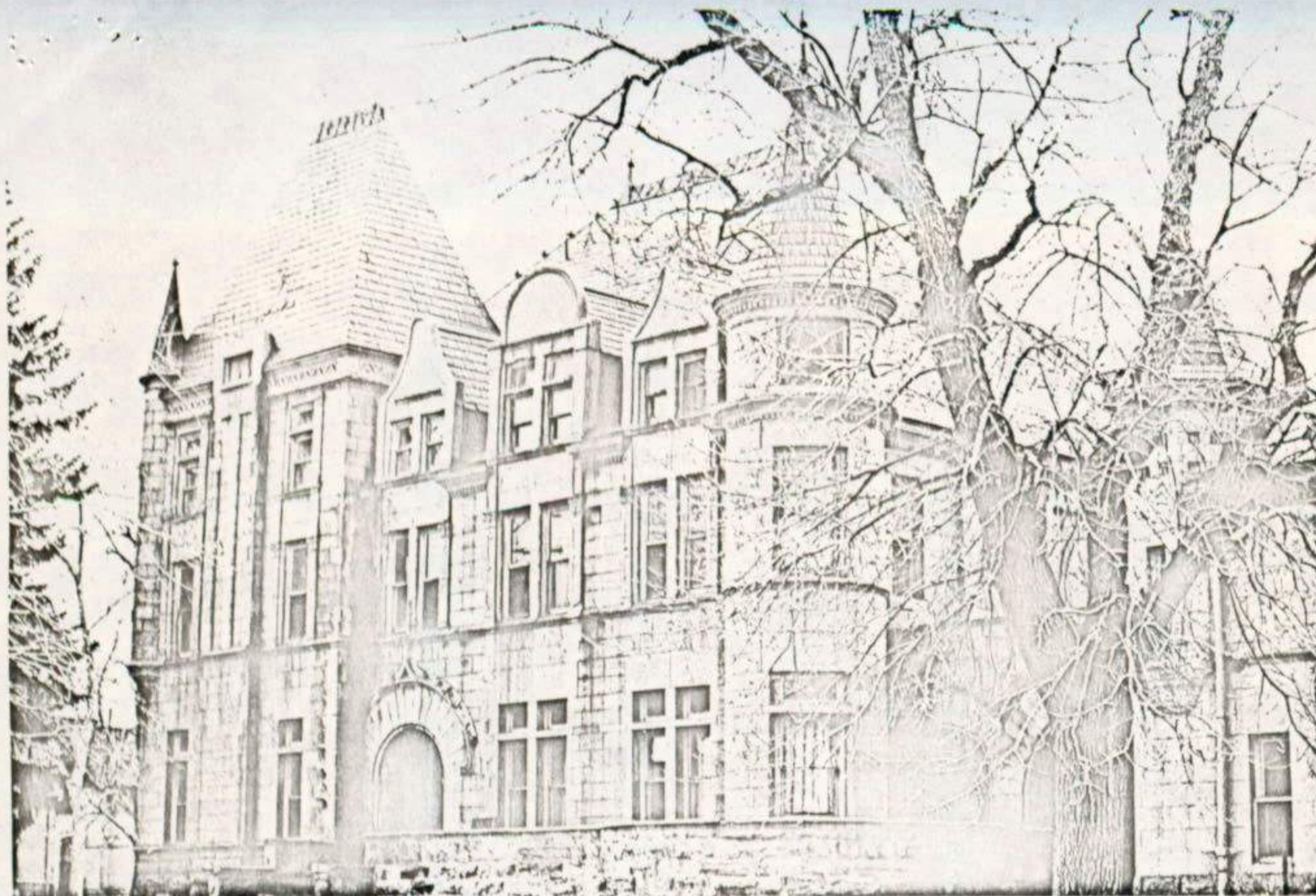
Keeper of The National Register

Date _____

SEE INSTRUCTIONS

DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



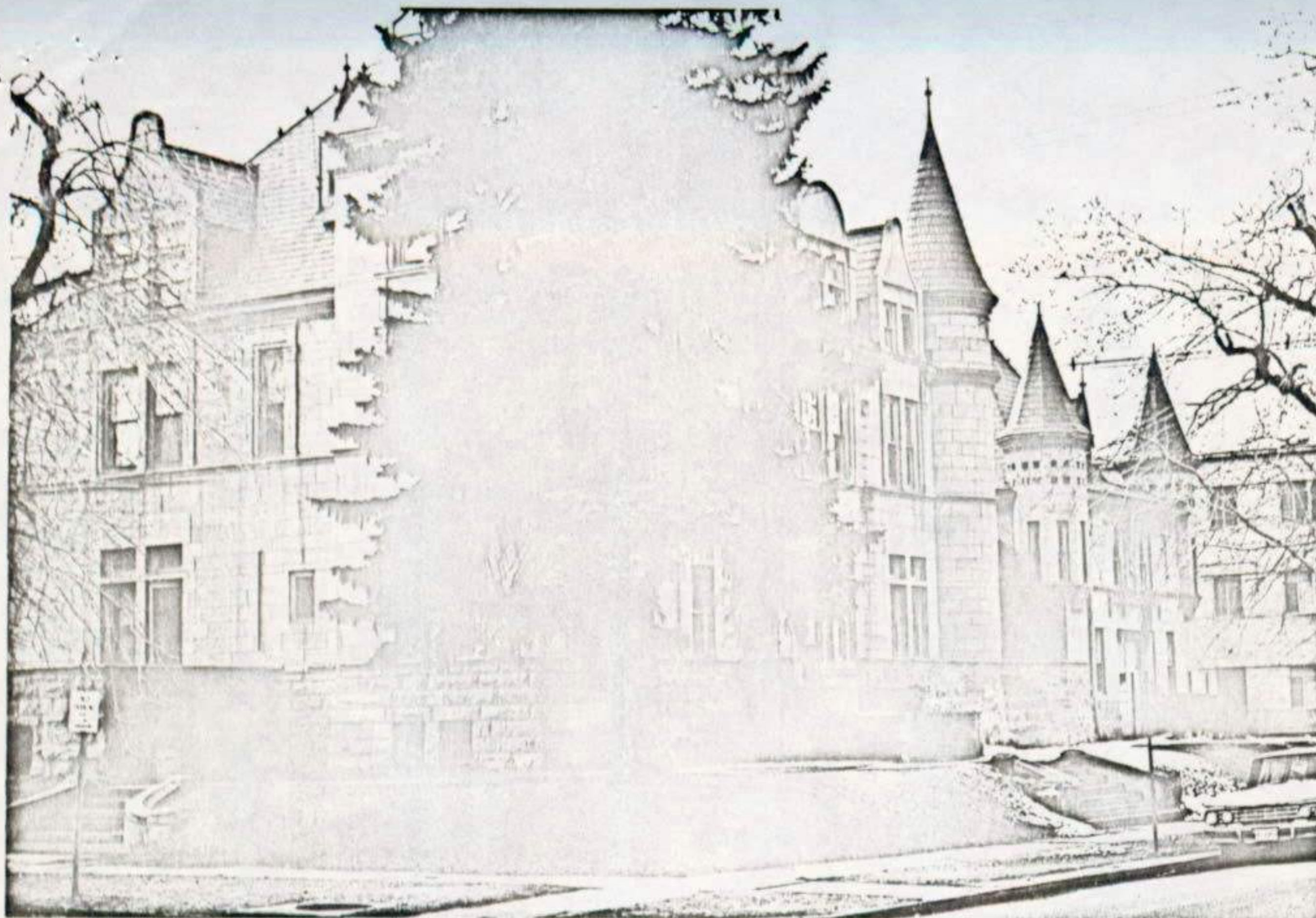


FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Croke-Patterson-Campbell House	Same	
2. LOCATION		
STATE	COUNTY	TOWN
Colorado	Denver	Denver
STREET AND NUMBER		
428-430 East 11th Avenue		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
State Historical Society of Colorado	3-15-73	State Historical Society
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		

Taken of the North facade, showing tower and spires, with a glimpse of the carriage house to the far right of the photograph.



FORM 10-301 A
(6/72)

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NATIONAL PARK SERVICE

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State Historical Society of Colorado	3-15-73	State Historical Society
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		

Taken of the east and north facades from a viewpoint looking west. Shows stairs and porches of both facades as well as the entire north facade of the carriage house.



1973