

United States Department of the Interior National Park Service National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name (Not known)

other names/site number 1750 Gilpin Street (preferred); 5DV2251

2. Location

street & number 1750 Gilpin Street [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80218-1206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Deputy State Historic Preservation Officer

Signature of certifying official/Title _____ Date _____

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- entered in the National Register
[] See continuation sheet.
 - determined eligible for the National Register
[] See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register
 - other, explain
[] See continuation sheet.
- _____
- _____
- _____
- _____

1750 Gilpin Street
Name of Property

Denver County, Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Domestic: Single dwelling

Current Functions

(Enter categories from instructions)

Commerce/Trade: Professional

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

foundation	Sandstone
walls	Brick
roof	Asphalt
other	Shingle

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

1750 Gilpin Street
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8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Periods of Significance

1893

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

John Mouat Lumber & Investment Co.
Briean, Josiah S.

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society
Denver Planning Office

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Name of Property

Denver County, Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

- | | | | | |
|----|------|---------|----------|----------------------------|
| 1. | 13 | 502870 | 4399140 | (NAD27) |
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| 2. | | | | |
| | Zone | Easting | Northing | |
| 3. | | | | |
| | Zone | Easting | Northing | |
| 4. | | | | |
| | Zone | Easting | Northing | [] See continuation sheet |

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Barbara Norgren and David J. Richardson
organization Consulting Historians date February 27, 2004
street & number 8547 E. Arapahoe Road, #J224 telephone 303-694-1664
city or town Greenwood Village state CO zip code 80012

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ralph Odgen and M. Anne Wilcox
street & number 1750 Gilpin Street telephone _____
city or town Denver state CO zip code 80218-1206

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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1750 Gilpin Street

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DESCRIPTION

The building at 1750 Gilpin Street is a two-and-one-half-story, red brick, Queen Anne style house that has an irregular plan, a front gabled roof with flared ends, and a front porch across the west facing facade. The 1893 house has a dressed red sandstone foundation, windowsills, lintels, belt courses and front porch balustrade and foundation. There are two-and-one-half-story bays on the south and north elevations and a lower two-story gabled roof wing in the east rear. The building is located mid-block on the east side of the street in the McCullough Hill Addition of Denver's City Park West neighborhood. This residential block began to develop in 1891 and continued into the early part of the twentieth century. The buildings were a mix of single-family nineteenth-century Queen Anne and twentieth-century Foursquares, and multifamily duplexes and apartments. Since that time, a few houses in the block have been demolished for newer apartment buildings. In the 1960s and early 1970s, the residential use of the buildings began to change to offices. With the close proximity to the St. Joseph's and Presbyterian hospitals, a few houses were converted into doctor's offices.

The landscaping of this block is characterized by the uniform setbacks of the older residential buildings with grass, trees and shrubs in the front yards. There is a parking strip with grass between the street and the public sidewalk. Parts of the original sandstone sidewalks, quarried near Lyons, Colorado, and the granite curbs along the street remain in the neighborhood. Lyons sandstone steps and a sidewalk lead up to 1750 Gilpin. Sandstone steps also rise up to the front porch. A sidewalk on the south side of the building leads to the backyard. There was a small outbuilding, possibly a garage, built between 1903 and 1925 at the southeast corner along the alley. This building was removed after 1967 and the backyard was paved with asphalt for a ten-car parking lot for the building.

This house embodies characteristics of the Queen Anne style evident in the irregular plan, asymmetrical façade, the steeply pitched gabled roof, the sandstone and brick materials, the substantial front porch, the recessed second story porch, and the tower-like bay on the north elevation. The building retains much of its original integrity. The design, materials and detailing represent the integrity and high quality construction work of the Mouat Lumber and Investment Company. The interior has finely crafted woodwork and fireplaces of the late Victorian period that remain intact.

The exterior walls are of pressed red brick laid in a stretcher (running) bond and the red sandstone trim, foundation veneer, and front porch was quarried near Manitou Springs, Colorado. The granite foundation of the house has a veneer of dressed sandstone. There are continuous sandstone bands (belt courses) at the first and second floors that wrap around the north, south and west elevations and also serve as windowsills. A third band at the top of the second floor creates the lintels for the second floor windows. The sandstone on the foundation and porch is showing signs of deterioration due to water infiltration. There is evidence of rot in the wooden capitals on the front porch columns.

The foundation walls consist of coarse-grained, pink color granite rubble quarried near the Buffalo Creek area of the South Platte Canyon southwest of Denver. The stone was laid approximately 1' 4" thick for the perimeter wall up to approximately 6 feet above the basement

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floor to correspond with to the perimeter grade. Pressed brick was laid on the stone from grade to the first floor windowsills and a veneer of cut sandstone blocks was applied to the brick on the north, west and south elevations.

The asymmetrical facade has a shed roof porch, copper gutters and down spouts added in 1997. A small projecting half-hipped roof marks the main entry. There is a pair of brick wing walls at either side of the sandstone porch steps that appear to have replaced the original sandstone wing walls. The house across the street at 1764 Gilpin Street, also constructed during the same time by the Mouat Lumber Company, displays wing walls made of sandstone. The porch, constructed primarily of Manitou sandstone, has groups of Tuscan style wood columns on sandstone pedestals. The column capitals have a paneled abacus below the frieze. There are ornamental wood brackets on each side of the abacus that incorporates a raised classical leaf motif. The porch has a wood floor and a ceiling finished with beaded board. The porch balustrade is Manitou sandstone blocks laid in a basket weave (checker work) design.

The lower portion of the main entry door has wood panels with a single light of beveled glass above. The brass doorbell, hardware and mail slot are original. Next to the door is a beveled glass sidelight and above is a beveled glass transom with the address of the house. These features are original to the building. South of the doorway under the front porch roof are paired one-over-one double-hung wood frame windows.

The second floor has a recessed porch with a large arched brick opening on the west façade and a narrow opening on the north. This porch has its original sheet tin floor decking and pressed brick perimeter walls with sandstone trim. The wood porch door and related wood screen door are original to the house, as is the

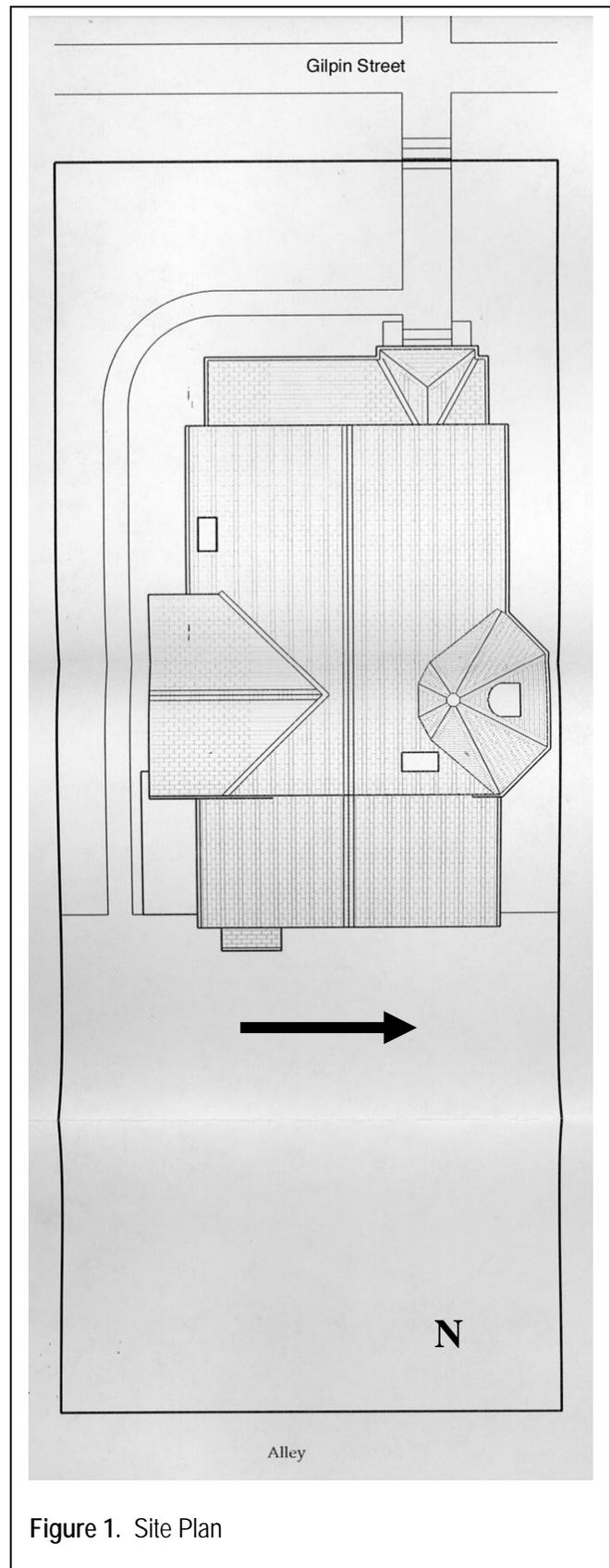


Figure 1. Site Plan

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hardware. There is a single hung one-over-one window north of the porch door. South of the porch is a three sided oriel with single pane windows with transoms. There is a band of swags in relief over the windows. The top of the oriel meets the roof eave.

The cross-gabled roof has overhanging boxed eaves that are flared. There are brackets underneath on the west façade and a narrow band of small dentils at the top of the fascia on all elevations. The original wood shingles of the roof have been replaced with asphalt composition shingles. The face of the front gable is clad in painted plain wood shingles and has decorative wood trim. The lower part of the gable is set back and has a band of four casement windows. Above the windows the top of the gable comes forward creating an overhang with decorative brackets below. In the center of the gable is a small arched attic window. The plain wood shingles over the arch were cut and laid in two courses to follow the window arch. A single course of shingles was laid perpendicular to the roof eave to create a shadow line at the edge of the roof. There is a narrow pendent at the gable peak that extends down to the arched window.

The south elevation has two large basement windows that have been filled in with concrete. There is a single tall, patterned masonry chimney near the southwest corner that extends to nearly to the ridgeline. There is a two-and-one-half story rectangular bay with a gabled roof and a pair of one-over-one double-hung windows with sandstone sills and lintels on the first floor and a pair of single-hung windows with transoms on the second floor. A one-over-one double-hung window, also with a sandstone sill and lintel, is located on the first floor west side of this bay and a single-hung window with transom on the second floor. All windows on the second floor of the bay are replacements similar to the originals in the original openings.

At the top of the brick wall of the south bay is a band of wood panels below the gable. The gabled roof intersects the main roof below the ridge and has an eave-line that is higher than the main roof. The gable face is clad in plain wood shingles. There are dentils and brackets under the flared eaves of the gable-end returns. The gable face features a window reminiscent of a Palladian window with a single large window centered in the gable flanked by two smaller windows. These have non-original fixed panes.

There is a gabled-roof two-story wing that is lower than the front part of the house on the east rear of the building. The main gabled roof of the house rises above the ridgeline of the wing. The rear gable end has a small semicircular window with tracery in the center of the gable. On the gable are the same decorative dentils, gable end returns and overhanging eaves found on the rest of the house.

The rear wing is lacking some of the decorative elements seen on the front of the house, but it was constructed at the same time as the rest of the house as evidenced by the building permit and the footprint shown in the early Sanborn Atlas. At the first floor of the wing at the southeast rear corner is a brick addition with a shallow shed roof and no windows containing a vault. This post-1961 addition replaced a service porch. The outline of the hipped roof of the former porch is visible over the shed roof where the brick has been exposed. The exposure of these bricks has led to some deterioration. On the second floor of the south wall of the wing is a pair of non-original fixed-pane windows in the original openings.

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On the first floor of the east elevation of the wing is an embossed insulated metal entry door that is not original. Above the door is a wood shed-roofed canopy with beaded board sides trimmed in wood and supported by a pair of large decorative wood brackets that have a raised classical leaf design on their faces. The canopy is thought to be original to the house. To the north of the entry is a trio of basement windows, two openings have glass block and the third has clear glass, but all retain the sandstone lintels.

Above the entry at the back stair landing is a fixed single pane window with sandstone lintel and sill. The windows on the first floor are replacements set in the original openings with narrow sections on the bottom and large panes on top. The sandstone sills and lintels are original. On the second floor are two one-over-one single-hung windows that extend into the fascia with sandstone sills. The gable face is clad in painted plain wood shingles, but does not have the dentil detail found on the front section of the house and only has brackets at the gable end returns and a pair of small windows in the face. The wooden shingles on the gables show signs of deterioration.

The two basement windows on the north elevation have been filled in with brick. There is a single one-over-one double-hung window with stone lintel and sill on the first floor of the wing. Near the rear corner of the wing there is a tall round metal flue for the hot water heater in the basement. There is also a second patterned masonry chimney that rises from mid-slope and extends above the ridge-line near the east rear of this elevation.

A tower-like three-sided two-story bay breaks the plane of the north wall. The bay has a total of six windows. There are three one-over-one double-hung windows on the first floor with wide sandstone lintels and belt course sills. On the second floor there are three single-hung windows with transoms and belt course sills and lintels. The octagonal roof of the bay has flared eaves and terminates in a decorative finial. The north side of the roof has a small dormer with a tall narrow window with a fixed pane and a shaped pediment at the top. The dormer sides are clad in asphalt composition shingles that most likely replaced the original plain wood shingles.

West of the north bay at the top of the foundation is a small window for the small bathroom tucked under the main staircase. This may have once been a basement stairway. At the level of the stair landings are two pairs of decorative leaded, beveled glass windows with etched foliate designs and sandstone lintels and sills. One pair, at the second stair landing between the first and second floors, has tall windows with a single glass transom above. The second pair located at the first landing are small casements with a picture frame design in the leaded glass.

On the north side there are cracks in the structural walls of the bay caused by settling of the soil beneath the foundation. According to the *Historic Structure Assessment: 1750 Gilpin Street* prepared by Hoehn Architects PC in September 2002, this settling is as a result of improper drainage from the neighboring property to the north. A grant from the Colorado State Historical Fund and matching funds will be used to undertake exterior remedial action in the spring of 2004. Among the priorities is correction of drainage and other water related

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problems, replacement of deteriorated sandstone, and repair and painting of damaged wood exterior details.

Interior Description

The interior rooms on the first and second floors retain much of their original integrity and plan configuration, although their functions have changed with the conversion of the building to office space in the 1960s. The first and second floors have most of their original pine and oak flooring. The 10" baseboards and decorative cast iron grills for the heat registers still exist. Original oak, mahogany and maple original paneled doors with hardware and woodwork remain in most rooms and have the original wood finish. Door and window surrounds are classical in detail with denticulated entablatures located across the top of the openings and are supported by jamb casings that incorporate column capitals. The jamb casings in many of the rooms are fluted and several also have the push button electrical switches that were part of the original electrification of the building. Original wood paneling is located beneath the windows in the main rooms of the first floor.

The front entry hall walls on the west and south sides are paneled in oak. The windows are trimmed in wood with a natural oak finish. The focal point is the open staircase to the second floor. It features oak treads and risers with decorative carved scrollwork on the sides of the stringers. There are carved wood newel posts at the intermediate and top landings that have vertical bead-and-reel ornamentation at the corners. The newel post at the bottom of the stair originally had a gas lamp on top, long since removed, but the gas pipe remains inside the newel. The current owner intends to find a suitable replacement. There is a paneled oak door at the rear of the entry hall that leads to the former dining room in the north bay. The door is inset beneath a barrel vault lined with oak beaded board.

The large openings from the front entry hall to the front parlor, the front parlor to the back parlor, and the back parlor to the dining room, each have a pair of seven-panel pocket doors with original hardware. The front parlor has a fireplace with a decorative wood mantel and over mantel that contains three beveled glass mirrors and shelves with intricately carved wood supports. The surround includes small glazed tiles with a mottled light green and brown design and a hearth with non-original brown glazed tiles. The second parlor, now a reception room, has mahogany finish woodwork and wide pine floors.

The former dining room, now used a meeting room, has a fireplace with a decorative oak mantel that contains three beveled glass mirrors and intricately carved wood shelf supports. The original fireplace surround and hearth have glazed tile of a mottled light green and burgundy design.

Off of the dining room is the former butler's pantry and kitchen located in the wing at the rear of the house. These were converted to a conference room around 1961. The woodwork in the conference room was duplicated to match the rest of the first floor. Many of the original light fixtures have been replaced with ones that are in keeping with the overall design, period and architectural integrity of the house.

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The second floor contains several former bedrooms converted to offices in the 1960s. The woodwork, doors, and hardware are original, and the floors are quarter-sawn oak. Many of the doorways on this level have transoms over them. Some of the closets were removed to make the offices more spacious. At the rear of the second floor there is a hallway transition from the family part of the house to the rear wing. Here there is a small bedroom (perhaps for hired help), and a small room that was probably a bathroom.

There is a back stairway in the wing that leads from the first to third floors and a large chase that may have been a dumbwaiter from the first floor kitchen. The stairway has pine risers and stringers and oak newel posts, handrail and balusters. There is a beaded board knee-wall at the second floor landing. All the woodwork has its original natural finish.

Both the attic and the basement have had a number of modern partition walls added after 1961 to divide these spaces into conference rooms, offices and storage. Some of the original partitions have been removed and the reconfigured spaces have new drywall.

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SIGNIFICANCE

The 1893 building at 1750 Gilpin Street meets National Register Criterion C for its architectural significance embodying characteristics of the late Queen Anne style evident in the steeply pitched gabled roof, the brick and sandstone materials, the substantial front porch with sandstone detailing, the recessed second story porch, and the tower-like bay on the north elevation. The house displays such neo-classical decorative details as dentils, clustered columns, brackets and swag details, that are emblematic of the Free Classic subtype according to Virginia and Lee McAlester in their book, *A Field Guide to American Houses*. The architectural design and materials and detailing represent the high quality craftsmanship and construction work of the Mouat Lumber Company. The building has been altered little since originally constructed and retains much of its original integrity. The interior has finely crafted woodwork and fireplaces of the Victorian period that remain intact. Contextually, 1750 Gilpin Street, constructed 1892-1893, relates to the later years of influence for the Queen Anne style and is representative of dwellings found throughout middle class neighborhoods in late nineteenth century Denver. 1750 Gilpin Street was among the last Queen Anne style buildings constructed before the Silver Crash of 1893 that virtually put an end to all construction in Denver until 1898. When construction resumed the Queen Anne style was passé and the simplified styles of new residences were more Classical style than Victorian. As a result of a 1986 survey by Ellen Ittelson, 1750 Gilpin Street was determined field eligible for the National Register of Historic Places as a representative of a type, period or method of construction. According to Ittelson, the house is an "excellent example of the Queen Anne Style." 1750 Gilpin was designated as a Denver Landmark in October 2002.

Queen Anne Style Architecture

The house at 1750 Gilpin in plan, design, and ornamental detailing exemplifies the Queen Anne style in 1890s Denver. Characteristics of this style are the irregular plan, brick and sandstone exterior materials, front gabled roof, tall patterned brick chimneys, bay windows, and asymmetrical façade. Queen Anne style buildings used many devices to avoid flat horizontal and vertical wall surfaces. The horizontal plane of this building's facade is broken up with a full width one-story front porch, a second floor recessed porch and an oriel window. The overhanging bracketed eaves of the façade and the overhanging top of the gable interrupt the vertical plane. The two story bays on the south and north elevations enliven the horizontal side elevations.

By incorporating classical elements, this house characterizes the 1890s Free Classic subtype of Queen Anne, as defined by Virginia and Lee McAlester, specialists in historic residential architecture. On the front porch, instead of turned wood columns and spindles of the earlier Queen Anne buildings, there are groups of Tuscan columns that rise from pedestals at the height of the sandstone baluster. The dentils under the eaves, the delicate swags across the top of the oriel window, and the Palladian window on the south bay window are other classical details found on this house. The builder and architect also carried the classical elements into the interior. The entry hall staircase has classic detailing of scrolls and bead-and-reel ornament, and the detail of the windows and doors attest to the craftsmanship and attention to detail of the builder and architect.

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Neighborhood Context

The house at 1750 Gilpin Street is located mid-block on the east side of the street on Lots 8 and 9 in Block 42 of McCullough Hill. McCullough Hill was platted in 1889 between Downing Street on the west, York Street on the east, East Colfax Avenue on the south, and East 23rd Avenue on the north in the current City Park West neighborhood east of downtown Denver. Most of the development in McCullough Hill occurred between 1890 and 1893. Residential construction along Gilpin Street began at Colfax and proceeded north. The first house in the 1700 block of Gilpin Street was 1751 built in 1891 and by 1892 there were four more residences under construction including the nominated house at 1750 Gilpin.

In 1910, City Park West was almost fully developed and by 1920, a few buildings were already being demolished for redevelopment partially due to the proximity to hospitals and other later health care facilities that began with St. Josephs Hospital in 1878. In the early twentieth century the buildings in the 1700 block of Gilpin Street were a mix of single-family nineteenth century styles such as Queen Anne and early twentieth-century American Foursquare (often referred to locally as Denver Square). A few of the properties are duplexes. Three dwellings were demolished in the 1960s in this face block for three small apartment buildings, however much the earlier residential character still remains. In the 1960s and early 1970s, the residential use of the block began to change when residences were converted to offices. With the close proximity to the hospitals, some of the houses contained doctor's and other offices. Several residences on the face block were converted to office use in the 1960s. In 1961, 1750 Gilpin Street became offices for an engineering firm. The conversion of this house to an office was done in a sensitive manner that preserved the original architectural integrity.

Historic Context

The Mouat Lumber and Investment Company, headed by president John Mouat, a successful Denver businessman, constructed 1750 Gilpin Street for speculation. This house, along with a smaller one constructed by Mouat at 1764 Gilpin Street, are representative of the type of middle class residence built in Denver in the early 1890s. Work began on 1750 Gilpin after acquiring two lots from George S. Van Law and John C. Gallup, real estate investors, for \$3,500 on November 17, 1892. The building permit application #1719 was issued on November 23, 1892, and listed Josiah S. Briean as the architect. Briean was a little known architect who only worked in Denver for a short time from 1892 to 1894. He also worked with Mouat's company in 1892 on the construction of a commercial building in the 1700 block of

Champa Street for the Peabody Investment Company and an addition to a building in the 1800 block of Champa Street for the Chamberlain Investment Co. According to the *Denver City Directory*, Briean had offices at 1515 Larimer Street from 1892 through 1894 and may have left the city, as so many architects did after the 1893 Silver Crash, due to a lack of work.

John Mouat was born in Scotland and came to the United States in 1873. He got his start in the lumber business in Aspen, Colorado in 1879 when he established the John Mouat Company. On March 28, 1885, Mouat incorporated his company, capitalizing it initially at \$50,000 in stock, and relocated the business to Denver at 183 16th Street. The incorporators

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were Mouat, Hugh L. Eyler, James M. Jamison, John W. Buckley, John Runge, Robert Leslie, William B. Palmer and Jeremiah Mouat. The company sold a wide variety of materials for the building trade, including lumber, sash, doors, blinds and other construction items. By the early 1890s, Mouat had one of the largest lumberyards and planing mills in the city occupying fifty lots along Blake Street between 26th and 28th streets. The company also had a branch on West Colfax and business offices at 1029 17th Street. The Mouat Lumber and Investment Company constructed buildings for clients and for speculation throughout Denver from 1885 to 1893. In 1889, eighteen building permits were issued to the company and business gradually increased, until 1892 when they were issued forty-four permits for new construction.

The completion of 1750 Gilpin in 1893 coincided with the financial panic immediately following the Silver Crash. The preceding years had been a time of rapid growth and great prosperity in Denver. The banner year was 1890 when real estate investments boomed and builders prospered with 2,338 dwellings and a fair number of commercial buildings completed. The construction industry slowed during 1891 and 1892 and in 1893, fewer than 400 residential permits were issued. Even this little bit of activity came to a halt after the Silver Crash. The ensuing depression severely affected the real estate market and building trades in Denver, and across the nation, as loans were called in and liens and foreclosures were filed on properties. In an effort to shelter John Mouat's failing business and his other assets from creditors, a series of ownership transfers were made for 1750 Gilpin Street. There have been no records found to date of an owner/occupant until November 1918 when James A. Boyce purchased the house and it appears the house was a rental property until the sale to Boyce. The Boyce family owned the house until October 1961 when it was purchased by Clarence H. and Mabel Catherine Hoper to use as offices for the C.H. Hoper Company, a firm of utilities engineers.

It is remarkable that the house remained essentially unchanged while the Boyces owned it. The Hopers initiated some minor changes related to converting the residence to offices. These included the removal of a rear service porch for a small brick addition and reconfiguring the basement and attic spaces. Later occupants include R.T. Virtue, architect; T. Wakefield, engineer; Jack C. McKee, engineer; and Daniel R. Dunlap. In December 1981, Steven F. Hutchins and Norma Louise Wells purchased the house. In August 1990, they sold it to Pic Technologies, Inc. The current owners, Ralph Ogden and M. Anne Wilcox, purchased 1750 Gilpin Street on October 18, 1995, for their law offices.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

1750 Gilpin Street

Denver County, Colorado

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**National Register of Historic Places
Continuation Sheet**

**United States Department of the Interior
National Park Service**

1750 Gilpin Street

Denver County, Colorado

Section number 10 Page 11**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

Lots 8 and 9, Block 42, McCullough Hill, City and County of Denver.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel historically associated with 1750 Gilpin Street.

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-14:

Name of Property: 1750 Gilpin Street
 Location: Denver County, Colorado
 Photographer: David J. Richardson
 Date of Photographs: 01/07/2004
 Location of Negatives: Ralph Ogden, 1750 Gilpin Street, Denver, Colorado

Photo No.	Photographic Information
1	North and west elevations. View southeast.
2	West and south elevations. View northeast.
3	West elevation detail of porch columns. View northeast.
4	West elevation detail of recessed gable end. View northeast.
5	South elevation bay and east rear wing. View northwest.
6	South elevation detail of gable end. View northwest.
7	East elevation. View west.
8	North and east elevations. View southwest.
9	North elevation chimney and roof detail. View southwest.
10	Exterior of front entry door. View east.
11	Front entry hall - barrel vault and arched doorway to dining room.
12	Front entry hall - main staircase.
13	Dining room fireplace.
14	Dining room detail at top of door into butler's pantry.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

1750 Gilpin Street

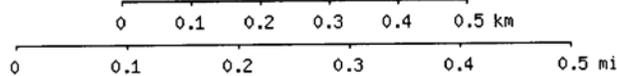
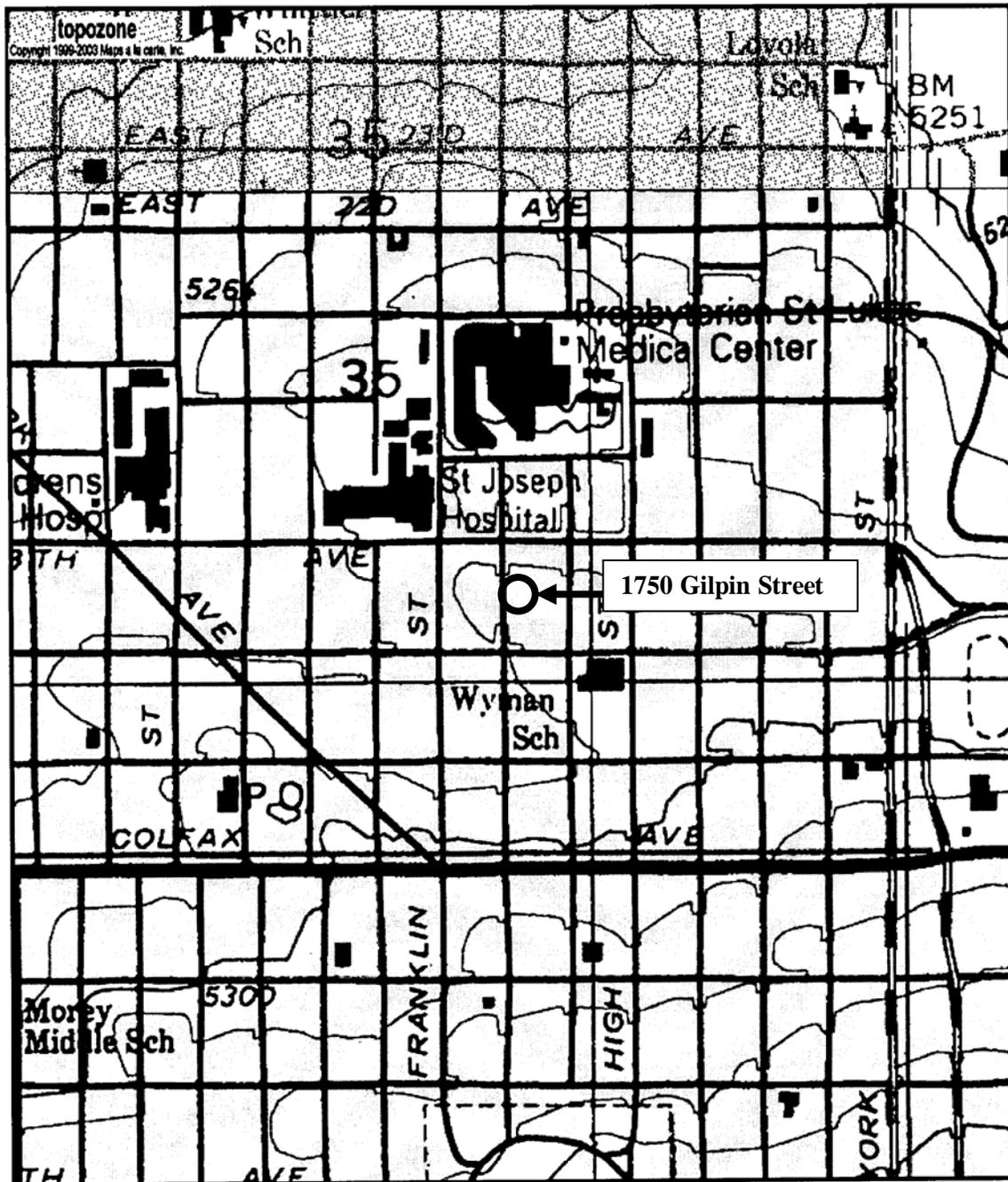
Denver County, Colorado

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USGS TOPOGRAPHIC MAP
Englewood Quadrangle, Colorado
7.5 Minute Series (enlarged)

UTM: Zone 13 / 502870E / 4399140N (NAD27)
PLSS: 6th PM, T3S, R68W, Sec. 35 SW¼ SW¼ NW¼ SE¼
Elevation: 5,290 feet
5DV.2251



Map center is UTM 13 502868E 4399140N (NAD27)
Englewood quadrangle
Projection is UTM Zone 13 NAD83 Datum

*M
G
M=10.048
G=0.021