

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

30/04/0003/03 E

| |
|---------------------------|
| STATE: Colorado |
| COUNTY: Jefferson |
| FOR NPS USE ONLY |
| ENTRY DATE JUL 20 1975 |

23

1. NAME
COMMON: *Pine 2nd*
"La Hacienda" *5JF190* T. 7S R. 70W S. 31
AND/OR HISTORIC: 13/476640/4360340
John L. Jerome Sumner Estate

2. LOCATION
STREET AND NUMBER: Lots 38 and 39, Block 8, and Lots 9 10, 11, 12, Block 6,
Christmas Hill Subdivision
CITY OR TOWN: Buffalo Creek CONGRESSIONAL DISTRICT: District #2--Donald Brotzman
STATE: Colorado CODE: 08 COUNTY: Jefferson CODE: 059

3. CLASSIFICATION

| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
|---|--|---|--|
| <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress |
| PRESENT USE (Check One or More as Appropriate) | | | |
| <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum | <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) |

4. OWNER OF PROPERTY
OWNER'S NAME: John L.J. Hart - Doll House and Guest House
Mr. and Mrs. Stephen H. Hart - "La Hacienda" and Stable
STREET AND NUMBER: c/o Holland and Hart, 500 Equitable Bldg., 730 17th Street
CITY OR TOWN: Denver STATE: Colorado CODE: 08

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Jefferson County Clerk and Recorder's Office
STREET AND NUMBER: 1700 Arapahoe
CITY OR TOWN: Golden STATE: Colorado CODE: 08

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY: None
DATE OF SURVEY: Federal State County Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN: STATE:

SEE INSTRUCTIONS



STATE: Colorado
COUNTY: Jefferson
ENTRY NUMBER: 10000003
DATE: MAR 1 1975
FOR NPS USE ONLY

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

"La Hacienda" is a two story (with basement), shingle covered, frame building constructed on a stone foundation in the Shingle Style. The wood shingle-covered gable roof is of moderate pitch, marked by gable and shed dormers on the east and west facades. Large three-sectioned bay windows open from the north, south, and west facades and feature both plate glass and leaded glass panes. All structural openings are rectangular in shape without surrounding decoration. The use of leaded glass panes is repeated throughout the building with the occasional exception of a single sash plate glass opening.

The house is assymetrical in plan, through which form it takes full advantage of its ideal location. From the vantage point of porches on the north, west and east facades or from the interior of the house through a broad expanse of window openings, the natural setting can be fully appreciated year-round. Because the house is built on the slope of a hill, access to the main entrance on the east facade is by a steep flight of straight stairs enclosed within a shingle-covered porch. The wood shingles with which the exterior of the house is sheathed are stained a deep natural wood tone. Three single stack, stone chimneys serve the five interior fire places.

The interior of the house contains seven bedrooms, two sleeping and three living porches a huge living room with bays and windows designed to show to the best advantage the magnificent views, a deep red-colored library filled with prints and books, and a glorious golden-colored dining room big enough for two dozen or more guests. Although the house is modest in appearance, its leaded windows, imported wall-papers, Navajo and orinetal rugs, bas-reliefs, pictures from many parts of the world, furniture and draperies selected from Philadelphia, New York, London, Paris, New Mexico and Alaska give it character. It represents an extraordinary example of Art Nouveau, 'salted' with American Indian.

The most notable aspect of the decoration and furniture is the emphasis on William Morris--wallpapers from the Kelmscott Press imported from London, the entire downstairs furnished with William Morris-designed natural light and dark stained oak heavy pieces upholstered in leather, but interspersed with delightful light green-colored wicker chairs and tables. Lighting was by kerosene lamps and rare candleholders fixed in the walls, although Sterner did have the foresight to install wiring for the time, almost 50 years later, when electricity first became available in the Buffalo area.

The nominated acreage (30 acres) is in general, a portion of the lands acquired by John L. Jerome to protect "La Hacienda" and is still owned, for the most part, by his descendents or by his family company, the Buffalo Park Association.

SEE INSTRUCTIONS



8. SIGNIFICANCE

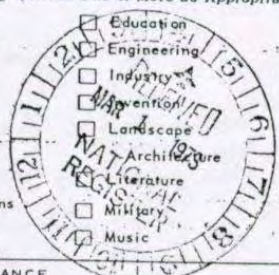
PERIOD (Check One or More as Appropriate)

- Pre-Columbian; 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1902-present

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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



STATEMENT OF SIGNIFICANCE

The availability of grazing land first attracted settlers to the area of Buffalo Park (also known as Buffalo Creek, or Buffalo) in the early 1870s. During the following decade, the Denver, South Park, and Pacific Railroad arrived, providing the necessary transportation link for the export of lumber from Buffalo mills, and building stone from neighboring quarries. A third, lasting phase in the development of local resources can be traced to the final years of the 1880s and the promotion of Buffalo Park as the largest summer resort on the North Fork of the South Platte River, itself (because of beauty, climate and transportation by the railroad) the prime resort area for Denver then rapidly expanding in wealth, leisure and population. "La Hacienda," in turn, was the grandest private home on the Platte.

John L. Jerome, a third cousin of Sir Winston Churchill's mother, Jennie Jerome, came to Central City in August 1873 from Clinton in upstate New York, a graduate of Hamilton College. As an immediate graduate of college, he was made principal of the High School in Central City, where, in order to establish discipline he had to establish his physical superiority over the school bullies. Shortly he moved to Denver, passed the Bar Examination and served as Denver City Attorney from 1880 to 1881. He practiced law in Denver from 1878 until 1893, when he associated himself with a client, John C. Osgood, in the formation of the Colorado Fuel and Iron Company, one of Colorado's first major industrial corporations. His service as one of five CF&I directors and company Treasurer ended in August 1903 when the John D. Rockefeller interest won control from the Colorado owners. He, then, devoted full time to his own business venture, the Overland Cotton Mill Company in Denver. As President of this company, Jerome's advanced social welfare practices were notable in an otherwise tumultuous era of labor-employer disputes. Following exhausting efforts to provide continued livelihood for his mill employees during a long coal strike in 1903 (not at his plant) John Jerome died at his mountain home on the 22nd of November of that same year.

Throughout the turbulent first years of the CF&I, Jerome enjoyed relaxing in the Colorado mountains. His favorite vacation spot was Buffalo where the Jerome family spent the summer of 1899. There he discovered what he whimsically called his "Spanish Estates;" a beautiful sight on a high hill overlooking the confluence of the Platte and Buffalo Creek. The country was semi-arid, but (except where heavily lumbered) forested by stands of Ponderosa Pines on the south

SEE INSTRUCTIONS



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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

STATEMENT OF SIGNIFICANCE

slopes and Douglas firs on the north. Towering spires and domes of pink granite formed by the disintegration of such granite nourished carpets of wild flowers and a profusion of shrubs, but was very fragile and eroded badly if over-grazed or over-used. Game, fish, and a great variety of birds were plentiful.

To build here a mountain retreat of his own in the grand tradition of this era of Denver's affluence, he employed Frederick J. Sterner, one of the Denver's greatest early architects (later highly respected in New York and London). Although not so pretentious as either Osgood's "Cleveholm" (National Register 1971) or William Jackson Palmer's "Glen Eyrie" near Colorado Springs, "La Hacienda" was constructed and furnished in excellent taste. Forming part of the complex were a massive stable, with hayloft, carriage, tack rooms, and stalls for seven riding or draft horses, a charming secluded "guest house," a "doll's house", for the maids, a "Lodge" for the caretaker, and an "ice house" filled with sawdust to preserve throughout the year large blocks of ice cut from the quiet waters in February or March. Of the original buildings, only one, the Lodge, is no longer standing.

Because it has continued in the appreciative ownership of Jerome's widow and then his descendants and their spouses it (unlike perhaps any other Colorado mountain house of this period) remains practically unchanged in form and content, still representative of the international, literary, and artistic aspirations of the first generation of western pioneers to achieve affluence.

Title to "La Hacienda" was carried in the name of a family corporation whose purposes, as recorded in the records of Colorado's Secretary of State, give an indication of the humor and mode of living of the family:

"Be it further known that the business of The Buffalo Park Association is intended to be made subordinate to the recreation and refreshment of its stockholders, and their friends, and its chief purpose shall be the encouragement of such diversions and occupations as the following:

- Sitting in the Sun.
- Sitting in the Shade.
- Angling for Trout.
- Riding Broncos.
- The noble game of Bridge.
- Ping-Pong.
- Sitting around the Bon-Fire.
- Playing the Banjo.
- Singing.
- Wading in the Brook.
- Sleeping in the Hammock.
- Making Love.



SEE INSTRUCTIONS

6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian] 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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

STATEMENT OF SIGNIFICANCE

Eating green Apples.
 Star-Gazing.
 Playing Truant.
 Knitting in the Sun.
 Drinking High-balls.
 Climbing Mountains.
 Telling fish Stories.
 Building castles in Spain.
 Hunting the Snark.
 Fender Fishing.
 Going to bed after Midnight.
 Rising Betimes.
 Reading detective Stories.
 Wearing old Shoes.
 Making mud Pies.
 Gathering wild Flowers.
 Taking Photographs.
 Going Swimming.
 Four o'clock Tea.
 Hunting Indians, bears, and chipmonks.
 Skating on the Pond.
 Sketching.
 Dancing in the Barn.
 Doing what you Please.

"The Association will strive for the suppression of:
 Telephones
 Tickers
 Nerves
 Creditors
 Banks
 Newspapers
 Dressmakers
 Teachers and all Improvement Societies."

"It will seek to promote idleness; will contribute to the comfort of tramps, and afford facilities for siestas, dissipation and the companionship of old books and old friends."

Constructed to serve year-round and heated by a mammoth coal furnace, the house became a second home to members of Jerome's family, and through the years to five generations of this descendents and their families. A guest book maintained from the first summer is filled with names of hundreds of guests significant in all areas of American life. The first signature



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| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

dated July 1902, is that of William Travers Jerome, a second cousin who served as District Attorney for the City of New York and who is credited with "busting" the Tenderloin and fighting Tammany Hall, as well as with prosecuting Harry K. Thaw for the murder of architect Stanford White. In the same year the name of (later Federal Judge) J. Foster Symes appears. Subsequent guests included, for instance, Thomas Wolfe, the author Thomas Hornsby Ferril, the poet, Horace Trueman, the first conductor of the Denver Symphony, Prince Constantin Von Liechtenstein, James Grafton Rogers, a man of a dozen careers, General Hubert Harmon, First Commandant of the Air Force Academy, General George Arthur Lincoln, currently a member of the National Security Council, Robert L. Stearns, President of the University of Colorado, Colorado's Governor Teller Ammons, Sir Bryan Hone, one of Australia's leading educators, Charles Zimmerman, an officer of the International Ladies Garment Workers Union in New York City, and a 70-year procession of other distinguished guests.

It has been used by the family for meetings of the Boards of the Denver Symphony, the State Historical Society of Colorado, the Preservation Act of 1966, the Colorado Commission of Drug and Alcohol Abuse and a number of national corporations. The world famous Yale Whiffenpoofs have sung and drunk their beer there and guests have also enjoyed a concert by four of the top stars of the Central City Opera.

Designed by an architect of note, built by an important Colorado industrialist, owned for four generations by a family prominent in Colorado cultural, legal, scholarly, welfare and civic affairs and public service, and in an almost perfect state of preservation, "La Hacienda" (including the satellite buildings) deserves recognition as a landmark associated with Colorado's early resort life. The present owners, grandsons of John L. Jerome, and their wives, wish to preserve not only the original structures and furnishings, but also the quality of the natural setting, selected with such care and foresight by Mr. Jerome.

SEE INSTRUCTIONS



2. Location (continued)

Actual structures included in designation are located on Lots 38 and 39, Block 8, and Lots 9, 10, 11, and 12, Block 6, Christmas Hill Subdivision, Jefferson County, Colorado, consisting of approximately five (5) acres. Land included in designation for immediate protection of structures consists of all of Blocks 5, 6, 7, 8 and 9 in Christmas Hill Subdivision, Jefferson County, Colorado, and all unplatted land in the N $\frac{1}{2}$ of Sec. 31, T. 7S., R. 70 W., 6th P.M., Jefferson County, Colorado, a total of approximately 30 acres.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

"The Spanish Estate," an address given by Elizabeth Jerome Hart before the Monday Literary Club on October 4, 1948. (Copy in the Library of the State Historical Society of Colorado)

John Lathrop Jerome papers. MSS in the Library of the State Historical Society of Colorado.

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | | | |
|--|----------|---------|---------|---------|---|---------|---------|---------|---------|
| CORNER | LATITUDE | | | | LONGITUDE | | | | |
| | Degrees | Minutes | Seconds | Degrees | Minutes | Seconds | Degrees | Minutes | Seconds |
| NW | 39° | 23' | 46" | 105° | 16' | 31" | | | |
| NE | 39° | 23' | 46" | 105° | 16' | 01" | | | |
| SE | 39° | 23' | 30" | 105° | 16' | 00" | | | |
| SW | 39° | 23' | 30" | 105° | 16' | 31" | | | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 30 acres

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

| STATE: | CODE | COUNTY | CODE |
|--------|------|--------|------|
| | | | |
| | | | |
| | | | |
| | | | |



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Susan A. Nieminen, Assistant to the Director

ORGANIZATION: State Historical Society of Colorado DATE: 11 January 1973

STREET AND NUMBER:
200 Fourteenth Avenue

CITY OR TOWN: Denver STATE: Colorado CODE: 08

12. STATE LIAISON OFFICER CERTIFICATION

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

National State Local

Name: Alan Fisher
Alan Fisher

Title: Acting State Liaison Officer

Date: February 7, 1973

NATIONAL REGISTER VERIFICATION

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

Robert M. Greig
Director, Office of Archeology and Historic Preservation

Date: 7/20/73

ATTEST:

for [Signature]
Keeper of The National Register

Date: 7/19/73



1000
1 MILE
4000 5000 6000 7000 FEET

ROAD CLASSIFICATION

Heavy duty ——— Light duty ———
Inter-Departmental Survey Washington D.C. - 1947

DECKERS IS MI
 39° 22' 30"
 105° 15'

