aly 1969)	ATES DEPARTMENT	OF THE INTERIOR	Colo	rado
NATIONAL INVEN	REGISTER OF H TORY - NOMINA	ISTORIC PLACES	COUNTY: Denv FOR NPS.U	er
(Type all en	tries - complete a	pplicable sections)	ENTRY NUMBER 70.9.05.001	DATE
NAME .			T145 8.65	the second s
1 1 1911	ant-Humphre	Ve Maneion	(8)	
AND/OR HISTORIC:			N13950KG	95/3397410
LOCATION	ames B. Gra	nt Residence	H Story	5
STREET AND NUMBER:			0 86 0	
	770 Pennsyl	vania St.	H. offer	E
CITY OR TOWN:	Denver		- All	Sanan I
STATE		CODE COUNTY	PILIT	CODE
	Colorado	05	Denver	031
CLASSIFICATION	Contraction of a state of the		11月1日日月1日1日日日日日日日日日日日日日日日日日日日日日日日日日日日日	A Star Read Street And
(Check One)		OWNERSHIP	STATUS	ACCESSIBLE TO.THE PUBLIC
District & Building	-	Public Acquisition:	Cocupied	Yes:
Site Structur	Both	In Process Being Considered	Unoccupied	Restricted Unrestricted
C Object		Deing Considered	Preservation work	X No
PRESENT USE (Check One	or More as Appropriate		in progress	
	Government	D Park	Transportation	
		E Private Residence	Other (Specify)	Comments
	Military	Religious		
OWNER OF PROPERTY	Museum	Scientific		
OWNER'S NAME:	and the second second			
	Ira Boyd Hu	mphreve		
		auphreys		0 2
STREET AND NUMBER:				Colo
STREET AND NUMBER:	770 Pennsy	vania	E1	Colorad
CITY OR TOWN	770 Pennsyl			CODE
CITY OR TOWN:	770 Pennsyl Denver	vania	Colorado	
CITY OR TOWN	770 Pennsy Denver SCRIPTION	vania		- <u>code</u> 6
CITY OR TOWN:	770 Pennsy Denver SCRIPTION F DEEDS. ETC: Tax Assess	vania	Colorado	
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER:	770 Pennsy Denver SCRIPTION F DEEDS. ETC: Tax Assess	or's Office	Colorado	
CITY OR TOWN:	770 Pennsy Denver SCRIPTION F DEEDS. ETCI Tax Assess Denver Cit	vania	Colorado nilding	- <u>code</u> 6
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER: CITY. OR TOWN:	770 Pennsyl Denver SCRIPTION F DEEDS. ETC: Tax Assess Denver Cit Denver	or's Office	Colorado	do 05 Denver
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER: CITY OR TOWN: REPRESENTATION IN EXI	770 Pennsyl Denver SCRIPTION F DEEDS. ETC: Tax Assess Denver Cit Denver	or's Office	Colorado nilding	
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER: CITY. OR TOWN: REPRESENTATION IN EXI TITLE OF SURVEY:	770 Pennsyl Denver SCRIPTION F DEEDS. ETC: Tax Assess Denver Cit Denver	or's Office	Colorado uilding © Colorado	do Denver 70.9.
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER: CITY OR TOWN: CITY OR TOWN: REPRESENTATION IN EXI TITLE OF SURVEY: Hist DATE OF SURVEY: Janu	770 Pennsyl Denver SCRIPTION F DEEDS. ETCI Tax Assess Denver Cit Denver ISTING SURVEYS Oric Americ ary 1968	or's Office	Colorado nilding colorado	do Denver 70.9, 1
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER: CITY. OR TOWN: CITY. OR TOWN: REPRESENTATION IN EXI TITLE OF SURVEY: HIST DATE OF SURVEY: Janu DEPOSITORY FOR SURVEY	770 Pennsyl Denver SCRIPTION F DEEDS. ETC: Tax Assess Denver Cit Denver STING SURVEYS Oric Americ ary 1968 RECORDS.	an Buildings Su	Colorado Lilding E Colorado	CODE 05 Denver 05 05 05 05 Local
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER: CITY. OR TOWN: CITY. OR TOWN: REPRESENTATION IN EXI TITLE OF SURVEY: Hist DATE OF SURVEY: STREET AND NUMBER: Hist DATE OF SURVEY: Historic Amer	770 Pennsyl Denver SCRIPTION F DEEDS. ETC: Tax Assess Denver Cit Denver STING SURVEYS Oric Americ ary 1968 RECORDS.	an Buildings Su	Colorado Lilding E Colorado	CODE 05 Denver 05 05 05 05 Local
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER: CITY OR TOWN: CITY OR TOWN: REPRESENTATION IN EXI THE OF SURVEY: Hist DATE OF SURVEY: Hist DATE OF SURVEY: Historic Amer STREET AND NUMBER:	770 Pennsyl Denver SCRIPTION F DEEDS. ETCI Tax Assess Denver Cit Denver ISTING SURVEYS COTIC Americ ary 1968 RECORDS: Buildings	an Buildings Su Survey, Nat'l	Colorado Lilding E Colorado	CODE 05 Denver 05 05 05 05 Local
CITY OR TOWN: LOCATION OF LEGAL DE COURTHOUSE, REGISTRY O STREET AND NUMBER: CITY. OR TOWN: CITY. OR TOWN: REPRESENTATION IN EXI TITLE OF SURVEY: Hist DATE OF SURVEY: STREET AND NUMBER: Hist DATE OF SURVEY: Historic Amer	770 Pennsyl Denver SCRIPTION F DEEDS. ETCI Tax Assess Denver Cit Denver ISTING SURVEYS Oric Americ ary 1968 RECORDS: . Buildings h Street, N	an Buildings Su Survey, Nat'l	Colorado iilding Colorado urvey te County County Park Serv., De	CODE 05 Denver 05 05 05 05 Local

	DESCRIPTION	Conference and						1000
					(Check One)			
	CONDITION	Excellent	Cood Good	E Fair	Deteriorated	Ruins	Unexposed	1
			(Check Or	1e)		(Che	ck One)	
		Alte	red	🕄 Unaltered		Moved	S Original Site	- 20

The architectural style of this large residence is a rather flamboyant depiction of both Colonial and Italian Ren aissance elements. The house itself is symmetrical; but, links with a large garage, the servants quarters, and a sun deck. The balustrades which originate with the porches, reflect the architectural ornament edging the roof. The balustrades also serve as a unifying element tying the complex into a whole.

Construction is of buff colored masonry and terra cotta. The main portico is rimmed with large white columns measuring 20 inches in diameter and standing approximately 20 feet in height.

The position of the residence commands the crest of a hill. The approach is via a curving drive from the street. The site is across the street from the Cheesman-Boettcher Mansion, the Governor's Executive Residence.

It is interesting that the basement was originally constructed to house facilities for a small theater, a bowling alley, billiard room and ballroom. Later, during World War II, the ballroom was converted to serve the needs of the American Red Cross as a workroom.

The original builders of the mansion are unknown. The architects for the project were Boal and Harnois, a local firm. SEE INSTRUCTION

-

Form 10-300a (July 1969)

## UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

## NATIONAL REGISTER OF HISTORIC PLACES

## INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Colorado	
COUNTY	1. 13. 19. 19. 17
Denver	
FOR NPS USE OF	NLY
ENTRY NUMBER	DATE
76-9.05,0014	9/30/70

(Number all entries)

7. Description (continued)

The plan of the main house is rectangular in shape. On the west (front) side is a semi-circular portico with twenty foot high fluted Corinthian columns. The layout of the house is symetrical about a main hall on the ground floor. The total number of rooms is not known; but, there are known to exist six bedrooms.

The ornateness of the stone and terra cotta work of the mansion's facade is impressive and reflects the building's style, i e, Italian Renaissance. To be specific; the Corinthian capitols of the columns are classic revival, as are the the elaborate bracket and dentil ranges which run beneath the cornice. The balustrade is typical Italian Renaissance and acts as a unifying element as it encircles the house at the crowning cornice, porch, and ground levels.

The windows at the ground level have semi-circular, lites above the double hung windows. At the doorway, a functe shaped fifth rests above the main (west) entry. These semi-circular and lunate windows are also features found in the Colonial style; as is also the portico in front of the main door. The second story windows are also double hung but are framed with stone to present a rectangular form. Within the portico but above the main door is a small balcony/porch which is supported by large scroll brackets of stone. It, too, has a balustrade.

The corner of the house is turned, architecturally, by the use of pilasters resembling the Corinthian columns of the portico. This feature, plus the two oculus (ceil de boeuf) windows on either side of the main door, are baroque revival in character.

At roof level, there exists three dormer windows with arched framing. The two smaller windows flank either side of the larger, central dormer which is on the same axis as the main entry.



PERIOD (Check One or More as	Appropriate)		
Pre-Columbian	16th Century	18th Century	20th Century
15th Century	17th Century	50 19th Century	
SPECIFIC DATE(S) (If Applicat	le and Known) 1902		
AREAS OF SIGNIFICANCE (Ch.	eck One or More as Appropris	ste)	1
Abor iginal	Education	Political	Urban Planning
Prehistoric	Engineering	Religion/Phi-	Other (Specify)
Historic	Industry	losophy	
Agriculture	Invention	Science	ar contractor
Architecture	Landscape		112. 11.25
Art	Architecture	Social/Human-	
Commerce	Literature	itarian	
Communications	Militory	Theater	
Conservation	Music		

TATEMENT OF SIGNIFICANCE

The original owner of this large residence was James Benton Grant, an investor in the mining operations of Leadville and, later, the second Governor of Colorado. His wife, Mary Goodell Grant, was the daughter of the Governor of Illinois. Grant's term of office was 1882-1886. In addition to his political advancements, Grant was also the president of the Omaha and Grant Smelting Company, Leadville; an official of the Denver National Bank; and a co-founder of the Colorado Women's College.

The house was purchased by Albert Humphreys after James Grant's death in 1911. Humphreys was known for his large holdings in the mining fields of Minnesota and the oil regions of Texas and Wyoming.

Today, the house is owned by one of Humphreys' sons, Ira Boyd. The house has remained in fairly good condition and stands as a Denver landmark and as a monument to two prominent families of early Denver.

The mansion's proximity to the Governor's Mansion, the Cheesman-Boettcher residence, is not unfortunate because it gives the area a park-like setting. This setting should be further enhanced as the development of the Executive Mansion's grounds into a garden park proceeds.

James B. Grant occupied the house from the time of its completion (1902) until his death in 1911. Albert Humphreys then purchased the residence in 1917.

Provide and and a	SIBLIOGRAPHICAL RE	FERENCES		19.2					A Part of the	and sheet at
Juni	ior League of	Denver St	urvey	, (	of Der	ver's Hi	stor		ites 967	
Denv	ver's Historia	Mansion	<u>s</u> , by	1	Sdith	E. Kohl				
The	Denver Times,	June 27	, 190	1						
The	Denver Republ	lican, Jan	nuary		1, 190	02	•:-			-
GEOGR	APHICAL DATA	Brank Personal	a a series a series of					tin-	a second	
L	ATITUDE AND LONGITU	DE COORDINATE	SERTY	0	DEF	NING THE CENT	TER PO	INT OF	A PROP	ERTY
				R		ATITUDE	THAN	the second se	DNGITUD	E
ORNER	LATITUDE Degrees Minutes Seconds	LONGITUC Degrees Minutes				Minutes Secon	ds D	egrees		Seconds
NW	0 · ·	• •			39°	42' 41	- 1	04°	58	49 "
NE	• • •	• •	•	1						
SE	• • •	• •								1 Sale
PROXI	MATE ACREAGE OF NON	INATED PROPER	ATY: ]	3	acres					1.1
ST ALL	STATES AND COUNTIES	FOR PROPERTI	ES OVER	RLA	PPING ST	ATE OR COUNT	BOUN	DARIES		
ATE:		•	CODE		COUNTY				1	CODE
ATE:	· · · ·		CODE	Ŧ	COUNTY		~	(int	XC	CODE
TATE	•		CODE		COUNTY:		19	ii.	CENTER	CODE
				÷	COUNTY		17	19.00	20 21	CODE
TATE:			CODE	-	COUNTY:		121	M/	ane.	1-1
FOPU	PREPARED BY	100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100	to generalized	15			TEL	RE	GIGU	s Al
							V	1		1
AME AN	D TITLE:				the second se			OT		2/
	Robe	ert Fink,	Ass:	is	canc i	to the Di	rect	DATE	100 10	-
•	ROD						1.0	DATE	4-30	-70
RGANIZ	ROD	ert Fink, te Histor					1.0	DATE	4-30	-70
RGANIZ	Robe		ical	S	ociety	y of Colo	1.0	DATE	4-30	1.096
RGANIZ	Robe ATION Sta AND NUMBER: 200 TOWN:	te <u>Histor</u> Fourteen	ical	S	ociety	of Colo	rado	DATE	4-30	CODE
RGANIZ TREET	Robertion AND NUMBER: 200 Town: Den:	te Histor Fourteen ver	ical th Av	S	nue	of Colo	rado	DATE	- 210 - A	CODE 05
TREET	Robe ATION Sta AND NUMBER: 200 TOWN:	te Histor Fourteen ver	ical th Av	S	nue	of Colo	rado	DATE	- 210 - A	CODE 05
TREET	Robe ATION AND NUMBER: 200 TOWN: Den LIAISON OFFICER C	te Histor Fourteen ver ERTIFICATION	ical th Av	S	Ociety	of Colo	rado	DATE	- 210 - A	CODE 05
RGANIZ TREET	Robe ATION AND NUMBER: 200 TOWN: Den: LIAISON OFFICER C	te Histor Fourteen ver ERTIFICATION	ical th Av	S	Ociety nue	Colo Colo NATIONAL REG	rado	VERI	FICATIO	CODE 05
RGANIZ TREET	Robe ATION Sta AND NUMBER: 200 TOWN: Den: LIAISON OFFICER C designated State Liais Historic Preservation /	te Histor Fourteen ver ERTIFICATION con Officer for th Act of 1966 (Pub	ical th Av	S ve	Dociety	colo Colo MATIONAL REG	rado	VERI	FICATIO	CODE 05
RGANIZ TREET ITY OR STATE As the tional 89-665	Robe ATION Sta AND NUMBER: 200 TOWN: DED: LIAISON OFFICER C e designated State Liais Historic Preservation A 5), I hereby nominate thi	te Histor Fourteen ver ERTIFICATION con Officer for th Act of 1966 (Pub is property for in	ical th Av e Na- lic Law clusion	S ve	Dociety	Colo Colo NATIONAL REG	rado	VERII verty is	FICATIO	CODE 05 N
RGANIZ REET TY OR STATE As the tional 89-665 in the	Robe ATION Sta AND NUMBER: 200 TOWN: DEN: ELIAISON OFFICER C e designated State Liais Historic Preservation / 5), I hereby nominate thi National Register and	te Histor Fourteen ver ERTIFICATION on Officer for th Act of 1966 (Pub is property for in certify that it ha	ical th Av e Na- lic Law clusion s been	Solution Solution	Dociety	colo Colo MATIONAL REG	rado	VERII verty is	FICATIO	CODE 05 N
RGANIZ TREET ITY OR STATE As the tional 89-665 in the evalue	Robe ATION Sta AND NUMBER: 200 TOWN: DED: TOWN: LIAISON OFFICER C e designated State Liais Historic Preservation / b), I hereby nominate thi National Register and ated according to the cr	te Histor Fourteen Ver ERTIFICATION Fon Officer for th Act of 1966 (Publis property for in certify that it ha theria and proceed	ical th Av e Na- lic Law s been bures se	S ver	DCiety nue- state I hereb Nations	colo Colo ATIONAL REG y certify that th 11. Register. Wet all	rado NSTER	VERII erty is	FICATIO included Wal	CODE 05 N
RGANIZ TREET ITY OR STATE As the tional 89-665 in the evalue forth b	Robe ATION Sta AND NUMBER: 200 TOWN: DED: TOWN: LIAISON OFFICER C designated State Liais Historic Preservation A 5), I hereby nominate thi National Register and ated according to the cri by the National Park Ser	te Histor Fourteen ver ERTIFICATION on Officer for th Act of 1966 (Pub is property for in certify that it ha itteria and proceed rvice. The recom-	ical th Av e Na- lic Law clusion s been hures se mmended	S ver	DCiety nue- state I hereb Nations	colo Colo ATIONAL REG y certify that th 11. Register. Wet all Office of Arche	rado rado NSTER	VERII verty is	FICATIO included Wal	CODE 05 N
RGANIZ TREET TREET STATE As the tional 89-665 in the evalue forth b level	Robe ATION Sta AND NUMBER: 200 TOWN: DED: TOWN: LIAISON OFFICER C e designated State Liais Historic Preservation / b), I hereby nominate thi National Register and ated according to the cr	te Histor Fourteen Ver ERTIFICATION on Officer for th Act of 1966 (Publis property for in certify that it has iteria and proced rvice. The recom- mination is:	ical th Av e Na- lic Law clusion s been hures se mmended	S ver	DCiety nue- state I hereb Nations	colo Colo ATIONAL REG y certify that th 11. Register. Wet all Office of Arche	rado NSTER	VERII verty is	FICATIO included Wal	CODE 05 N
RGANIZ TREET TREET STATE As the tional 89-665 in the evalue forth b level	Robe ATION Sta: 200 TOWN: DED: LIAISON OFFICER C designated State Liais Historic Preservation A 5), I hereby nominate this National Register and ated according to the cri- by the National Park Ser of significance of this to	te Histor Fourteen Ver ERTIFICATION on Officer for th Act of 1966 (Publis property for in certify that it has iteria and proced rvice. The recom- mination is:	ical th Av e Na- lic Law clusion s been hures se mmended	S ver	DCiety nue- state I hereb Nations	colo Colo ATIONAL REG y certify that th 11. Register. Wet all Office of Arche	rado rado NSTER	VERII verty is	FICATIO included Wal	CODE 05 N
RGANIZ TREET TTY OR STATE As the tional 89-665 in the evalue forth b level N	Robe	te Histor Fourteen Ver ERTIFICATION on Officer for th Act of 1966 (Publis property for in certify that it has iteria and proced rvice. The recom- mination is:	ical th Av e Na- lic Law clusion s been hures se mmended	S ver	Date	colo Colo MATIONAL REG Secretify that the ALRegister. What and Office of Arche SEL	rado rado NSTER	VERII verty is	FICATIO included Wal	CODE 05 N
As the tional 89-665 in the evalue forth t level of Name	Robe	te Histor Fourteen Ver ERTIFICATION ton Officer for the Act of 1966 (Public is property for in certify that it has iteria and proceed rvice. The recom- nomination is: Local	ical th Av e Na- lic Law clusion s been hures se mmended	S ver	DCiety nue- state I hereb Nations	colo Colo MATIONAL REG Secretify that the ALRegister. What and Office of Arche SEL	rado rado NSTER	VERII verty is	FICATIO included Wal	CODE 05 N
TREET TREET STATE STATE As the tional 89-665 in the evalue forth b level N Name	Robe	te Histor Fourteen ver ERTIFICATION con Officer for the Act of 1966 (Publics property for in certify that it has iteria and proceed rvice. The recom- mination is: Local Local Local rt	ical th Av the Na- lic Law actusion s been tures set namended	S t	Date	colo Colo MATIONAL REG Secretify that the ALRegister. What and Office of Arche SEL	rado rado NSTER	VERII verty is	FICATIO included Wal	CODE 05 N
RGANIZ TREET TREET STATE STATE As the tional 89-665 in the evalue forth t level N Name	Robe	te Histor Fourteen Ver ERTIFICATION ton Officer for the Act of 1966 (Public is property for in certify that it has iteria and proceed rvice. The recom- nomination is: Local Local rt n Officer	ical th Av the Na- lic Law actusion s been tures set namended	S t	Date	colo Colo IATIONAL REG Vertify that the Integister. Wet and Office of Arche SEL	rado ister is prop	verili erty is Com 1970	FICATIO included toric Pro	CODE 05 N
TREET TREET STATE STATE As the tional 89-665 in the evalue forth b level N Name	Robe	te Histor Fourteen ver ERTIFICATION con Officer for the Act of 1966 (Publics property for in certify that it has iteria and proceed rvice. The recom- mination is: Local Local Local rt	ical th Av the Na- lic Law actusion s been tures set namended	S t	Date	colo Colo IATIONAL REG Vertify that the Integister. Wet and Office of Arche SEL	rado ister is prop	verili erty is Com 1970	FICATIO included toric Pro	CODE 05 N
RGANIZ TREET TTY OR STATE As the tional 89-665 in the evalue forth t level N Name Title	Robe	te Histor Fourteen Ver ERTIFICATION ton Officer for the Act of 1966 (Public is property for in certify that it has iteria and proceed rvice. The recom- nomination is: Local Local rt n Officer	ical th Av the Na- lic Law actusion s been tures set namended	S t	Date	colo Colo MATIONAL REG Secretify that the ALRegister. What and Office of Arche SEL	rado ister is prop	verili erty is Com 1970	FICATIO included toric Pro	CODE 05 N

1

Properties added to the National Register of Historic Places

## COLORADO

-

100

Fort Vasquez

Platteville, Colorado

K Grant-Rumphreys Mansion

Denver, Colorado



