

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 determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Harry C. James House

Other names/site number: Dr. John Tilden House, Crawford House, Dana Crawford House/5DV.2872

Name of related multiple property listing: N/A

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

2. Location

Street & number: 685 N. Emerson Street

City or town: Denver State: CO County: Denver

Not For Publication: n/a Vicinity: n/a

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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

___ A ___ B X C ___ D

<p style="font-size: 1.2em; font-family: cursive;">Halley K. Norton</p> <hr/> <p>Signature of certifying official/Title: Deputy State Historic Preservation Officer</p>	<p style="font-size: 1.2em; font-family: cursive;">10/15/00</p> <hr/> <p>Date</p>
<hr/> <p>State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<hr/> <p>Signature of commenting official:</p>	<hr/> <p>Date</p>
<hr/> <p>Title: _____ State or Federal agency/bureau or Tribal Government</p>	

Harry C. James House
Name of Property

Denver County, Colorado
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

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

Harry C. James House
Name of Property

Denver County, Colorado
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND 20TH CENTURY REVIVALS/
Italian Renaissance

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE/sandstone

Walls: BRICK

Roof: ASPHALT

Other: STONE/sandstone

Harry C. James House
Name of Property

Denver County, Colorado
County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Harry C. James House is located on the west side of the 600 block of N. Emerson Street in the historic Capitol Hill neighborhood of Denver, approximately 1.5 miles south/southwest of the Colorado State Capitol and a little over 2 miles southwest of downtown Denver. Designed by architect George Louis Bettcher and built in 1900, the house is an excellent example of the residential Italian Renaissance style. A small addition built in 1912 was also designed by Bettcher and complements the original design. The two-and-a-half story brick house has a low-pitched hip roof with shaped dormers and bays punctuating the main roof line. The façade faces east, and has a centered portico-covered entry. The very low-pitched roof features deeply overhanging boxed eaves with large brackets - a distinguishing feature of the Italian Renaissance style. Other character-defining elements are the differing window treatments on each story. All windows on the house are historic wood.

Detailed brick work is also used to highlight several architectural features, and includes brick corner quoins, dentils beneath the sandstone beltcourse, and arched and pedimented brick window surrounds. When viewed from the façade, it presents a dramatic asymmetrical appearance featuring an elaborate wall dormer on the front projecting wing and a six-sided one-story solarium on the southeast corner that wraps around to the south side of the house and is visible in a 1910 photo (Figure 8 and Photo 1), and a small wood shed on the northeast corner. A one-story garage (1904) is located at the rear along the alley on the west side of the property; it was converted to a secondary dwelling unit ca. 1960s (Photo 22). Both the interior and exterior of the house retain a very high level of integrity.

The house sits on a large southwest corner lot at the intersection of N. Emerson St. and E. 7th Avenue. The .287-acre property is comprised of four 25' x 125' lots in Fletcher's Capitol Hill Addition Second Filing (total 100' x 125'). Much of this neighborhood is in the East Seventh Avenue Historic District (5DV.5186), designated as a Denver Landmark district by ordinance 292 in 1993. Larger homes with more elaborate architectural details, such as the James House, tend to be located on the corner lots, with more modest homes on the interior. The majority of homes in this neighborhood were constructed between 1900 and 1929. There are concrete sidewalks and grass medians separating the homes from the streets, which are lined with deciduous trees.

Narrative Description

Main house, 1900 (addition 1912).

Front (east) side

The two-and-a-half story brick Italian Renaissance house has an asymmetrical façade and shallow L-shaped plan (Photo 2). The façade faces east along N. Emerson Street. Characteristic of the Italian Renaissance style are the variety of windows found on the façade, as well as the remaining walls. There are arched windows on the first-story façade; tall, narrow double-hung windows with elaborate arched diamond-shaped muntins on the second story; and the smallest windows are found on the upper story (in this case, small paired casement windows, Photo 3). Its brick walls feature a smooth-dressed sandstone beltcourse dividing the first and second

Harry C. James House
Name of Property

Denver County, Colorado
County and State

stories; there are brick dentils beneath the second story beltcourse. Another sandstone beltcourse runs horizontally beneath the first floor windows. There are elongated brick quoins on the building corners, and shallower corner quoins around the recessed door opening. There is a brick foundation topped with a course of rock-faced red sandstone that is visible around the entire perimeter of the building at the ground level. There are basement windows spaced at regular intervals around the foundation with metal grates.

The façade is visually divided into three components (Photo 1): the projecting wing on the north (Photo 3), the set-back portion in the middle, which comprises the main section of the house, and the south one-story solarium (Photo 5). The main portion of the house has a low-pitched bellcast hip roof with exaggerated, wide overhanging boxed eaves with flat scrolled brackets (Photo 6). The main entry is located off-center in the front projecting wing, which has a cross-hip roof that is interrupted on the façade by a large shaped wall dormer. This wall dormer has decorated arched parapet walls on each side with projecting brick and sandstone corbels. The dormer also has a very low-pitched hip roof and paired one-over-one casement windows. The windows share a continuous smooth-dressed sandstone lugsill with brick dentils below.

The front entry has double leaf doors set within a shallow recess (Photo 13). There is a small gable roof with a decorated pediment over the stoop entry supported by elaborate scrolled iron brackets. The decorated pediment contains a central applied scroll piece, small floral medallions, and a dentil band beneath. The recessed entry has a corbelled arched lintel of glazed terracotta and an arched transom window with single sash. The historic wood doors each have a large single light with stepped top and bottom and original decorative hardware. They are set within a wood frame with dentil top. The entry is reached by red sandstone steps, with a low brick wall on either side topped with sandstone. There is an iron railing on the north side of the steps.

There are two identical windows on the first floor, north end of the front façade. These windows have a semi-circular arched lintel with a wide band of corbelled brick voussoirs, a projecting header surround, and a connected stone sandstone sill (Photo 4). The one-over-one windows have a large lower light, and a single arched upper light. Beneath each window is a small rectangular basement window with iron grate coverings. The second-story windows on this wing are differentiated from the first floor in size, design, and surrounds. There is a three-window bay on the north, and a single window on the south. All windows are one-over-one, and feature larger lower lights with a smaller upper light decorated with delicate arched diamond-shaped muntins. The window surrounds are wide brick, and feature a shallow pediment above. The sills are a continuous band of smooth-faced sandstone. The bay window sill is overhanging and is supported by sandstone brackets with shell-shaped carvings.

The set-back portion of the house, located south of the main entry, has a single window on the first floor and two windows on the second floor (Photo 4). These windows have design features identical to those on the north. The south end of the house features a one-story, six-sided solarium (Photos 5 & 8). It also has a bellcast hip roof with overhanging boxed eaves and brackets. The solarium has a wide frieze band beneath the eaves with dentils, which in turn is supported by simple classical columns. There are two windows on each of the angled sides, featuring a single light topped by a simple wood panel above. The columns sit upon a sandstone coping topping a brick wall. The balustrade in turn is above a continuous sandstone beltcourse on top of the brick foundation. The solarium wraps around to the south side of the house.

South side

Although the south side of the house faces the property adjoining on the south, it is as elaborately detailed as the façade; in fact, the brick surrounds on some of the second-story windows are even more detailed (Photos 7, 8 &

Harry C. James House
Name of Property

Denver County, Colorado
County and State

9). This side features various wall projections that include a full-height, three-sided bay as well as the one-story solarium, which wraps around the southeast corner of the building and extends over one-quarter of this side. A single historic wood entry door with large single light is between the solarium and the bay; it has a simple square brick surround and pediment. There are four windows above the solarium. Two of these windows are leaded glass with decorative Art Nouveau-inspired designs, semi-circular arched brick lintels and corbeled surrounds, and arched transoms above (also with decorative leaded glass patterns, Photo 10). These windows project outwards from the wall plane, sharing a continuous sandstone sill supported by five corbelled rows of brick. There is also a small oval leaded glass window, and a one-over-one window with slender arched diamond-shaped muntins matching those on the second-story façade.

Each side of the three-sided bay has a single window on both stories (Photos 7, 8 & 9). The first-story windows have semi-circular arched brick lintels and brick surrounds, single lights, and arched transoms above. These share a continuous sandstone beltcourse that wraps around the bay and to the rear of the original 1900 house. The second-story windows match those on the remainder of the house, and also share a continuous sandstone beltcourse with a brick dentil band below. East of the bay, there are two windows on the first floor and one on the second. The second-story window again matches those on the remainder of the house, while one window on the first floor is a smaller version of the arched windows on the façade. There is additionally a very small rectangular single-light window with a sandstone lugsill. There are corner brick quoins on the southwest corner of the second story only. There is a centered hip-roof dormer with wood shingle cladding, and an interior brick chimney located near this dormer.

West (rear) side

The west side of the house originally presented the most symmetrical features, but a 1912 two-story addition set on the south end interrupts that symmetry (Photo 12). There is a ground level rear door with semi-circular arched top featuring radiating brick voussoirs located between two visible windows on the first floor; these also have semi-circular radiating brick voussoirs. One window extends to the continuous sandstone sill that wraps around the entire building, while the other short window has its one smooth-faced sandstone lugsill. Both windows are one-over-one and have arched upper lights. There are two second story windows above; these match the second-story windows on the façade with the slender decorative muntins in the upper sash. As with the first story, the sandstone beltcourse between the first and second story extends around the entire building; it has a brick dentil band below. There is also a very small single-light rectangular window on the second story at the junction of the rear addition. Centered above is a hip-roof wall dormer with decorative arched parapet wall. It also has wide overhanging eaves with flat scrolled brackets.

The two-story 1912 addition has a roof set beneath the eaves of the main house (Photo 12). It has overhanging eaves, modillion brackets, and a wide wood cornice. There are two one-over-one windows on the first floor of all three sides of the addition, and two sets of paired eight-light casement windows on the second story. The sandstone beltcourse from both the first and second story of the main house are followed through on the rear addition. The west side of the addition also has a wood entry door with lower panel and single upper light. It has a sandstone sill, and is reached by metal steps with a decorative iron balustrade.

North side

The north side of the house faces E. 7th Avenue. There are two tall exterior brick chimneys that frame a shaped wall dormer, with a corbelled brick pattern beneath the eaves in a checkerboard pattern. This dormer matches the one located on the façade, and has decorated arched parapet walls on each side with projecting brick and sandstone corbels. It has a very low-pitched hip roof and paired one-over-one casement windows. The windows

Harry C. James House
Name of Property

Denver County, Colorado
County and State

share a continuous smooth-dressed sandstone lugsill with brick dentils below. Also similar to the façade, there are sandstone beltcourses separating the first and second stories, and the basement from the first floor. The windows' shapes, details and sizes are also differentiated on the first and second stories. There are three windows on the first floor that have a large single lower light with upper arched transom and semi-circular arched radiating brick voussoirs. The first floor has two additional small windows: one rectangular window with fixed light, and a semi-circular window with decorative leaded glass. There are five windows on the second story that match those on the façade, as well as two small single-light oval windows. There is a three-sided bay window on the first floor with a tile hip roof and overhanging eaves with simple brackets. It has one-over-one double-hung window with smaller upper lights in each bay.

Interior

The interior of the house retains a very high degree of integrity of materials, design (including floorplan) and workmanship with the exception of the kitchen (1999). When the Crawfords purchased the house in 1967, although it had been used as a boarding house, the interior had not been altered; i.e., the floors, room divisions, and historic wall, floor and lighting features were original. These remain intact. Today the interior has three finished floors and a full basement. There are historic features throughout the house, including wood floors, plaster walls, molding, wood paneling, light fixtures, and several fireplaces. The main floor has seven rooms and the solarium; the second story has seven main rooms; and the third floor has five rooms (bathrooms not counted). When entering from the front door, there are two rooms on either side of the foyer: the music room on the south and library/living room on the north. Moving further west into the hallway, the Red Room/cribbage room is in the north bay, while the stairs to the second story are on the south. The dining room is in the south bay, and the kitchen/breakfast nook is in the northwest corner of the first floor. A small powder room is in the southwest corner. Finally, the rear addition has an office.

There is a small entry foyer with a leaded glass door that leads to a larger foyer with dark paneled wood walls and an arched entry leading into the main east/west hallway (Photo 18). The arch is supported by engaged channeled wood pilasters with Ionic capitals. The music room has dark paneled walls and a recessed ceiling (Photo 15). There are historic light sconces on the walls. French doors lead into the solarium, and large doors lead from the foyer as well and the main east/west hallway. The library has a smooth marble fireplace centered in the north wall, with simple dark wood columns and a paneled frame above surrounding a mirror. It is flanked on either side by dark wood built-in bookcases. There is very wide crown molding at the junction of the plaster walls and ceiling (Photo 14).

The main hallway also has dark wood panels. There are steps on the south side that feature marble treads and wood risers. The balusters are turned spindles, and the newel post has a marble lamp above with glass globe (Photo 16). On the wall opposite the stairs is a large built-in mirror with burl wood surround. The Red Room/cribbage room has paneled plaster walls (painted red), a wood cornice with dentils, and a circular ceiling with acanthus leaf molding. The room's lighting is hidden behind the acanthus molding, and is directed up toward the domed ceiling (Photo 17).

The doors leading from the main hallway to the dining room are leaded glass. The dining room features pecan paneling, which contrasts with the darker paneling in the foyer, hallway and music room. The entire ceiling is covered with elaborate star motif modillions, and there is a cut glass chandelier centered in the room (Photo 19). A built in buffet/cabinet is set within the north wall of the dining room. The open kitchen is not historic. It has paneled painted cabinets and granite countertops. The breakfast area contains built-in shelves, and the office in the rear addition has beamed ceilings. There are stairs at the rear of the house leading to the rear entry door and

Harry C. James House
Name of Property

Denver County, Colorado
County and State

basement. The solarium features wood paneled walls on the interior and a decorative mosaic tile floor (Photo 20).

There are several rooms off the hallway on the second floor. On the east side, there is a bedroom in the southeast corner of the building, and the master bedroom in the northeast corner (Photo 21); in between these two rooms is another room, possibly a sitting room when originally built.¹ On the west side, there are the original guest quarters in the south bay, which opens to a large bathroom and finally a sunroom in the 1912 addition. The west side of the second story also contains a laundry room, two bathrooms, and a hallway that leads to a bedroom and study in the northwest corner of the second story.

The original master bedroom has a fireplace on the north wall with blue and white tile surround set in a cross pattern. The mantel has brackets, and a built in mirror with flat pedimented surround. The historic brass chandelier has a decorative floral medallion on the ceiling. To the left of the fireplace is a small leaded glass casement window. The middle sitting room (currently serving as a bedroom) also has a historic brass ceiling chandelier with floral medallion as well as brass wall sconces. The third floor today contains a bedroom, den, sitting room, bathroom, sunroom, and kitchenette. The basement room is open except for a small office; it has concrete floor and brick walls.²

Garage (Photos 22-23)

The one-story brick garage was designed by architect George L. Bettcher in 1904. Denver City building permit #832 was issued on 24 May 1904 for a \$1500 "Auto barn." It is constructed in two sections, both of which have bellcast hip roofs with asphalt shingles and wide, overhanging boxed eaves. The 20' x 55' L-shaped building is located at the southwest corner of the lot, to the rear of the main house. The west wall of the garage is on the property line, which slopes down towards the south. The original stone foundation on the west and south has been covered in stucco. The walls are clad in red brick stretcher bond, and the overhanging eaves have scrolled brackets that are similar to the main house except for their size. There is a tall exterior brick chimney on the south end, and an interior chimney on the west roof slope located at the junction of the two hip roofs. The north slope of the garage roof has a small, centered dormer with bellcast hip roof and wood shingle walls. The main exterior alteration to the garage is the north wall. The former garage door was replaced ca. 1960s with a large, full-length window and wood paneled pedestrian door (Photo 22). The window has diamond muntins, matching the windows on the north dormer; there is also a sidelight on the east side of the door with diamond muntins. There are small windows on the west (alley) side of the building. The northernmost window has a double-row of radiating brick voussoirs; this window has been closed down with a wood panel. The other three windows are set immediately beneath the roof cornice line; two are two-over-two double-hung windows, and one has a single light fixed sash. There are five windows on the east side of the garage. The two northernmost windows have radiating arched brick voussoirs, while the middle window has brick repair surrounding it (indicating a possible alteration to the opening). The north window opening has paired one-over-one windows. The two southernmost windows are set immediately beneath the roof cornice line, and are double-hung: one-over-one and four-over-four. All windows have rock-faced sandstone lugsills. The interior of the garage was converted as a rental unit ca. 1960s. There are wood floors and plastered walls. The north half is a dining/living room, the middle contains the kitchen, and the south portion contains the bedroom and bathroom. The vaulted ceiling in the north section contains original ceiling hooks that raised the automobile off the garage floor.

¹ The Crawford family used the room between the bedrooms as a playroom.

² Other bedrooms were not accessible for review.

Harry C. James House
Name of Property

Denver County, Colorado
County and State

Landscape

The lot is set higher than the street elevation, rising from the southeast and east in front of the house; the remainder of the lot is relatively level. There is a grass lawn on the south, east and north sides of the house, and paved parking at the rear. The south side also features a non-historic brick-paved patio surrounding by low shrubs and deciduous trees. There is a combination of evergreen and deciduous foundation shrubs on the façade and north side, and there is a large spruce tree near the northeast corner of the house. A concrete sidewalk with concrete stairs and iron railing leads from Emerson to the stone stairs of the front entry. A brick retaining wall (2019) is on the south property line. The wall of the garage serves as a boundary marker on the west, and a brick fence extends from the garage to demarcate a portion of the west property line. Vehicular entry is from the rear alley at the northwest corner of the property. Concrete parking is located on the northwest portion of the property, bounded by the garage on the south, brick wall and alley on the west, E. 7th Avenue sidewalk on the north, and the house on the east. A non-historic brick patio extends the full width of the north side of the garage. There is a small 5' x 12', non-historic tool shed on the northwest corner of the house that abuts the building but is not attached.³ The plywood building has two small doors on the north and a shed roof; it is blocked from view along the E. 7th Avenue sidewalk by a small solid fence.

Alterations

The house served as a single-family residence at least up through 1940. Sometime prior to the purchase by the Crawfords, it was altered to a fourteen-room multi-family property. The home has been owned by Dana Crawford and her family or businesses since 1966, when Dana and John Crawford purchased it. They removed the elements that were the non-historic apartment features, and have carefully restored and preserved the character-defining features of the home. The removal of these alterations to the house over the years have not impacted its integrity. The 1912 rear addition was designed by the original architect, George L. Bettcher, to complement the house's original features, retaining the brick walls and sandstone beltcourse in the addition. This addition has achieved its own significance over time, and dates from the period of significance for the house. A study was added in the basement in 1968. The Crawfords renovated the garage into an apartment for attorney Michael Touff in the 1960s, when the garage door was removed and a door and large windows were installed; the interior was also altered with a kitchen and bathroom added. The kitchen in the main house was significantly remodeled in 1999, but that is not a primary room and is not visible from the main public interior spaces. Built-in shelves were added to a small area adjoining the kitchen at the same time. The brick wall on the south side of the property was built in 2019.

Integrity

The Harry C. James House has retained a very high degree of integrity on both the exterior and interior since 1912, when the rear addition was constructed. Both the house and garage retain high integrity of *location*, with both occupying the same locations as they did during the property's period of significance. The immediate *setting* of the property also retains a high degree of integrity, with the neighborhood retaining its appearance from when development was basically complete by the onset of the Great Depression. The house retains its residential lawn and plantings on the front and north sides; the patio on the south side was present when the current owners purchased the property in 1966, but it is unknown if it was original to the house. The rear parking is likely not original, but neither of these are visible from the street and are not significant adverse impacts on the setting's integrity.

³ Too small to be included in the resource count, it is non-contributing.

Harry C. James House

Name of Property

Denver County, Colorado

County and State

A high level of integrity of *design* and *materials* for the house is evident on both the exterior and interior. On the exterior, all of the key character-defining features are retained and preserved, from windows, doors, side solarium, masonry and roof details. Due to a lack of historic photographs, the exact date of the porch enclosure is unknown, although Sanborn maps reveal that it occurred sometime after 1929. However, the porch still retains original vertical elements defining the openings and clearly conveys the design intent. On the interior, the house retains its original floorplan and a vast majority of original materials, including floors, wood trim, stairs, and lighting fixtures. The major interior alteration is a 1999 kitchen. This does not negatively impact the overall high level of interior integrity throughout the remainder of the house. Integrity of *feeling* is conveyed through retention of the other aspects of integrity – retention of all design elements, materials, setting and location convey the feeling of a turn-of-the-twentieth-century residence. This also relates to the last aspect of integrity, *association*. Although the house is no longer used as a single-family residence, from the exterior, its original use is still conveyed, as there are no exterior changes which indicated multi-family conversion.

The garage retains key exterior design elements that are complementary to the main house, including brick walls, bellcast hip roof, boxed overhanging eaves with flat brackets, and dormer matching those on the main house. The house and garage retain all aspects of integrity to a high degree – the house on both the interior and exterior, and the garage for the majority of the elements that both complement as associate it with the design of the house. The house clearly conveys the defining features of the Italian Renaissance style, and is an excellent example of a 1900s upper-class residence in Denver.

Harry C. James House
Name of Property

Denver County, Colorado
County and State

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.)

- 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Harry C. James House
Name of Property

Denver County, Colorado
County and State

Period of Significance

1900-12

Significant Dates

1900; 1904; 1912

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

George Louis Bettcher

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Harry C. James House is significant at the local level under Criterion C in the area of *Architecture* as an excellent example of a turn-of-the-twentieth-century Italian Renaissance style residence in Denver, Colorado.⁴ This style was comparatively rare in Denver during the 1900s through 1920s, but was nevertheless a style that was capably rendered by professional architects and well suited to the city’s upper class residents. Although only five examples of this style have been identified in Denver to date, they all present different interpretations of the style. In this example, the character-defining features of the Italian Renaissance style include the low-pitched hip roof with broad, overhanging boxed eaves featuring brackets; recessed entry; upper-story windows smaller and less elaborate than the first-story; and arches over first-story windows. This example can be further categorized as the asymmetrical subtype, as defined by architectural historians Virginia and Lee McAlester. The house is significant as a rare example of this style in Denver, as well as for the high level of professional execution of its design elements. The period of significance is 1900-12, corresponding with the construction date of the main house (1900), garage (1904), and two-story rear section (1912).

⁴ With sufficient passage of time, additional research may support significance under Criterion B for association with Dana Crawford. However, other properties and real estate development associated with Dana Crawford would also need to be evaluated to determine whether this house best represents Dana Crawford’s achievements.

Harry C. James House
Name of Property

Denver, Colorado
County and State

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C: Architecture

The Harry C. James House is locally significant under Criterion C in the area of Architecture as an excellent example of the relatively rare residential Italian Renaissance style residence in Denver, Colorado. Classified broadly by Virginia and Lee McAlester in *A Field Guide to American Houses* as an “Eclectic” style of domestic architecture, the name clearly implies that this residential movement drew from the full spectrum of architectural tradition for inspiration.⁵ This movement began in the latter part of the nineteenth century, when trained architects designed period houses for wealthy clients. The favored styles were Italian Renaissance (such as this house), as well as Beaux Arts, Tudor, or Classical Revival. The City Beautiful period helped accelerate the popularity of these styles, and the James House was built near the beginning of Denver’s City Beautiful movement. These styles remained popular until World War I.⁶

The Italian Renaissance style, popular in the United States from approximately 1890 through 1935, presented a stark contrast to the Gothic and Victorian-era features and excesses of the previous decades. Homes from the previous periods were often free stylistic experimentations with a mixture of details adapted from a wide variety of sources. Victorian style houses thus often lacked stylistic distinctions associated with a single historical source of inspiration.⁷ Italian Renaissance residences also contrasted with earlier Italianate-style houses in that the design stressed more correct historical interpretations of its Italian predecessors. This increased accuracy was due in part to better training for American architects, as well as increased access to printed and photographic documentation of the originals. Finally, improved masonry veneering techniques allowed for more accurate copies, as compared to wood frame Italianate-style dwellings.⁸

As characterized by McAlester, identifying features of this style are excellently represented in this building. At the junction of the very low-pitched roof and wall, there is a very wide, overhanging boxed eave with large, nearly flat scrolled brackets. These brackets are typically rare on Mission and Spanish Eclectic houses. There are different window treatments on each story – arched windows on the first-story façade; tall, narrow double-hung windows with elaborate arched diamond-shaped mullions on the second-story; and the smallest window on the upper story (in this case, small paired casement windows). There is a bracketed window sill on the façade, and an arched, slightly recessed entry with elaborated portico. There is a sandstone belt course that divides the first and second floors. Most examples of Italian Renaissance houses are either brick or masonry, and here the detailed brick work is used to highlight several architectural features. There are brick corner quoins, dentils beneath the sandstone belt course, and arched and pedimented brick window surrounds. According to McAlester, a small proportion of Italian Renaissance houses have asymmetrical facades. Most of these involve simply rearranging doors and windows on an otherwise symmetrical building.⁹ When viewed in plan, this building appears to have an L-plan that is just slightly modified from a basic rectangle. However, when viewed from the façade, it has a more dramatic asymmetrical appearance that is enhanced by the elaborate wall dormer on the front projecting wing (Photo 1).

⁵ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984) 319.

⁶ Ibid.

⁷ Ibid., 239.

⁸ Ibid., 397-398.

⁹ Ibid.

Harry C. James House
 Name of Property

Denver, Colorado
 County and State

This style could be found in Colorado between 1900 and 1930, and according to the *Field Guide to Colorado's Historic Architecture & Engineering*, it is distinguished from Classical Revival style buildings by its lack of monumental porticos and columns.¹⁰ However, only five Denver residences in History Colorado's database of historic properties have been identified to date as Italian Renaissance (see table below).¹¹ Four are good examples, while one (the Merryweather House at 375 Humbolt Street, 5DV.167.159; NRIS.79000579) has more elements of the Spanish Eclectic style.¹² All are likely architect-designed, although only two architects are attributed: Fisher & Fisher for the stucco version at 350 N. Gilpin Street (5DV.167.170; NRIS.79000579) and Hoyt & Hoyt for the Merryweather House. Likely due to the skill of the architects, all of the buildings present clearly different versions of this style, while still linked through the historical influences of the design elements. From the identified examples, this style was favored by well-to-do Denver patrons, as the houses are large and situated in popular neighborhoods.

Address	Site Number	Name	Date	Notes/Architect
945 Pennsylvania St.	5DV.5403		1900	Porch atypical of style
1559 Logan St.	5DV.3560		1910	Symmetrical
350 N. Gilpin St.	5DV.167.170	McCartney House	1916	Fisher & Fisher Architect
375 Humbolt St.	5DV.167.59	Merryweather House	1922	Hoyt & Hoyt Architect
390 Franklin St.	5DV.167.162	Von Hummel House	1927	
685 N. Emerson St.	5DV.2872	Harry C. James House	1900	George Bettcher Architect; not previously identified as Italian Renaissance

Of the identified examples, the Harry C. James House is an unusual representation of the asymmetrical sub-type of the Italian Renaissance style, as defined by Virginia and Lee McAlester. As noted in *A Field Guide to American Houses*, the asymmetry usually involves only door and window placement on an otherwise symmetrical building of square or rectangular shape; less common of this already uncommon sub-type are L-plans or more complex shapes).¹³ In two Denver examples, even the door and window placement are symmetrical, and the asymmetry is formed by a wrap-around porch or small addition constructed on one side of a symmetrical rectangular box. The large brick Von Hummel House at 390 Franklin Street (5DV.167.162; NRIS.79000579) had a symmetrical facade with an added wing on the side. The residence at 945 Pennsylvania Street (5DV.5403) is also a symmetrical plan building, but the large wrap-around porch with arcaded openings gives the appearance of an asymmetrical building. The Harry C. James House, along with the McCartney House at 350 N. Gilpin Street (5DV.167.170, NRIS.79000579), are the only examples with where the design features are asymmetrically placed on the façade. Further distinguishing the asymmetry of the James House are the projecting bays on three walls; the façade in particular is clearly asymmetrical. Roof dormers, chimneys, window sizes and designs, and the solarium further add to the varied placement of features.

¹⁰ State Historical Society of Colorado, *Field Guide to Colorado's Historic Architecture & Engineering* (Colorado Historical Society, July 2008), 69.

¹¹ There are undoubtedly more Italian Renaissance dwellings in Denver that were either misidentified, or have not yet been surveyed. Surveys conducted in the 1970s through the 1990s, for example, often either misclassified architectural styles, or simply did not record a style. 685 N. Emerson was incorrectly categorized as a Romanesque Revival (?) style building [note: (?) was on the form.] This lack of data limits the ability for a comprehensive comparison to all Italian Renaissance residences in Denver.

¹² As noted, the Merryweather House at 375 Humbolt Street (5DV.167.59, NRIS.79000579) is better described as a Spanish Eclectic style house, and is not further referenced in the text as a comparable residence.

¹³ McAlester, 397.

Harry C. James House
Name of Property

Denver, Colorado
County and State

Features typically found in Italian Renaissance residences that are present in the James House are horizontal divisions, usually belt or string course, changing window surrounds or shapes on each story or section, arched openings, quoins (in this case, brick quoins), and modillions.¹⁴ While all Denver examples have varied window shapes on the first and second stories, the James House has the most elaborate windows on the second story, as well as the greatest variety among the windows within each floor. The bellcast hip roof on the James house also has the most prominent overhanging roof eaves, which adds horizontal definition to an otherwise boxy façade. The horizontal emphasis is further carried out by the sandstone sill separating the first and second stories. While two other Italianate houses in Denver have this sill, they are the same brick material as the house and are not as readily distinguishable as those on the James House. The horizontal emphasis as well as the wall surfaces are also distinguished with dentil bands, a feature not found in the other Denver Italian Renaissance houses. Thus, while the other Denver houses each have distinguishing elements of this style, the James House has a greater number of character-defining features combined into an exemplary representative.

The James House is also one of the earliest identified Italian Renaissance residences in Denver, along with 945 Pennsylvania (also built in 1900). The latter is more eclectic, and is not a pure example due to the large wrap-around porch. Built for a prominent Denver resident, it undoubtedly influenced residential buildings that followed. Certain elements of the style can be found in the more modest homes in the same block, such as the wide overhanging eaves with brackets. High-style residences like the Harry C. James House were designed by skilled professionals, in this case, well-known Denver architect George Louis Bettcher. George L. Bettcher was born in New Jersey in 1862. He received his architectural education in that state, and started his practice there as well. Bettcher moved to Denver in 1895 and opened a successful architectural firm; in the 1910s, his offices were located in the Mack Block. His son, George F. Bettcher, joined the firm in 1915, and worked with his father until World War II when he joined the U.S. Army Corps of Engineers. George Louis Bettcher retired in 1948 and died in 1952.¹⁵

During his over five decades of practice in Denver, Bettcher designed numerous residential, commercial, and community buildings, although online databases attribute far fewer buildings than the likely reality. He was known for the elegant residences he designed for the well-to-do in Denver's County Club residential neighborhood and other areas of Denver. With the locally designated East 7th Avenue Historic District, Bettcher designed five other houses: 631 Franklin (1907); 643 Franklin (1907) 645 Race (1922); a residence on Gaylord; and 785 Fillmore (1913). Bettcher also designed residences contributing to NRHP districts in Denver, including the Cohen House (5DV.167.89) and the Henry Van Schaack House (5DV.167.33) as well as other buildings contributing to the Country Club Historic District listed 10 July 1979 (5DV.167; NRIS.79000579). Of the residential designs attributed to Bettcher, this is the only example of the Italian Renaissance style, with others showing Tudor, Craftsman, and Classical Revival influences.

Other buildings currently identified with Bettcher include the Kappa Alpha Theta Sorority House (5BL.3286) in Boulder and the Stedman School (5DV.9036) in Denver. Federal recognition for properties designed by Bettcher include the National Register listed Altamaha Apartments (5DV.2614; NRIS.04000382, listed 13 May 2004); the Baxter Building/Rossonian Hotel (5DV.65; NRIS.95001009, listed 15 August 1995); the Helene Apartment Building/Pearl Apartments (5DV.5249; NRIS. 98000226, listed 12 March 1998); the First National

¹⁴ Ibid.

¹⁵ Other sources list 1942 as Bettcher's year of retirement. History Colorado, *Architects of Colorado – Biographical Series*, "George Louis Bettcher."

https://www.historycolorado.org/sites/default/files/media/document/2017/Architects_bettcher.pdf (last updated or access date?)

Harry C. James House
Name of Property

Denver, Colorado
County and State

Bank of Douglas County in Castle Rock (5DA.661; NRIS. 95000440, listed 14 April 1995). The Denver Turnverein (5DV.39), also designed by Bettcher, was listed on the Colorado Register of Historic Properties on 9 November 1994.¹⁶ Of the attributed non-residential buildings, the National Register-listed Altamaha Apartments (1902) are an excellent example of an Italian Renaissance style commercial building, revealing that Bettcher may have been an early proponent of the style in Denver.

Historical Background and Context:

Euro-American settlement of Denver began after the discovery of gold in the Pike's Peak in 1858. A group of prospectors established "Montana City" on the South Platte River, which was quickly abandoned in favor of nearby Auraria. In late 1858, a new townsite was sited across the creek from Auraria, and was named Denver City after Kansas Territorial Governor James W. Denver. Catering to local miners, the town grew when the region's first overland wagon route came through in 1859. In 1867, Denver City became the acting territorial capital. When finally linked to the transcontinental railroad in 1870, Denver prospered as a supply center and service town. Serving as the political capital of the territory, it became the place for mining millionaires to settle having made their fortunes in the Rocky Mountains. By 1890, Denver had grown so rapidly that it was the second largest city west of Omaha.

Denver's earlier town plats and subdivisions were aligned with the South Platte River, while later plats changed so that streets were aligned to north/south and east/west axes. Originally filed in Arapahoe County (Denver), Donald Fletcher platted "Fletcher's Capitol Hill Addition, Second Filing" in 1889 (Figure 1). The five-block plat is roughly bounded on the north by 7th Avenue, on the east by Downing Street, on the south by Sixth Avenue, and on the west by Washington Street (Figure 1). Donald Fletcher, born in Canada in 1849, moved to Denver in 1879. He initially worked for the Rio Grande Railroad, but realized in 1881 that a fortune could be made in real estate in the rapidly expanding city of Denver. His first project, the Capitol Hill neighborhood, was such a success that he was elected to the Denver Chamber of Commerce in 1888. He incorporated the town of Fletcher in 1891 on the east side of Denver (now the City of Aurora). Fletcher lost his fortune in the silver crash of 1893, declared bankruptcy, and moved to California.¹⁷

Fletcher's two "Capitol Hill" additions were part of a larger neighborhood that was eventually designated as a local historic district by Denver. The East 7th Avenue Historic District is two blocks long – from East 6th to East 8th avenues - for most of its length from Logan Street to Colorado Boulevard; from Steel to Harrison Streets, its width is confined to the East 7th Avenue Parkway. The district's historic borders were based on the streetcar and bus lines along East 6th and 8th avenues, as well as from parks bordering the avenues and the early Denver city limits along East 6th Avenue. In 1912, a special tax district was formed to pay for the East 7th Avenue Parkway.

The original residents of the district were a mix of business and professionals, from the wealthy to middle class. It was common for the corners to contain larger mansions covering several lots, while more modest homes, and even some duplexes and terraces scattered in the middle of the blocks. When East 7th Avenue Parkway was built in 1912, larger homes were also built along the parkway. Most of Denver's prominent architects worked in

¹⁶ Future survey and identification of George L. Bettcher's residential designs may warrant consideration of his designs as work of a Master Architect.

¹⁷ Aurora History Museum, "Background on Donald Fletcher,"

https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Things%20to%20Do/Aurora%20History%20Museum/DonaldFletcher_1.9.17.pdf (accessed 2/22/2020).

Harry C. James House
Name of Property

Denver, Colorado
County and State

the district, including William E. Fisher and Glen Wood Huntington; several even lived there.¹⁸ As many of the homes were built during the City Beautiful movement, the predominate pre-World War I styles were revival-based, and included Mediterranean Revival, Neoclassical, Tudor, and Colonial Revival

The two blocks of N. Emerson Street that are situated within the boundaries of the locally designated historic district contain thirty-six primary buildings. One was built in 1895; five were built in the 1910s; two in the 1920s; one in 1952; and vast majority (27) were built in the 1900s. In 1900, lots 41-44 Block 186 of Fletcher's Capitol Hill Addition, Second Filing, were owned by Alfred Crebbin. Crebbin was manager of the Yorkshire Investment & American Mortgage Company, and was living in rooms on Washington Avenue according to the 1900 city directory. He married Marie A. Kenny on 13 June 1900 in Denver, and two months later in August 1900, sold the Emerson Street property to Harry C. James. James hired Denver architect George Bettcher to design a new house for his family, and a building permit was pulled in 1900. He hired Bettcher again in 1904 to design an "auto garage," valued at \$1,500, and again in 1912 to design a small two-story addition at the rear of the house (Figures 2 & 3).¹⁹

Harry C. James: owner 1900 - 1932

Harry C. James (Figure 4) was born on 15 August 1868 in Georgetown, Colorado, to pioneer Colorado banker and smelter magnate, Hon. William H. James from Wales, and Margaret (nee Haddock) James. Harry was educated at Denver High School and attended the University of Michigan, but returned to Colorado prior to graduating to assist his father's business. James initially worked with the Shredded Wheat Company, but sold out and returned to mining interests. His business expertise soon led to other enterprises, including serving as president of the United Metals Mining and Milling Company, vice-president of the Yak Mining and Milling Company of Leadville, as well as a director of numerous local corporations, including the Denver National Bank, the Denver Gas and Electric Co., and the Colorado Portland Cement Co.²⁰ James was an early supporter of the Colorado Museum of Natural History (now the Denver Museum of Nature and Science). Harry married May Davidson on 8 June 1892 in Denver. Prior to the purchase of this property in 1900, the James family lived at 1450 Franklin Street in Denver. The family also included his daughters Evalyn and Edna, son James, mother-in-law Mary S. Davidson, and a servant and cook. His success as well as the size of his household may have led him to commission a larger house in a more desirable and upcoming neighborhood.

By the time of the 1910 census, the family was settled into their large home on Emerson. Harry's occupation was listed as a mining agent in the investment industry. In addition to his wife, mother-in-law, and three children, residents at the house also included three servants. By 1920, his two daughters had moved out, and there were two new servants. James' occupation was listed as a banker. Although the 1930 census did not list an occupation for James, the 1930 city directory showed him as Vice-President of Denver National Bank. By 1930, his daughter Evalyn had moved back into the house with her husband and two children. May's mother, Mary Davidson, was still living with the family, likely requiring the nurse that was living at the house in addition to a cook and two maids.

¹⁸ "East 7th Avenue Historic District," <https://history.denverlibrary.org/east-7th-avenue-historic-district> (accessed 2/22/2020).

¹⁹ City and County of Denver building permits #832: 5/24/07, \$1500 auto barn, architect Bettcher; #1833; 10/8/12, addition, arch. Bettcher.

²⁰ "Harry C. James (Mss. 342), Colorado Historical Society, Denver, Colorado. Note: date of birth in this document is incorrect. Also William Columbus Ferril, *Sketches of Colorado* (Denver: Western Press Bureau Co., 1911) 345-346.

Harry C. James House
Name of Property

Denver, Colorado
County and State

According to neighborhood lore, the newspaper boy asked Mr. James if he would loan him money for college tuition, promising to pay it back. James agreed, and Thomas Hornsby Ferril not only paid the money back, was eventually named Poet Laureate of Colorado.²¹ Harry C. James died in 1932, and his widow May sold the house in September 1933 to Dr. John H. Tilden and moved to 2605 Sheridan Boulevard. She married Jan Van Houten of San Diego and Raton, New Mexico, in July 1934, and moved to New Mexico.²²

Dr. John H. Tilden: owner 1933 – 1940.

John Henry Tilden (Figure 5) was well known in alternative healthcare medical circles for his criticism of pharmaceuticals and for his theory of explaining disease via “toxaemia.” He believed that the body could heal itself, and turned away from relying on drugs and surgery.²³ Tilden was born in Illinois in January 1851, and began his medical studies under the supervision of his father, Joseph G. Tilden. At 17, he joined a medical office in Illinois, and studied medicine for two years. He graduated from the Eclectic Medical Institute of Cincinnati in 1872, and in 1877, took a post-graduate course at the American Medical College in St. Louis. From 1879 through 1890, he varied between medical practice and teaching at medical schools in Missouri, Illinois, and Kansas.²⁴ In 1890, he moved to Denver where he first established both a medical and surgical practice. By the late 1890s, however, he began to move away from traditional medical practice and toward preventative health care. Tilden believed that the theory of germs gave the “sensualist an excuse for not controlling his habits” and argued against the efficacy of vaccination at fighting infectious and viral diseases.²⁵ Believing it was the physician’s role to teach patients how to “cure” themselves, in 1915 he established the Tilden School for Teaching Health in Denver (SDV.2768; NRIS. 95001068, listed 8 August 1995). He planned the buildings and trained hundreds of patients to heal themselves through proper nutrition and hygiene. In 1924, he sold his interest in the school to a corporation consisting of three physicians. Later that same year, Tilden and his former secretary Frieda B. Gantz were sued by the three new owners, alleging that Tilden and Gantz copied the school’s mailing list to publish a competing health magazine and set up a competing health facility.²⁶ Tilden, in fact, did set up a similar facility (the Tilden Health Institute) in 1927.

Considered by some to have been at the forefront of holistic medicine, others have soundly dismissed many of Tilden’s theories. Harriet A. Hall, a retired family physician and U.S. Air Force flight surgeon, wrote in 2008:

Tilden did no experiments. He “thought” about disease and came up with a hypothesis: enervating habits allow toxic metabolic waste products to accumulate in the body, and this is the one cause of all disease. Then he proceeded to advise people about health without doing any kind of testing to determine whether his hypothesis was true or false, or whether following his recommendations really made a difference. It is all speculation, and the facts it is based on are largely pre-scientific errors and distortions. It was not entirely unreasonable for him to think that

²¹ Mike McPhee, *Dana Crawford: 50 Years Saving the Soul of a City* (Denver: Upper Gulch Publishing Co., 2015) 130 .

²² Ancestry.com, *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com. “Jan Van Houten,” https://www.findagrave.com/memorial/179971259/jan-van_houten (accessed 2/23/2020).

²³ J. H. Tilden, M.D., *Toxemia Explained: The True Interpretation of the Cause of Disease* (Denver: 1926). Wikipedia contributors, “John Henry Tilden,” *Wikipedia, The Free Encyclopedia*, https://en.wikipedia.org/w/index.php?title=John_Henry_Tilden&oldid=939425846(revised 2/6/2020).

²⁴ Chapman Brothers, *Portrait And Biographical Album of Sedgwick County, Kan.* (Chicago: Chapman Brothers, 1888) 387-372.

²⁵ *Dr. Tilden’s Health Review and Critique*, XII (July 1937) 356-358.

²⁶ *Rocky Mountain News*, 18 December 1924, 9.

Harry C. James House
Name of Property

Denver, Colorado
County and State

way in 1926, but his ideas have been completely superseded by 8 decades of advances in microbiology, genetics, histology, immunology, physiology, and other disciplines.²⁷

While the above was a rebuke decades after his work, it should be noted that Tilden's writings were rejected even before his death. In 1938, the American Medical Association published a pamphlet where he was described as a "quack."²⁸

Dr. Tilden married Rebecca Maddux in Illinois on 21 September 1873, and had two daughters, Edna and Elsie.²⁹ It is unknown if, or when, he divorced Rebecca, as she is listed in later census and city directories as the widow of John H. Tilden. In January 1898, he married Mary Adeline Alexander in Salt Lake City, Utah.³⁰ Mary died in 1927, and there are two records of Tilden's third marriage – this time to his former secretary, Frieda Gantz – in March and April 1929 in Port Angeles, Washington.³¹

Tilden purchased the house at 685 N. Emerson on 21 September 1933 from the widow of Henry James. The 1940 census shows Tilden living there with his wife Frieda and his mother-in-law. He died in September 1940, and left Frieda the house as well as all furniture, pictures, linens, jewelry, and an automobile in his will.³²

Owners 1940 – 1966

Frieda B. Tilden sold the property to the American Realty Company on 28 August 1942, which sold it less than a month later to Stanley and Verona Zagar. It is unknown if the Zagar family ever lived in the residence, but they sold it a little over a year later on 24 November 1943 to Nellie C. Roberts. A year later, Sol (William Sol) and Sarah May Levin purchased the house from Roberts on 16 December 1944. Although married, the 1940 Census shows Sarah living as "head" of household in a rented house on Emerson, working as a manager of a boarding house with several lodgers living at the same dwelling. It is possible that one or both of the Levins lived at this address prior to purchasing it in 1944. However, they only owned it about two years, selling it on 16 August 1946 to Ernest A. and Clara A. Zahn. The Zahns lived in the house during their ownership, and Ernest worked as a salesman.

The Zahns also owned the house less than two years, selling it in February 1952 to Roy E. and Emma V. Morris. The Morris' may have also rented the house prior to purchasing it, as the 1940 Census shows photographer Roy Morris living in a rented house on Emerson.³³ A 1951 city directory lists Roy E. and Emma V. Morris as living at 685 Emerson, although Roy was now working as a salesman at Buck Realty. Although they still owned 685 N. Emerson, in 1953, Roy had moved his home and photography studio to an apartment on Colfax.

²⁷ Harriet A. Hall, "I Reject Your Reality" – Germ Theory Denial and Other Curiosities," (2008) <https://sciencebasedmedicine.org/i-reject-your-reality/> (accessed 3/3/2020)

²⁸ American Medical Association, Bureau of Investigation, *Pamphlets: Quacks and Quackery* (1938) 50.

²⁹ Ancestry.com, *Illinois, Marriage Index, 1860-1920* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

³⁰ Ancestry.com. *Utah, Select County Marriages, 1887-1937* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

³¹ Ancestry.com. *Washington, Marriage Records, 1854-2013* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

³² Denver County Clerk records, Will, Book 5587, page 009, recorded 12/31/1941.

³³ Both Roy & Emma Morris, as well as Sarah Levin, are listed in the 1940 Census as living in rented houses on Emerson, but *not* the same dwelling.

Harry C. James House
Name of Property

Denver, Colorado
County and State

John and Mirron Schauerman purchased the house from the Morris' in February 1952, and owned it through May 1956. The 1956 city directory lists them as living in the basement of 685 Emerson, a possible indication that the remainder of the house was rented out. It was sold in May 1956 to Fred and Rose Grassman and Gustave and Senta Hauert; then full ownership was transferred from the Grassmans to the Hauerts in November 1956. In February 1966, it was sold to Jane and Michael Bisenius, Susan Pool, and Gerald Somers, who then sold it to the 685 Emerson Street Association Limited in March 1966. In May 1967, it was sold to Dana and John W. Crawford III.

Dana and John W. R. Crawford III: 1966 – 1991

Dana and John Crawford (Figures 6 & 7) purchased the house in 1967 for \$41,000 for their family that included four boys between the ages of 7 and 11. Prior to their purchase, it had been converted to a rooming house with fourteen rental units and five fire escapes. The Crawfords' only stipulation for the purchase was that all the exit signs and fire escapes be removed prior to moving in. The house provided plenty of room for their growing family, with a large shaded garden, patio, garage, and more importantly, room for the boys' bedrooms to be located on the third floor.³⁴

Dana Crawford is a nationally recognized redeveloper of historic properties in Denver, Colorado, and across the state. Dana Hudkins Crawford was born in 1931 in Salina, Kansas. She graduated from Monticello College and then attended the University of Kansas and the Business Management Program at Harvard-Radcliffe. It was while living in Boston for the latter studies that Dana fell in love with historic buildings. Dana moved to Denver in 1954 and entered the public relations field. Her interest in history and the architecture of Denver led to her efforts in the early 1960 to save historic buildings from demolition by the city's Urban Renewal Authority. Crawford's first project was renovating skid row Larimer Street into a destination area of upscale shops and restaurants.³⁵ Using a variety of mechanisms and overcoming several years of financial difficulties, in a period when women developers were extremely rare, Crawford obtained control of a number of properties in the 1400 block of Larimer Street in Lower Downtown (LoDo).³⁶ As of 1999, Crawford had developed more than 800,000 square feet of historic properties valued at \$50 million.³⁷

Dana married John W. R. Crawford, III, a geologist working for the Argo Oil Company, in October 1955. John Crawford II's great-grandfather was the political cartoonist Thomas Nast, while his grandfather was a partner of William Rockefeller. John was born in 1922, and after graduating from Phillips Academy in 1941, enrolled in the Colorado School of Mines where he studied petroleum engineering. He left his studies to fight in World War II, serving under General George S. Patton.³⁸ John worked with Dana on several projects for the remainder of John's life, but he was particularly involved with Larimer Square (5DV.104, NRIS.73000468). When Dana began renovation of Larimer Square in 1964, there were few examples of preservation projects in Denver, and those were minor. The Larimer Square project was completely different, not only for the scale, but because of the odds and skepticism that it faced. Its eventual success, however, led to the beginning of a preservation ethic in Denver and the successful preservation of the city's core.³⁹

³⁴ Mike McPhee, *Dana Crawford: 50 Years Saving the Soul of a City*, (Denver: Upper Gulch Publishing Co.) 129-130.

³⁵ Dan William Corson, "Dana Crawford: from Larimer Square to LoDo, Historic Preservation in Denver, MS Thesis (University of Colorado at Denver, 1998) iv.

³⁶ Corson, v.

³⁷ Jeanne Varnell, *Women of Consequence: The Colorado Women's Hall of Fame* (Boulder: CO: Johnson Books, 1999) 230.

³⁸ McPhee, 73.

³⁹ Corson, 2-5.

Harry C. James House
Name of Property

Denver, Colorado
County and State

John Crawford died suddenly in October 1985, and Dana decided to move onto other ventures, selling Larimer Square in 1986. One of the first was purchasing and redeveloping a wholesale grocery warehouse designed by Frank Edbrooke; this was Crawford's first redevelopment of a warehouse into lofts, a type of project that she would continue through the 1990s. Other loft projects include the 1997 purchase of the Hungarian Flour Mill on 20th Street, which was transformed into the Flour Mill Lofts, as well as the Acme Lofts, Edbrooke Lofts, and the Copper Flats Condominiums.⁴⁰ Not all projects were successes, though. She purchased the Beatrice's Food abandoned cold storage building on Wynkoop with the hope of turning it into the Design Center at the Ice House; after this failed, it was purchased by another developer and converted into a mixed-use building.⁴¹

Crawford purchased an interest in the Oxford Hotel in 1980, and eventually spent \$12.5 million renovating it. It opened at the beginning of a recession in 1983. Due to management and financial problems, she and her partner essentially lost control of the hotel and it went into bankruptcy.⁴² Crawford worked to regain the partnership, and brought in new inventors; the hotel eventually became a success. Her most visible recent project occurred after the turn of the twenty-first century. In the 2000s, the Regional Transportation District purchased Union Station, and partner agencies created a master plan for the redevelopment of the site as a multi-modal transportation hub. In 2011, the Union Station Alliance team (which included Crawford) was chosen to complete the \$54 million rehabilitation of Union Station. The upper floors were turned into a boutique hotel and named "The Crawford" in Dana's honor.⁴³

In addition to her business ventures, Dana Crawford was active with numerous local and national non-profit organizations. She served nine years on the board of directors of the National Trust for Historic Preservation, six of those on its executive committee. She worked with Preservation Action for fifteen years, serving as president for two years. She presently serves on the national board of Project for Public Spaces. Crawford was a founding member of Historic Denver, Inc., Friends of Union Station, and the Platte River Greenway Foundation. She served on the Downtown Denver Partnership for more than thirty years and as well the boards of the Denver Art Museum, the Colorado Historical Society and Foundation, and the Denver Center for the Performing Arts.

Recognition for her preservation efforts has been extensive and wide-reaching. For her civic contributions, business successes, and the positive influence she has had on the architectural character of Denver, she was inducted into the Colorado Business Hall of Fame in 1997. In honor of her many years of community service, she was presented with the prestigious Bonfils-Stanton Foundation Award that same year. In 1998, the *Denver Business Journal* recognized Crawford as one of twenty people who have made a difference to Denver's business success in the twentieth century. Crawford was awarded a Doctorate of Humanities by the University of Colorado. Colorado Preservation Inc. created the annual Dana Crawford Award for outstanding Achievement in Historic Preservation in her honor. Crawford was awarded the Louise du Pont Crowninshield Award by the National Trust for Historic Preservation in 1995 for "pioneering efforts in recognizing aesthetic and economic potential in historic commercial buildings of . . . Denver [and] more than three decades of creative commitment

⁴⁰ Varnell, 229.

⁴¹ McPhee, 177-178.

⁴² McPhee, 168.

⁴³ Margaret Jackson, "At 85, Developer Dana Crawford is Ready to Make More History," *Westword* (20 December 2016.)
<https://www.westword.com/content/printView/8611827> (accessed 11/18/2019).

Harry C. James House
Name of Property

Denver, Colorado
County and State

to historic preservation at the local level and to the preservation movement nationally.”⁴⁴ She was inducted into the Colorado Women’s Hall of Fame, and was recognized by her alma mater, Radcliffe College, for the Larimer Square project.

Twenty-five years later, Dana Crawford is still working in historic preservation, with ongoing projects in two Colorado mining towns: Trinidad and Idaho Springs. In Trinidad, Crawford has purchased a number of historic buildings downtown and serves as a consultant to the town, while in Idaho Springs, she and partners purchased the Argo Mine and Mill.⁴⁵

For the Crawford family, the house at 682 N. Emerson was a family refuge and a place for numerous parties. Dana and John Crawford were both fond of entertaining, and parties were known to last into the morning hours. The Crawfords included political and business connections as well as friends in their eclectic get-togethers.⁴⁶

Crawford family: owners 1991 - 2020

When Dana’s eldest son, Jack Crawford, purchased a large restored Italianate house on Champa Street in early 1991, she proposed a swap. Jack and his wife moved in immediately.⁴⁷ In January 2016, Jack Crawford sold the house to Urban Neighborhoods Inc., the company established and owned by Dana Crawford. In January 2017, Urban Neighborhoods Inc. sold it to the Crawford Family Home LLC. The main floor of the house is still used occasionally for entertaining by Dana Crawford, while the upper rooms and garage are rental units.

⁴⁴ Varnell, 230.

⁴⁵ Jackson.

⁴⁶ McPhee, 137.

⁴⁷ McPhee, 148. The Warranty Deed that transferred the property from Dana H. Crawford to John W. Crawford, IV and Madeline A. Collison, did not occur until November 1996.

Harry C. James House
Name of Property

Denver, Colorado
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

American Medical Association. Bureau of Investigation. *Pamphlets: Quacks and Quackery*. 1938.

Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com.

Ancestry.com. *U.S. City Directories, 1822-1995* [database on-line]. Provo, UT, USA: Ancestry.com.

Aurora History Museum. "Background on Donald Fletcher,"
https://www.auroragov.org/UserFiles/Servers/Server_1881137/File/Things%20to%20Do/Aurora%20History%20Museum/DonaldFletcher_1.9.17.pdf. Accessed 2/22/2020.

Chapman Brothers. *Portrait And Biographical Album of Sedgwick County, Kan.* Chicago: Chapman Brothers, 1888.

City and County of Denver. Building permit records, #832: 5/24/07; #1833; 10/8/12.

Corson, Dan William. "Dana Crawford: from Larimer Square to LoDo, Historic Preservation in Denver. MS Thesis. University of Colorado at Denver, 1998. Print.

Denver County Clerk records. Will, Book 5587, page 009. Recorded 12/31/1941.

Dr. Tilden's Health Review and Critique, XII. July 1937.

"East 7th Avenue Historic District," <https://history.denverlibrary.org/east-7th-avenue-historic-district> (accessed 2/22/2020).

Ferril, William Columbus. *Sketches of Colorado*. Denver: Western Press Bureau Co., 1911.

Hall, Harriet A. "I Reject Your Reality" – Germ Theory Denial and Other Curiosities." 2008.
<https://sciencebasedmedicine.org/i-reject-your-reality/>. Accessed 3/3/2020.

"Harry C. James (Mss. 342). Colorado Historical Society. Denver, Colorado.

History Colorado. Architects of Colorado – Biographical Series, "George Louis Bettcher."
https://www.historycolorado.org/sites/default/files/media/document/2017/Architects_bettcher.pdf. Revised: August 12, 2002.

Jackson, Margaret. "At 85, Developer Dana Crawford I Ready to Make More History." *Westword*. 20 December 2016. <https://www.westword.com/content/printView/8611827>. Accessed 11/18/2019.

Harry C. James House
Name of Property

Denver, Colorado
County and State

“Jan Van Houten.” https://www.findagrave.com/memorial/179971259/jan-van_houten. Accessed 2/23/2020.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

McPhee, Mike. *Dana Crawford: 50 Years Saving the Soul of a City*. Denver: Upper Gulch Publishing Co., 2015.

Stafford, C.M. *Denver Municipal Fact*. Vol. 3. Denver, CO: 1910.

Tilden, J.H. *Toxaemia Explained: The True Interpretation of the Cause of Disease*. Denver, 1926.

Tone, Wilbur F. *History of Colorado*. Vol. III. Chicago: S.J. Clarke Publishing, Co., 1918.

U.S. Federal Census. Denver, Colorado. 1870-1910.

U.S. Federal Census. Davenport, Iowa. 1860.

Varnell, Jeanne. *Women of Consequence: The Colorado Women's Hall of Fame*. Boulder, CO: Johnson Books, 1999.

Widmann, Nancy L. *The East 7th Avenue Historic District*. Denver, CO: Historic Denver, Inc., c. 1977.

Wikipedia contributors. "John Henry Tilden." *Wikipedia, The Free Encyclopedia*, https://en.wikipedia.org/w/index.php?title=John_Henry_Tilden&oldid=939425846 (revised 2/6/2020).

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Colorado Preservation Inc.

Harry C. James House
Name of Property

Denver, Colorado
County and State

Historic Resources Survey Number (if assigned): 5DV.2872

Harry C. James House
Name of Property

Denver, Colorado
County and State

10. Geographical Data

Acreage of Property less than one

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 39.727055 Longitude: -104.976733

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary encompasses the property legally described as Lots 41 to 44 INC, Block 186, Fletcher's Capitol Hill Addition 2nd Filing and is shown on the included sketch map.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the nominated property include the parcels of land historically associated with the resource since it was built in 1900.

11. Form Prepared By

name/title: Deon Wolfenbarger (for property owner)

organization: Three Gables Preservation

street & number: 320 Pine Glade Road

city or town: Nederland state: CO zip code: 80466

e-mail: savitar@skybeam.com

telephone: 303-258-3136

date: May 1, 2020

Harry C. James House
Name of Property

Denver, Colorado
County and State

Photo Log

Name of Property: Dana Crawford House

City or Vicinity: Denver

County: Denver

State: Colorado

Photographer: Deon Wolfenbarger

Date Photographed: February 28, 2020

Location of Original Digital Files: Colorado Preservation Inc., 1420 N Ogden St.; Ste 104; Denver, CO 80218

Photo	Description
1 of 23	Façade of house (east side). Facing west.
2 of 23	South and east (façade) walls, solarium. Facing northwest.
3 of 23	Façade of house (east side). Facing west.
4 of 23	Façade of house (east side), including solarium. Facing west.
5 of 23	South and east (façade) walls, solarium. Facing northwest.
6 of 23	Solarium wall, main entry portico, roof eaves. Facing north.
7 of 23	South wall, roof eaves, solarium walls. Facing west/northwest.
8 of 23	South wall, south entry door, roof eaves, solarium wall. Facing north.
9 of 23	South wall (west end). Facing north.
10 of 23	Second story windows in south wall. Facing north.
11 of 23	North wall, bay window, dormer, roof eaves. Facing south/southeast.
12 of 23	North wall, west (rear) wall, rear addition, north wall of garage. Facing southeast.
13 of 23	Main entry door. Facing west.
14 of 23	Interior, first floor, library, fireplace. Facing north.
15 of 23	Interior, first floor, music room, paneling. Facing south.
16 of 23	Interior, stairs from first to second floor. Facing south.
17 of 23	Interior, first floor, "Red room," paneling, recessed ceiling and light. Facing southwest.

Harry C. James House
Name of Property

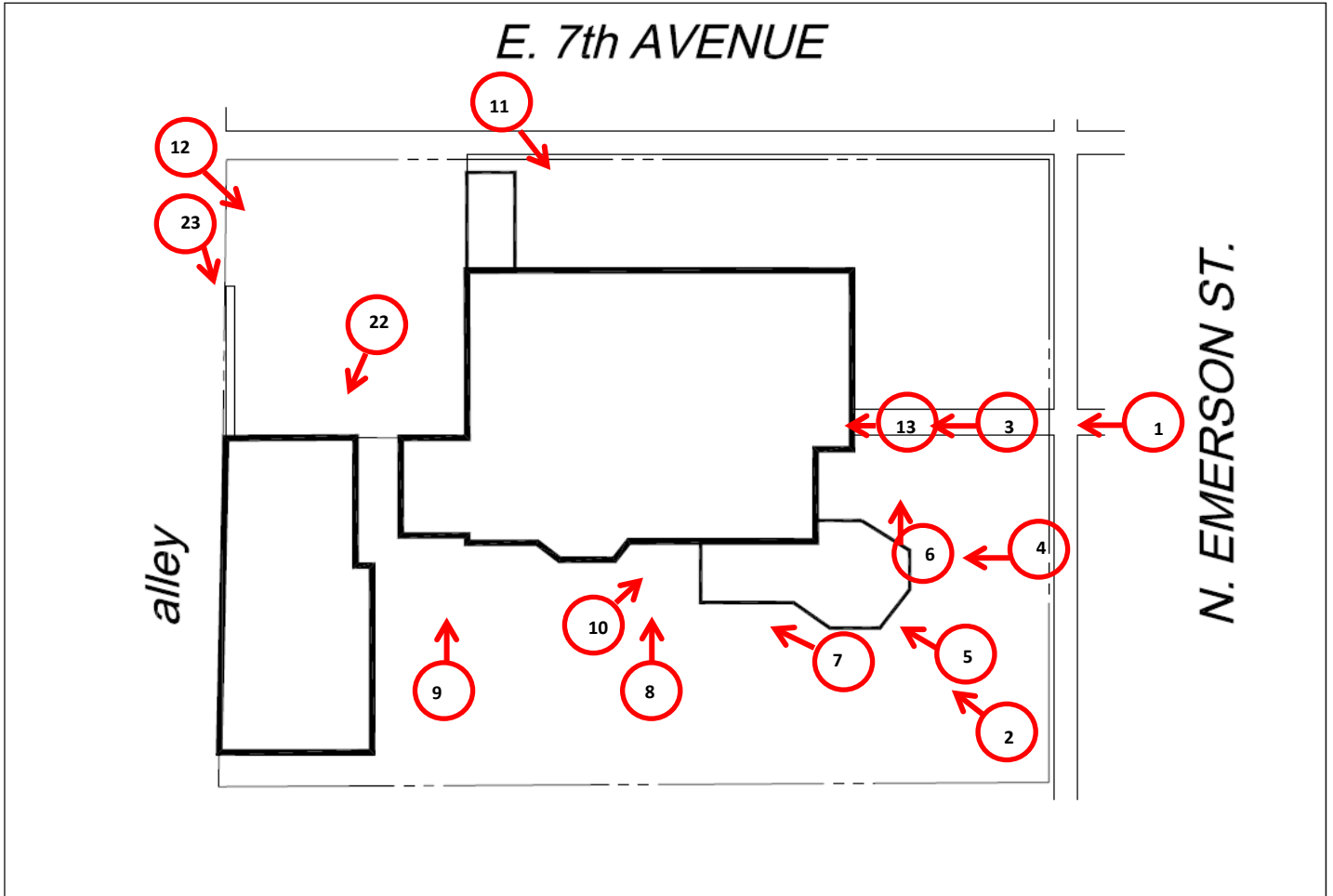
Denver, Colorado
County and State

- 18 of 23 First floor, Main foyer, arched opening, paneling, leaded glass doors leading to dining room. Facing west.
- 19 of 23 Interior, first floor, dining room, wall paneling, decorative ceiling. Facing northeast.
- 20 of 23 Interior, first floor, solarium, tile floor. Facing east.
- 21 of 23 Second floor, master bedroom, tile surround fireplace. Facing northeast.
- 22 of 23 Garage (auto barn); east and north walls. Facing southwest.
- 23 of 23 Garage, north and west walls; rear brick wall. Facing south/southeast.

Harry C. James House
Name of Property

Denver, Colorado
County and State

Sketch Map: Site

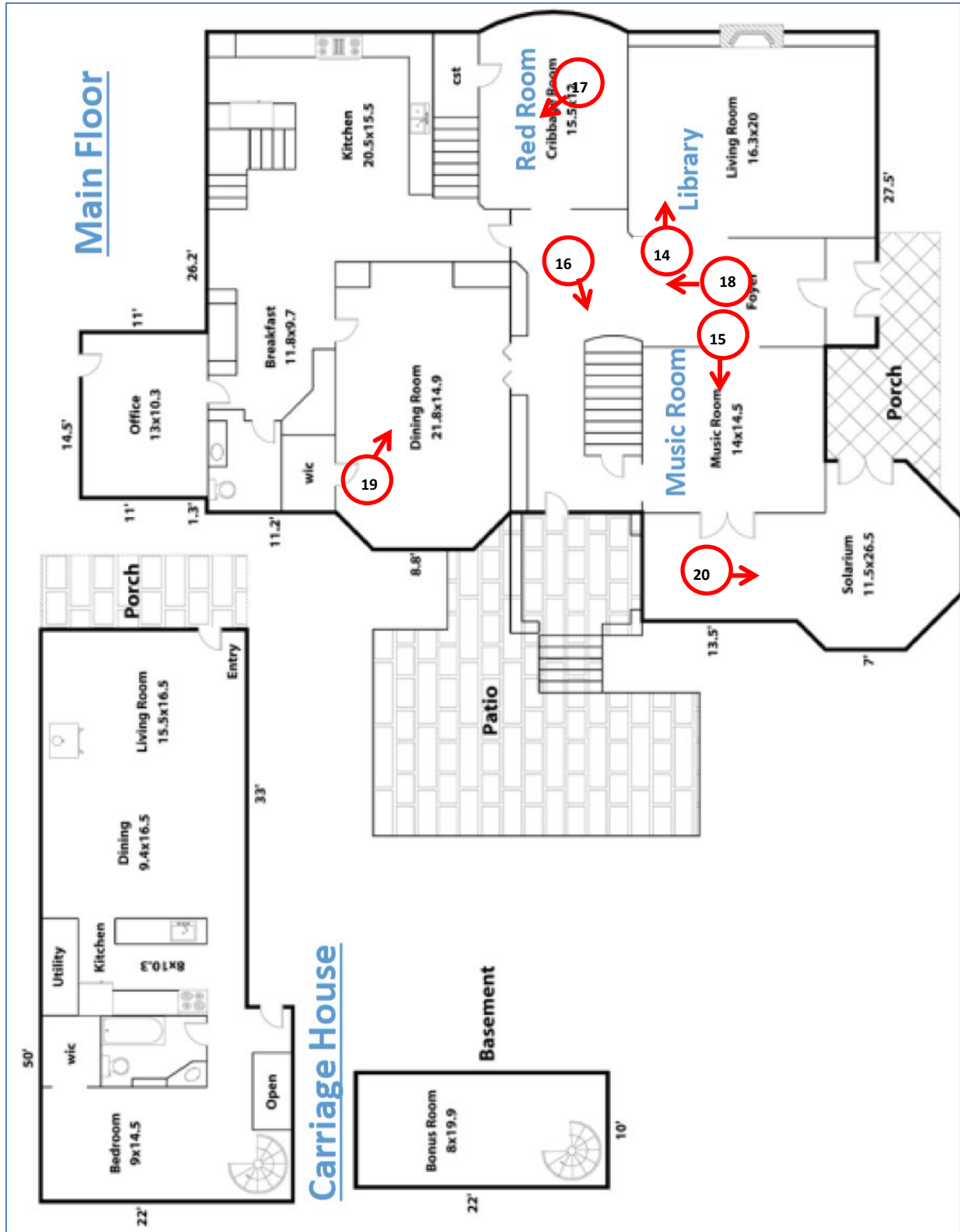


Circled numbers indicate photo number, location and camera direction. Dashed line indicates property boundary.

Harry C. James House
Name of Property

Denver, Colorado
County and State

Sketch Map: Main floor house, carriage house



Circled numbers indicate photo number, location and camera direction.

Harry C. James House
Name of Property

Denver, Colorado
County and State

Sketch Map: Second floor house

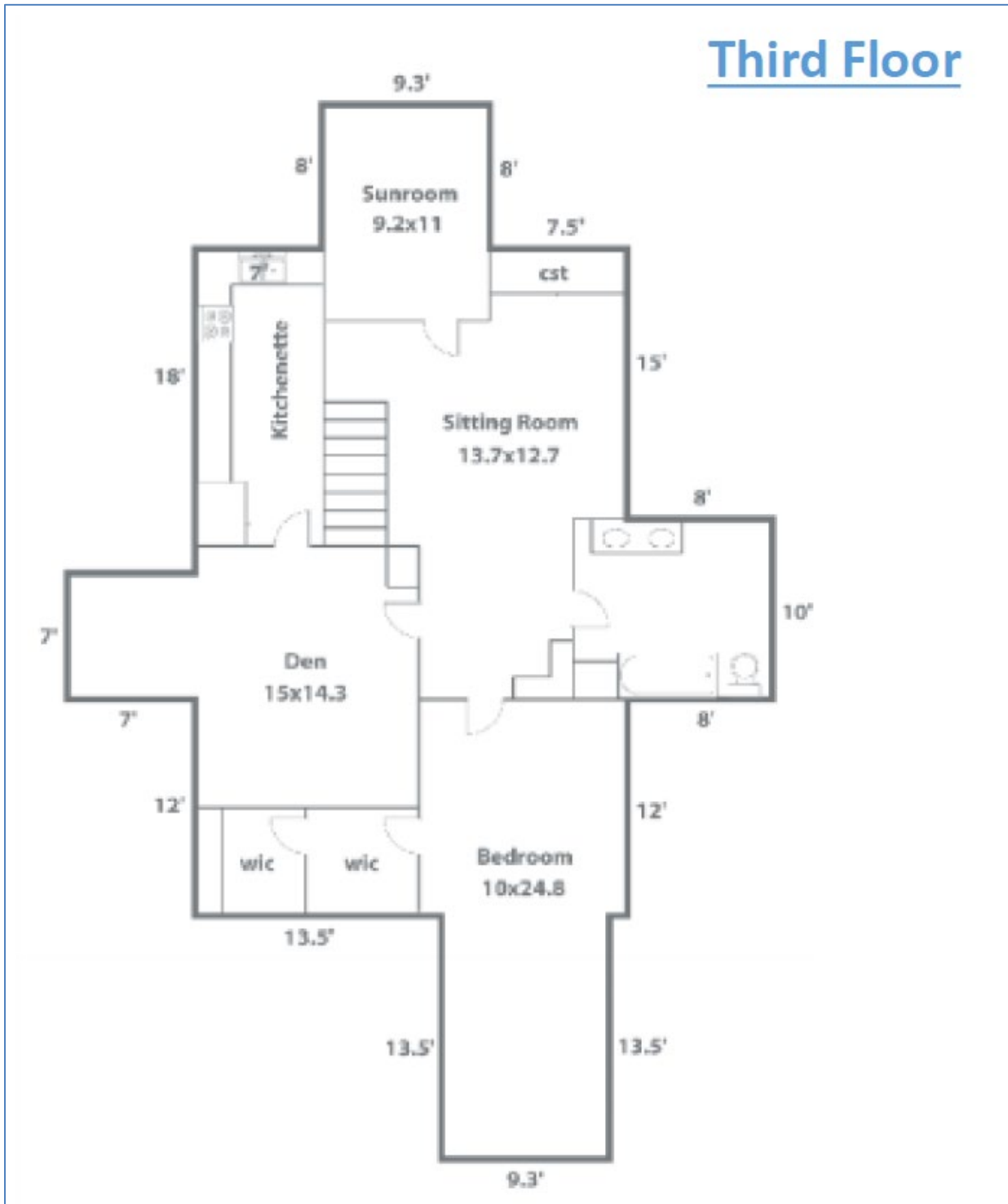


Circled numbers indicate photo number, location and camera direction.

Harry C. James House
Name of Property

Denver, Colorado
County and State

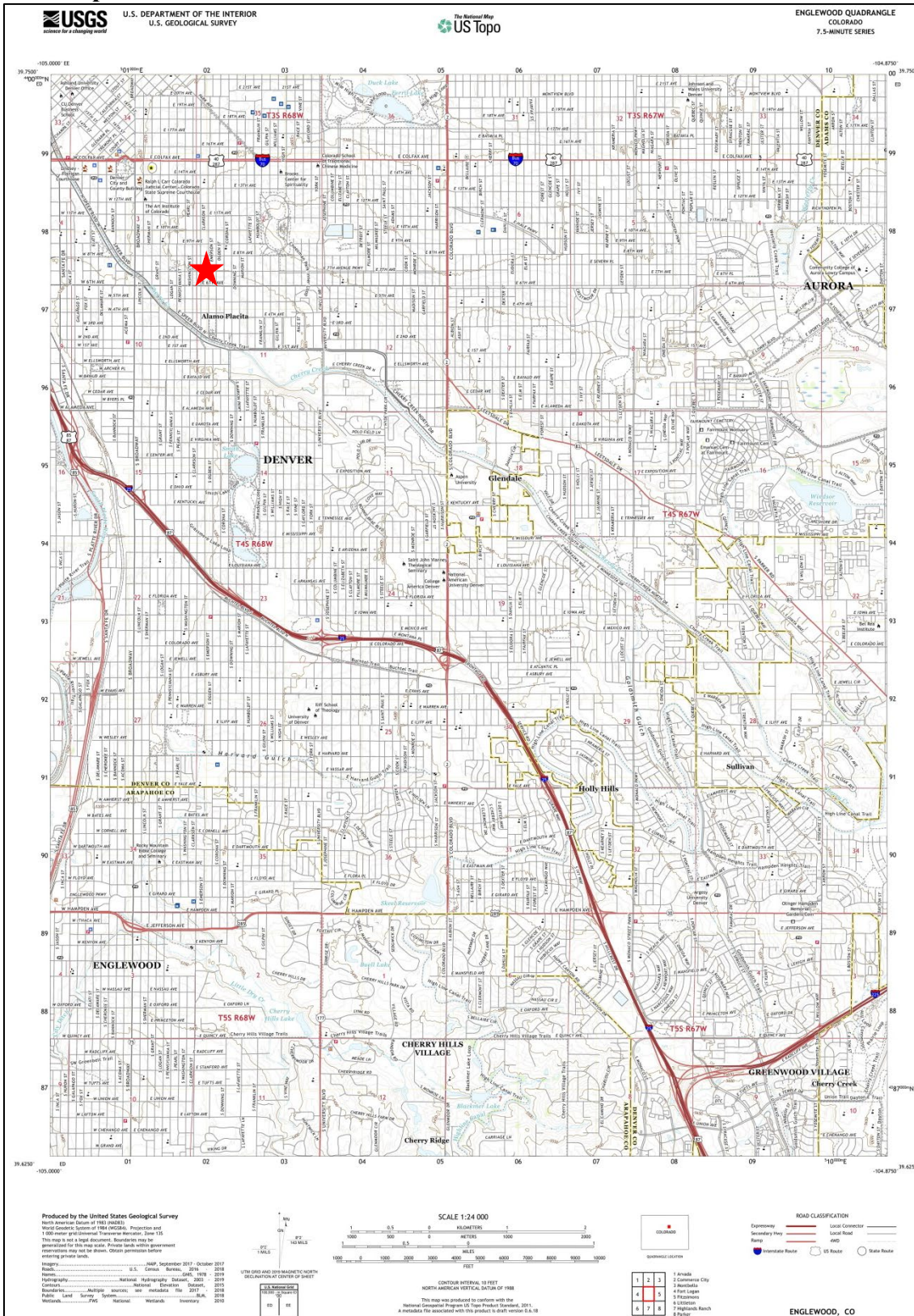
Sketch Map: Third floor house



Harry C. James House
 Name of Property

Denver, Colorado
 County and State

USGS/Location map 1

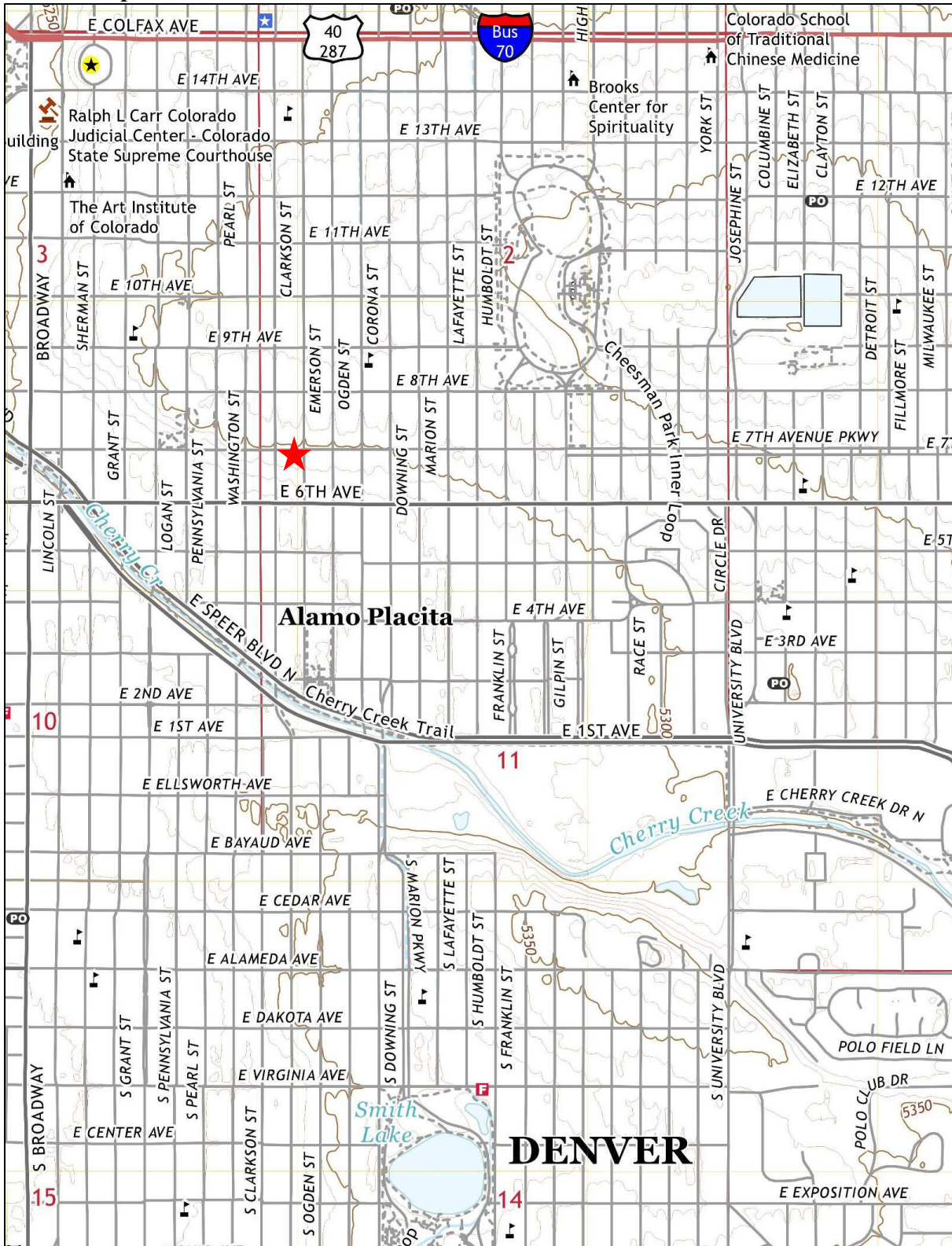


USGS Topo (2019) for Englewood, CO. Red star dot represents general location of 685 N. Emerson.

Harry C. James House
Name of Property

Denver, Colorado
County and State

USGS/Location map 2.



USGS Topo (2019) for Englewood, CO. Red star dot represents location of 685 N. Emerson Street.

Harry C. James House
 Name of Property

Denver, Colorado
 County and State

Historic Photographs/figures

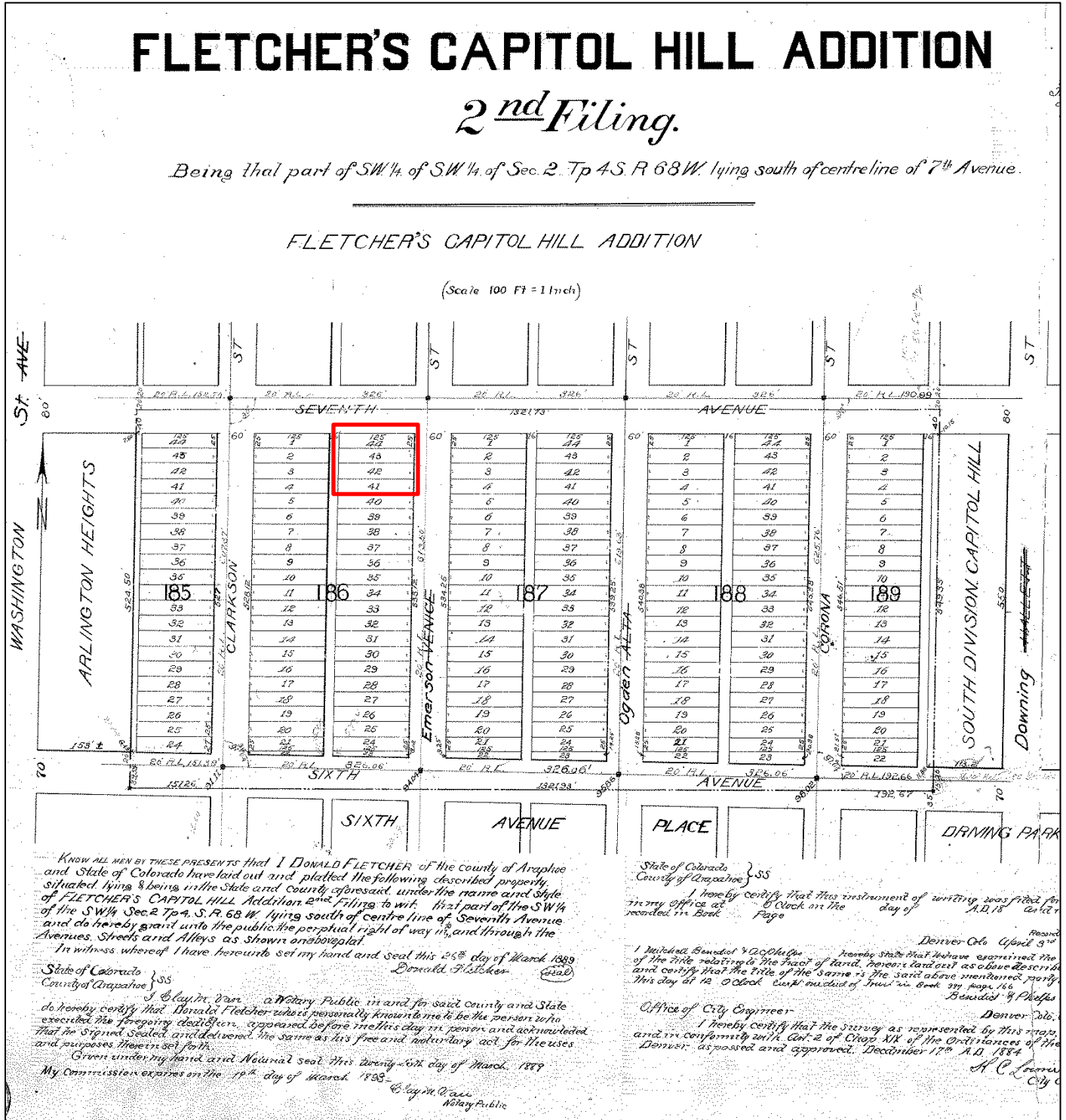


Figure 1. Fletcher's Capitol Hill Addition, Second Filing, recorded in 1889 by Donald Fletcher. Lots 41- 44, outlined in red, were purchased by Harry C. James on August 10, 1900. Source: Denver Property and Taxation System, online database. Accessed April 2020.

Harry C. James House
Name of Property

Denver, Colorado
County and State



Harry C James

Figure 4. Harry C. James. From: William Columbus Ferril, *Sketches of Colorado* (Denver: Western Press Bureau Co., 1911).

Harry C. James House
Name of Property

Denver, Colorado
County and State

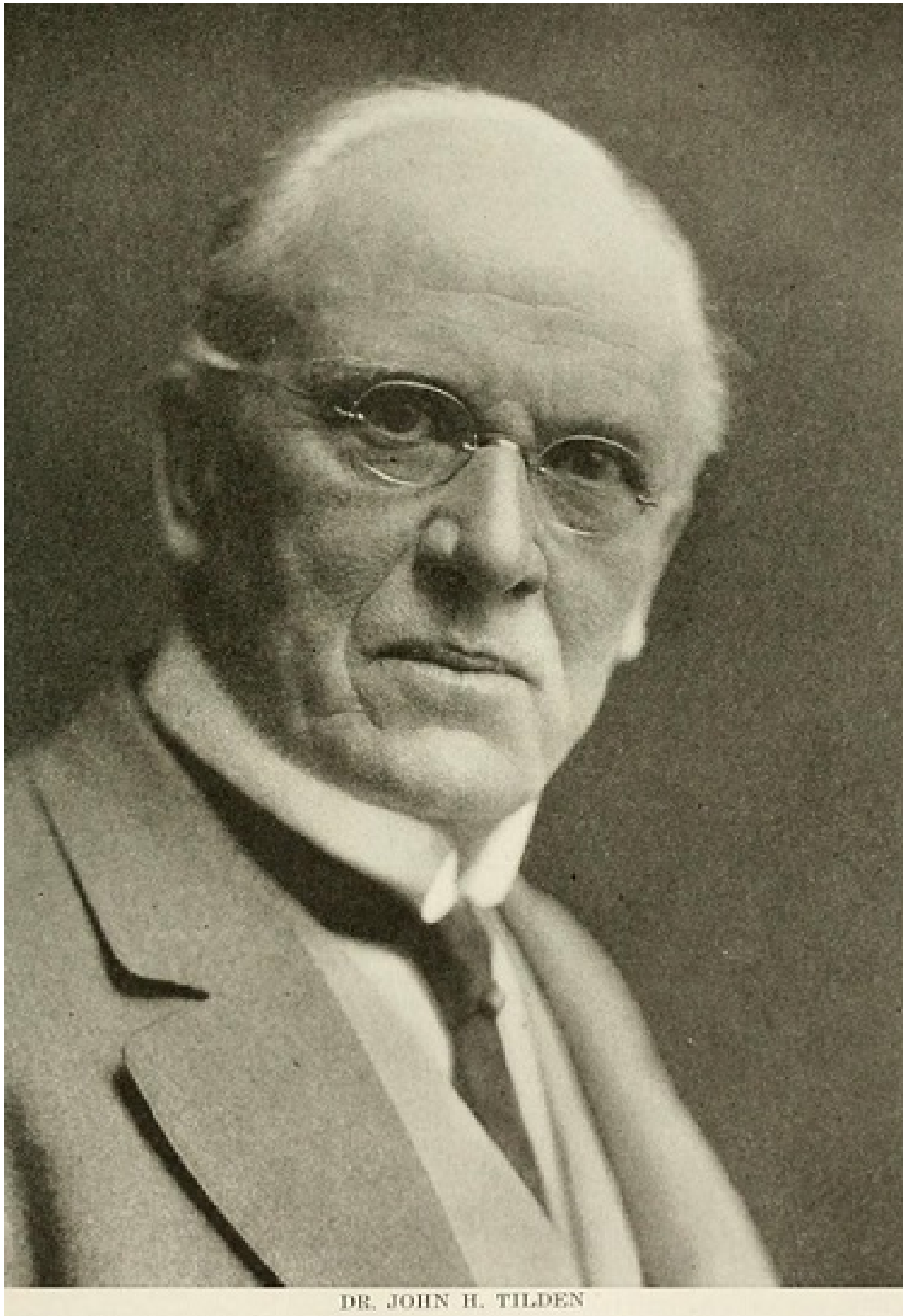


Figure 5. Dr. John H. Tilden. From: Wilbur F. Tone, *History of Colorado*, Vol. III (Chicago: S.J. Clarke Publishing, Co., 1918) 119.

Harry C. James House
Name of Property

Denver, Colorado
County and State



Figure 6. Ca. 1960s, Dana Crawford in Larimer Square. Dana Crawford collection.

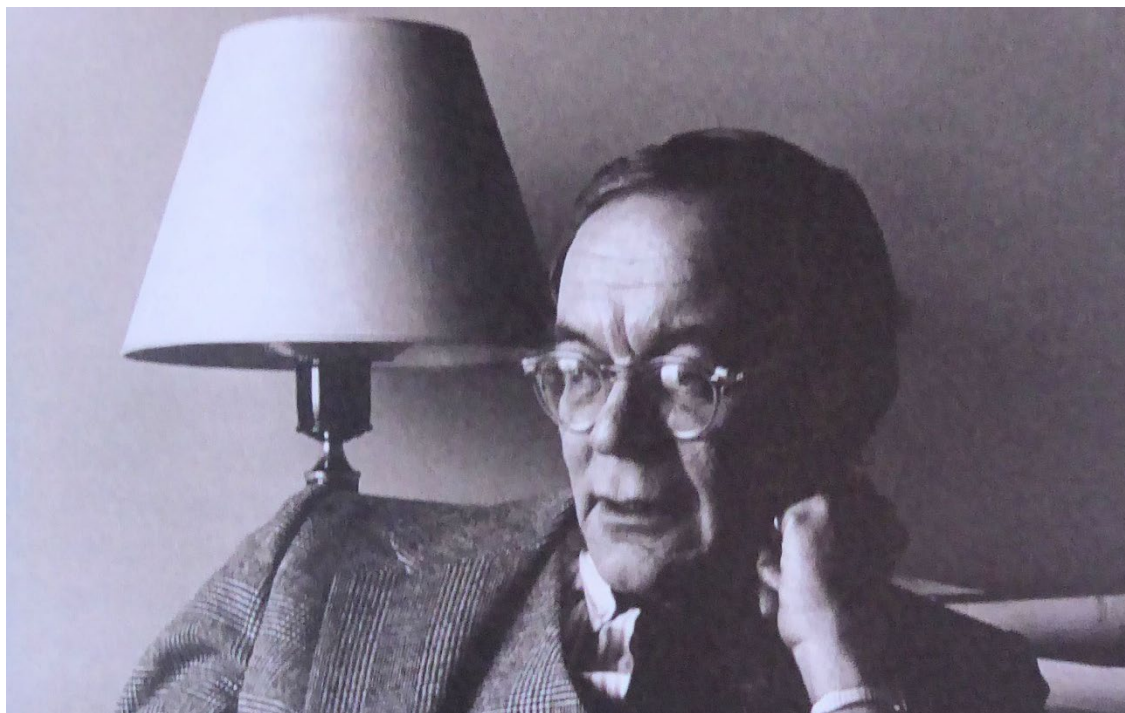


Figure 7. John Crawford III. Dana Crawford collection.

Harry C. James House
Name of Property

Denver, Colorado
County and State



Figure 8. 1910. Photo from C.M. Stafford, *Denver Municipal Facts*, Vol. 3 (Denver, CO: 1910)

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.