

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

The Creswell Mansion

AND/OR COMMON

The Creswell Mansion

2 LOCATION

STREET & NUMBER

1244 Grant Street

NOT FOR PUBLICATION

CITY, TOWN

Denver

CONGRESSIONAL DISTRICT

VICINITY OF

1

STATE

Colorado 80203

CODE
08

COUNTY

Denver

CODE

031

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Industrial Western, Incorporated

STREET & NUMBER

88 Lipan Street

CITY, TOWN

Denver

VICINITY OF

STATE

Colorado 80223

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

City and County Building Annex, Assessment Division

STREET & NUMBER

1445 Cleveland Place

CITY, TOWN

Denver

STATE

Colorado 80202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites/Denver Landmark

DATE

May 1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

State Historical Society of Colorado, Denver Planning Office

CITY, TOWN

Denver

STATE

Colorado

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Constructed in 1889, the Creswell Mansion is a two and one-half story red sandstone house facing west so as to enjoy a view of the Front Range of the Rocky Mountains. The building, which is constructed of rusticated cut blocks laid in broken courses on the front and even courses on the sides and back, sits on a stone foundation and is capped by a multiple gable roof with three dormers, two on the south side and one on the north. There are three chimneys also constructed of the rusticated stone. The first is located toward the front of the house on the south facade. The second, large and massive, extends upwards through the center of the end gable on the south side. The third abuts the north side of the building. With its careful blending of architectural styles, principally Richardsonian Romanesque and Queen Anne, it is an excellent example of a high Victorian carved stone mansion as the type came to be constructed in Denver.

Three of the facades are dominated by prominent gables with the west parapet gable made of stone. The latter is decorated by carved floral ornamentation at the apex and around the windows on the first and second floor. In addition, figures in bas-relief are located under the windows on the second floor, while full relief figures are positioned at each corner of the facade. In contrast, the gables on the north and south side of the building are of wood and covered with fish scaling which is extended below the roof line to form a skirt. On the south side, the gable, which is cantilevered, overhangs an angular shaped bay. The total effect, reminiscent of Queen Anne architecture and at the same time unique, provides balance and contrast to the use of stone in the west gable and elsewhere in the building.

What appear to be two separate porches flanking the front of the house are in fact a single porch attached by an open walkway screened from view by thick shrubbery. The main entryway is sheltered by the northern porch supported by turned columns upon which rests a balustrade composed of delicately turned balusters. Along the south side, the hipped roof porch merely serves to shade windows from the midday sun.

Most noticeable about the building's exterior is the variety of window treatments featured throughout. Those on the ground floor of the front facade are 1 x 1 double hung sash set in heavy Romanesque arches. A similar treatment is present above the curved front porch. The first floor arched windows support windows on the second floor where a large rectangular 1 x 1 double hung window is flanked by narrow windows set at an angle on carved lugsills that form part of the stringcourse gir-
dling the house. The supporting windows are separated from the main window by stone mullions, and the group is headed by flat stone lintels. Within the pediment formed at the third (half-story) level is a large semicircular window formed by radiating voussoirs springing from a lugsill set away from the facade in slight relief. The mullioned lights carry over the diaper pattern of the block arrangement below. Two engaged columns constructed of sandstone blocks rise from carved figures emerging midway up the second story.

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 2

The windows along the south side are more regular in design, with the exception of a unique small semicircular window springing directly from the slipsill at the rear entryway. Several of the windows are located in the bay concluding the south wing. At the third story level and separated by the chimney rising through cantilevered gable, two double hung windows are featured, the top half of which contains six glass panes. Two dormers contain sets of casement windows each also enclosing six glass panes.

On the north facade, there are two large windows located toward the front facade. The first is a large plain glass window contained within a Romanesque arch. To the east of this window is a smaller "bulls eye" window and beyond that the large and handsome stained glass window. Continuing eastward along the north facade, five smaller windows are found piercing the stone, two of which are 1 x 1 double hung and square in shape and the remainder of which are 1 x 1 double hung and rectangular (vertical) in shape. One of the latter contains the second of the stained glass windows appearing on the north side.

Carved features highlight and animate the soft sandstone throughout the structure and animate it from base to apex. Especially notable are the carvings decorating the first floor double arched windows and the apex of the parapet gable. The molded frieze, saved from obstruction by the built-in guttering system, is also carved from rock.

Immediately to the rear of the mansion there is a carriage house. The building has a cross gable roof and a two story bay window. The building has been completely stuccoed and is painted the same color as the Creswell Mansion.

The interior of the house is highlighted by an elaborately carved massive staircase with a stained glass window located on the first floor landing. This window provides an important decorative contrast to the massive oak staircase. Other features include oak panelling and an elaborate fireplace topped by a built in mirror.

In 1976 the present owners renovated the Creswell Mansion for use as office space. At that time, the only major exterior alteration took place. This involved the replacement of badly deteriorated stone around the porches with brick. The fire escape at the back was added for reasons of safety. At the same time, a parking lot was added on the north side, and rusticated sandstone retaining walls, similar in appearance to the Creswell, were installed along the side walls. The sides of the mansion and accompanying carriage house are free from construction which allows full view of the north and south sides of the structures.

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 3

Today, the view of the mountains is gone, cut off by the modern buildings that stand around it. Yet, the Creswell Mansion remains as an excellent example of nineteenth century architecture. With its careful renovation, the building has gained a new lease on life and is once more ready to play an important role in the activity of the area.

B SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Designed by J. J. Huddart, one of Denver's leading architects in the late nineteenth century, the Creswell Mansion is significant because of its architecture, and because of its being the residence of Joseph Creswell, an important early businessman in Denver.

In the late nineteenth century, there arose a group of architects in Denver who, if not nationally known, were known throughout the region and this group included F. E. Edbrooke, William Lang and J. J. Huddart, who, between them, designed a large number of residential and commercial structures notable for their excellence and quality of design.

Huddart was considered to be one of the finest local architects of the period, and it is perhaps worthy of note that the short lived but influential Western Architect and Building News, published in Denver, frequently praised his work and published more photographs of his buildings than those of any other local architect. The predominant feature of his work is one of eclecticism of style, which seems to have been a deliberate effort on Huddart's part.

The Creswell Mansion was built during the middle of Huddart's career. The building, because of its massing and careful balance of stylistic elements which give it an overall integrity, is different from other buildings that Huddart was designing during the same period. Quite proud of the house, Huddart even used his drawing of the front hall to illustrate his advertisements.

Joseph Creswell, for whom Huddart built the house, was an important Denver businessman interested primarily in building materials. He was president of the Colorado Marble and Mining Company which mined marble and converted it into building products. In 1893, he became president and treasurer of the Davis-Creswell Company which was the first company between Chicago and San Francisco to provide steam heating equipment, supplies, and installation. He was also well thought of by his contemporaries who applauded his role in the Chamber of Commerce to encourage the development of manufacturing in Denver; he went on to become president of the Manufacturer's Exchange.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Brettell, Richard. Historic Denver, Denver: Historic Denver, Inc. 1973. pp. 129-131.
- Byers, William. Encyclopedia of Biography of Colorado: History of Colorado, Volume I, Chicago: Century Publishing and Engraving Company, 1901. pp. 302-303.
- Western Architect and Building News. December, 1889, page 10.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY under one acre

UTM REFERENCES

A

1	3
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5	0	1	4	80
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ZONE EASTING NORTHING

B

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ZONE EASTING NORTHING

C

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D

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VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Berneice R. Merry

ORGANIZATION

1551 East Cornell Avenue

STREET & NUMBER

Englewood,

CITY OR TOWN

November 23, 1976

DATE

303-781-6120

TELEPHONE

Colorado 80110

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

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

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

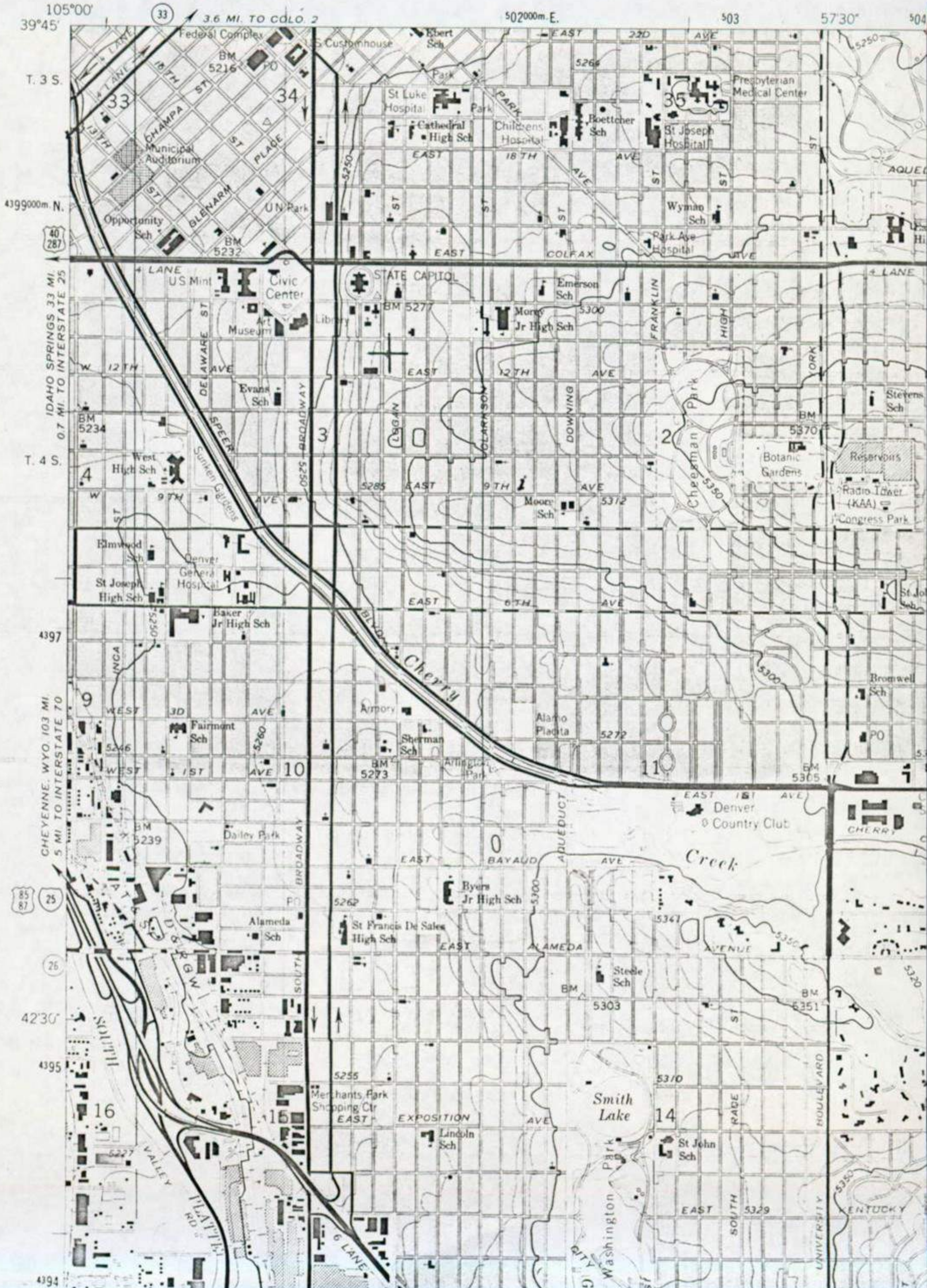
DATE

KEEPER OF THE NATIONAL REGISTER

Creswell Map

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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1 ARVADAI



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