

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED MAR 28 1978
DATE ENTERED SEP 18 1978

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

The Bailey House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1600 Ogden Street

NOT FOR PUBLICATION

CITY, TOWN

Denver

CONGRESSIONAL DISTRICT

1

STATE

Colorado

VICINITY OF

CODE
08

COUNTY

Denver

CODE
031

3 CLASSIFICATION

CATEGORY

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

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

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

PRESENT USE

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

4 OWNER OF PROPERTY

NAME

Mr. Robert Knox

STREET & NUMBER

1600 Ogden Street

CITY, TOWN

Denver

VICINITY OF

Colorado

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of the Clerk and Recorder

STREET & NUMBER

City and County Building 14th and Bannock Streets

CITY, TOWN

Denver

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

The Denver Inventory

DATE

1973

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

The Denver Planning Office

CITY, TOWN

Denver

STATE
Colorado

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Bailey house was built upon an "earthen platform" about 6 feet above the sidewalk, as were most houses in Denver built for the middle and upper-middle classes in the late 19th century.

In October, 1889, the Western Architect and Building News carried a description of the Bailey house: "Stone residence for G.W. Bailey on Ogden St., to cost \$30,000. Built of buff Longmont sandstone, with trimmings of blue Longmont. The parlors, library, and hall are finished in butternut; the dining room in antique oak; the chambers and upper halls are finished in satin-wood, birds-eye maple, and black ash; bathroom fitted with porcelain tub and open fixtures. All work throughout the house of the best description."

The rusticated stone which Lang used on the outside of the Bailey house and the stone belt courses are marks of the Richardsonian style of architecture, as are the contrasting stone textures along the base of the building and in the lintels over the windows. Some of the windows of the building are arched; however, these are not the Syrian arches typical of Richardsonianism. The Richardsonian style was a movement toward simplicity in architecture and the Bailey house cannot be said to follow this philosophy. It is rather of the eclectic style typical of Lang, though because of the size of the building it is somewhat muted in comparison to others of his buildings.

The massing of the house is Queen Anne, with its irregularity and complicated roof forms. Most of the architectural details are also of the Queen Anne style, and they are many: bay windows, round tower-topped by a rounded roof, pent roof at the gables, and half-timbering on the south gable. The cantilevered gable on the north facade is a Queen Anne characteristic, but the bracketing supporting the gable and the brackets at each side of the west gable and under the gable of the south balcony are Italianate. Another interesting feature of the Bailey house is the use of transoms over many of the windows. This may have been influenced by the Chateausque style. The pediments over the main entrance and over the south entrance are of the Greek Revival style. The house also has the metal cresting along the roof peaks which was so typical of the Queen Anne style.

The condition of the Bailey house today is generally good, although the sandstone has begun to deteriorate in some sections -- especially between the 2nd and 3rd stories of the tower. The slate roof is also deteriorating and may be replaced by the owners in the near future.

The interior of the house has been changed a good deal and is now being used as offices, but the exterior seems not to have been altered.

8 SIGNIFICANCE

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

SPECIFIC DATES

1839-1890

BUILDER/ARCHITECT

William Lang

STATEMENT OF SIGNIFICANCE

The Bailey house is of historical value and worthy of preservation because of its significance in two areas primarily: architecture and economics.

The house was designed by William Lang, one of the most prominent and prolific architects of the prosperous period in Denver between about 1887 and 1893. His architecture mirrored the ebullient mood of the city in the period during which he was popular. The Bailey house is the largest of the houses designed by Lang to have survived.

The house was commissioned and first occupied by George W. Bailey, a man who, as a real estate agent and investor, was able to share in the prosperity of those years of growth and optimism in Denver, but who, like William Lang, suffered badly from the silver panic of 1893 and never fully recovered financially afterwards.

William Lang came to Denver from Chicago, Illinois. The first record of his career was in the 1886 Denver Directory in which he placed an advertisement for his services as an architect. He was a charter member of the Colorado Chapter of the American Institute of Architects. The most complete record concerning William Lang, however, is in the buildings he designed. He was responsible for many residences in the Capitol Hill area. In 1890 the Western Architect and Building News listed 43 houses designed by Lang and Marshall Pugh, his partner. Lang designed a 6-story downtown office building, the Ghost Block and St. Mark's Church on Lincoln, but he was best known for his designs of residences - both single homes like the Bailey house and row houses, some examples of which stand on Washington Street between 17th and 18th Avenues.

Lang and Pugh had available to them in periodicals many models of architectural styles from all over the country. They used elements from these many styles to produce designs which were usually skillfully-executed studies in architectural complexity and diversity. This style of architecture is called the eclectic style, and William Lang is considered to have been one of the best eclectic architects in the United States.

Denver began to experience a construction boom in late 1887. The city was prosperous and growing quickly, and Lang's designs were well-received in Denver by the new upper middle class. His architecture was lively; it reflected the spirit of the time; and he used the finest materials, displayed in an obvious manner, a practice which suited well the prosperous owners of his homes.

The original owner of the Bailey house, George W. Bailey, like William Lang, came to Denver from Illinois. He had fought in the Civil War from 1861 to 1865, attended Illinois College, and became a faculty member there after his graduation. He was an instructor at Illinois College for 13 years, until his move to Denver in 1882. In 1883 he and James R. Hicks formed a partnership. Their real estate firm was agent for the Highland Park Co. of Colorado Springs, which had large Denver and vicinity real estate holdings. Hicks and Bailey became involved in the development of Short's

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Brettell, Richard B. Historic Denver: The Architects and the Architecture, 1858-1893. Historic Denver, Inc. Denver, 1973.

_____. History of Colorado. The I. J. Clarke Publishing Co., Chicago, 1918. V. II. pp. 810-812.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY under one acre

UTM REFERENCES

A 1,3 510,223,5 4,319,819,0,0
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C
 ZONE EASTING NORTHING

D
 ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

Lots 22 & 23, Block 24, Park Avenue Addition

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Diane Brower

ORGANIZATION

Historic Denver

DATE

October 17, 1977

STREET & NUMBER

770 Pennsylvania Street

TELEPHONE

837-1858

CITY OR TOWN

Denver

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William C. Johnson

TITLE Colorado State Historic Preservation Officer DATE March 15, 1978

FOR NPS USE ONLY

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

R. B. Pettig

DATE 9/18/78

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION
 ATTEST: *William Lebrich*

KEEPER OF THE NATIONAL REGISTER

DATE Sept 14, 1978

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAR 28 1978
SEP 18 1978
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

electric railway on 15th Street. The development of this railway contributed to 15th Street eventually becoming the main thoroughfare of the business district. They also were part of a syndicate to build and operate the University Park railway, which led to the increased growth of Denver's south side.

Lang built Bailey's home at 1600 Ogden in 1889-1890. The building permit was taken out on September 11, 1889. An October 1889 issue of the Western Architect and Building News described the house. Bailey probably moved into it some time in 1890.

Hicks and Bailey continued as a successful business until 1893. "Then came the silver panic, bringing widespread disaster to banks and all business concerns... Foreclosures of real estate became a daily feature of the business at the courthouse, rendering any but forced purchases practically impossible." George Bailey remained in the real estate business, but the indication is that after the panic he was never again as successful. He "... continued in a quiet and unassuming way to serve such friends and clients as they came to him." The Master Property Book for the Park Avenue area shows Laura R. Struby as the owner of 1600 Ogden in 1895, so it appears that at that time Bailey found it necessary to sell his home.

The panic of 1893 was brought about by the decline of the price of silver and by the many related factors which caused this decline; "over-expansion and over-investment in the nation's railroads; a continuing agricultural depression; the collapse of British investments in the United States."

Mines and smelters in Colorado were shut down and thousands of workers from these places drifted into Denver. The resulting fear and unrest they created compounded the decline in morale which had come about as a direct result of the silver crash. The widespread loss of optimism in Denver which was the result of the silver panic also brought about a gradual shift from the expansive, exuberant architectural styles popular here, to the more conservative buildings which make up the bulk of the residential areas built in Denver after that time.

With the decline in the popularity of eclectic architecture came the decline in William Lang's fortunes. Lang suffered much psychologically from the failure of his business. He returned to Illinois in hopes that the change would improve his health, but in August, 1897, he was struck by a train in Marseilles, Illinois, and killed. This had followed a 2-week period when he had dropped out of sight after leaving his brother's home in Englewood, Illinois. The August 22, 1897, edition of the Rocky Mountain News, which carried the story of his death, attributed his death to "nervous prostration" and mental failure, brought about by the ruin of his business.

The Bailey house has had a number of owners and occupants in the years since George Bailey lived there. During the late 1930's it was a doctors' clinic. After that it was converted into a restaurant, the Tiffin Dining Room. Today it is occupied by Intra Search, a geological research firm.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED MAR 28 1978

DATE ENTERED

SEP 18 1978

CONTINUATION SHEET Bibliography ITEM NUMBER 9 PAGE 2

The Rocky Mountain News. Denver. August 22, 1897.

Ubbelohde, Carl. A Colorado History. Pruett Press, Inc., Boulder, 1965. p. 218.

Property

The Bailey House

State

Calo. / Denver

Working Number

3.28.78.2777

78000840

TECHNICAL

Photos *7*
Maps *1*

CONTROL

OK ^{pl} 3.29.78

HISTORIAN

*Accept
Franklin
5.17.78*

ARCHITECTURAL HISTORIAN

*Accept -
L. Beube 5/9/78*

ARCHEOLOGIST

OTHER

HAER

Inventory _____
Review _____

REVIEW UNIT CHIEF

*home of successful ~~sales~~ real estate man
built by prominent Denver architect in
Richardsonian style*

*Accept
L. Beube
9/14/78*

BRANCH CHIEF

KEEPER

*Kethg
9/18/78*

National Register Write-up _____
Federal Register Entry *11-7-78*

Send-back _____
Re-submit _____

Entered *SEP 18 1978*

INT:2106-74



Bailey House
Denver, Colorado
Floyd Patterson
9/1977

MAR 28 1978

SEP 18 1978

neg. #1072

DENVER
County

View lookint northeast of south side

PROPERTY OF THE NATIONAL REGISTER

16/01/0280



Bailey House
Denver, Colorado
Floyd Patterson
Historic Denver
9/1977

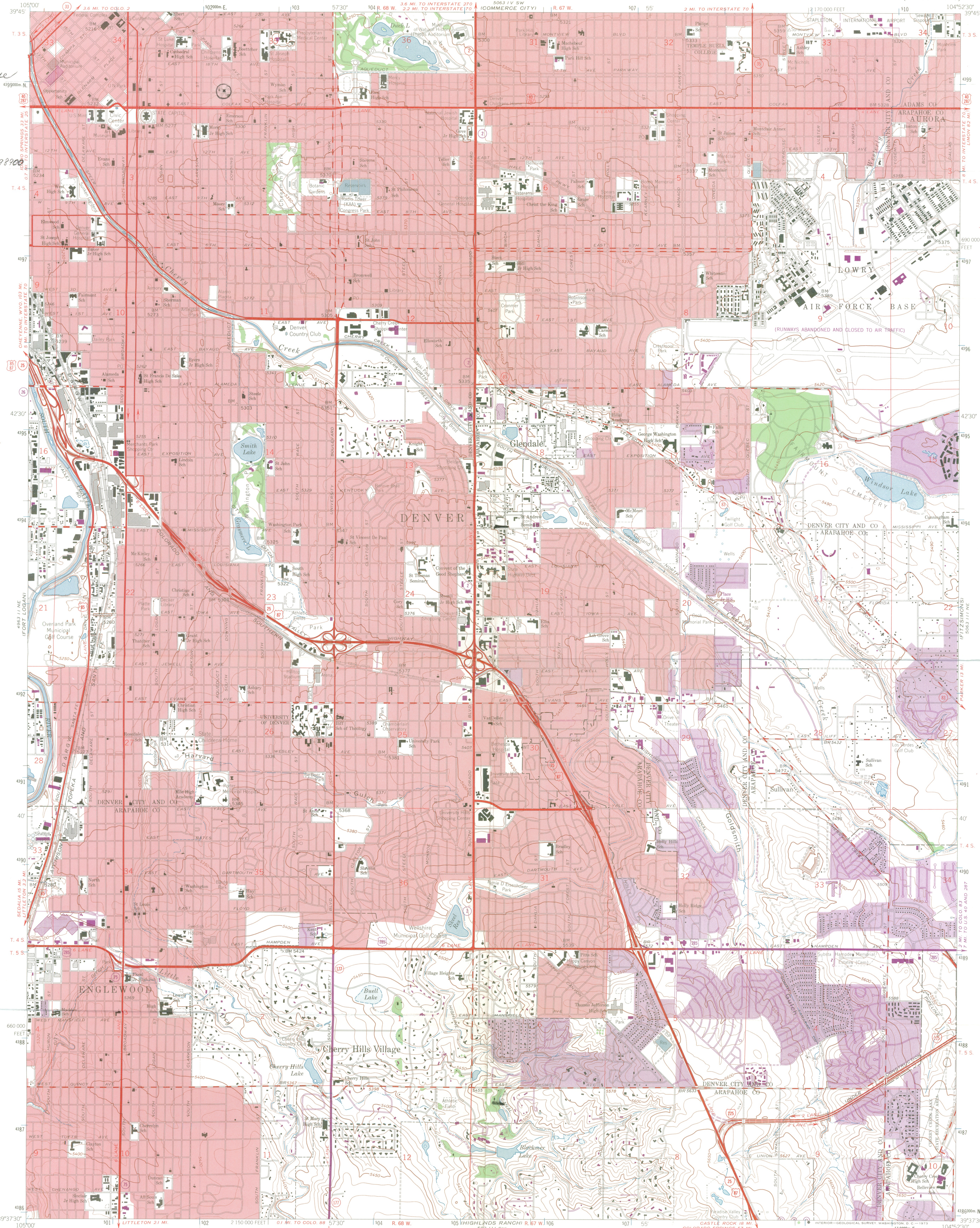
neg. # *Aff2*
MAR 28 1978 *DENVER*
SEP 18 1978 *County*

View looking southeast of northwest corner
and west front

PROPERTY OF THE NATIONAL REGISTER

16/01/0280

13/502235/4398900
Bailey House
N



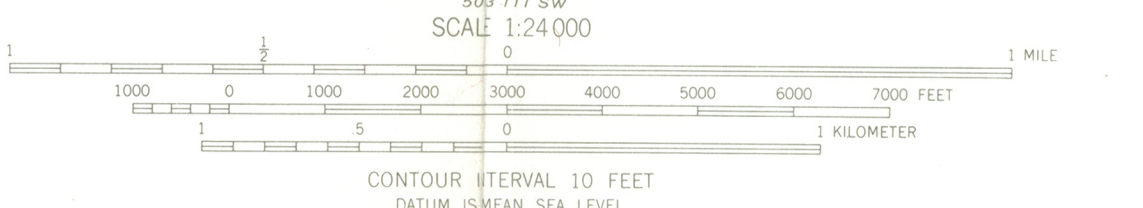
Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs
taken 1964. Field checked 1965. Supersedes map dated 1957

Polyconic projection. 1927 North American datum
10,000-foot grid based on Colorado coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue

Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1971. This information not field checked

Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

- Heavy duty
- Light-duty
- Medium-duty
- Unimproved dirt
- Interstate Route
- U.S. Route
- State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ENGLEWOOD, COLO.
N3937 5 - W10452 5 / 7.5
1965
PHOTOREVISED 1971
AMS 5063 111 NW - SERIES 1971

RECEIVED
MAR 28 1978
NATIONAL REGISTER

SEP 18 1978
DOE

ENTRIES IN THE NATIONAL REGISTER

STATE COLORADO

Date Entered SEP 18 1978

<u>Name</u>	<u>Location</u>
Botanical and Horticultural Laboratory	Fort Collins Larimer County
Glass, J.S., Clothing Store	Pueblo Pueblo County
Saguache Flour Mill	Saguache County
Bailey House	Denver Denver County
Boston Building	Denver Denver County

Also Notified

Honorable Gary W. Hart
Honorable Floyd K. Haskell
Honorable James P. (Jim) Johnson
Honorable Frank E. Evans
Honorable Patricia Schroeder

State Historic Preservation Officer
Mr. Arthur C. Townsend
Colorado Heritage Center
1300 Broadway
Denver, Colorado 80203

NATIONAL REGISTER DATA SHEET

① NAME as it appears on federal register: Bailey House		② OTHER NAMES:		③ date of entry: SEP 18 1978	④ county code: 31
⑤ LOCATION street & number 1600 Ogden St.		city / town Denver	vicinity of	state CO	county Denver
⑥ NPS REGION: RM					
⑦ OWNER <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> STATE <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> COUNTY <input type="checkbox"/> MULTIPLE <input type="checkbox"/> FEDERAL (agency name)					
⑧ ADMINISTRATOR: Diane Brower					
⑨ EXISTING SURVEYS <input type="checkbox"/> HABS <input type="checkbox"/> HAER <input type="checkbox"/> NHL <input type="checkbox"/> FUNDED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
⑩ CONGRESS. DISTRICT 1st					
⑪ SOURCE of NOMINATION <input checked="" type="checkbox"/> STATE <input type="checkbox"/> FEDERAL					
⑫ WITHIN NATIONAL REGISTER HISTORIC DISTRICT? <input type="checkbox"/> YES, NAME _____ <input type="checkbox"/> NO					
⑬ WITHIN NATIONAL HISTORIC LANDMARK? <input type="checkbox"/> YES, NAME _____ <input type="checkbox"/> NO					
⑭ ACREAGE _____					
⑮ if state who prepared form? <input type="checkbox"/> LOCAL <input type="checkbox"/> PRIVATE ORGANIZATION					
⑯ CONDITION		⑰ features:			
<input type="checkbox"/> excellent		<input type="checkbox"/> SUBSTANTIALLY INTACT-1		<input type="checkbox"/> SUBSTANTIALLY INTACT-2	
<input type="checkbox"/> good		<input type="checkbox"/> NOT INTACT-0		<input type="checkbox"/> NOT INTACT-0	
<input type="checkbox"/> fair		<input type="checkbox"/> UNKNOWN-4		<input type="checkbox"/> UNKNOWN-5	
<input type="checkbox"/> deteriorated		<input type="checkbox"/> NOT APPLICABLE-7		<input type="checkbox"/> NOT APPLICABLE-8	
<input type="checkbox"/> altered				<input type="checkbox"/> NOT APPLICABLE-9	
<input type="checkbox"/> original site					
<input type="checkbox"/> ruins					
<input type="checkbox"/> unexposed					
<input type="checkbox"/> unexcavated					
<input type="checkbox"/> moved					
<input type="checkbox"/> reconstructed					
<input type="checkbox"/> unknown					
<input type="checkbox"/> excavated					
⑱ ACCESS <input type="checkbox"/> YES-Restricted <input type="checkbox"/> YES-Unrestricted <input type="checkbox"/> No Access <input type="checkbox"/> Unknown					
⑲ ADAPTIVE USE <input type="checkbox"/> YES <input type="checkbox"/> NO					
⑳ SAVED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
㉑ IS PROPERTY A HISTORIC DISTRICT? <input type="checkbox"/> yes <input type="checkbox"/> no					
㉒ CLAIMS: explain					
'first' <input type="checkbox"/>					
'oldest' <input type="checkbox"/>					
'only' <input type="checkbox"/>					
㉓ AREAS OF SIGNIFICANCE :		ENGINEERING-11			LANDSCAPE ARCH.-15
<input type="checkbox"/> ARCHEOLOGY-prehistoric-2		ENTERTAINMENT-26			POLITICS/GOVT.-21
<input type="checkbox"/> ARCHEOLOGY-historic-1		LAW-16			RECREATION-28
<input type="checkbox"/> AGRICULTURE-3		LITERATURE-17			SETTLEMENT-29
<input type="checkbox"/> ARCHITECTURE-4		MILITARY-18			URBAN PLANNING-31
<input type="checkbox"/> ART-5		MUSIC-19			OTHER (SPECIFY) _____
<input type="checkbox"/> COMMERCE-6		PHILOSOPHY-20			<input type="checkbox"/> SOCIAL/HUMANITARIAN-24
<input type="checkbox"/> COMMUNICATIONS-7					<input type="checkbox"/> SOCIAL/CULTURAL-30
<input type="checkbox"/> CONSERVATION-8					<input type="checkbox"/> TRANSPORTATION-25
<input type="checkbox"/> EXPLORATION-12					
<input type="checkbox"/> HEALTH-27					
<input type="checkbox"/> ECONOMICS-9					
<input type="checkbox"/> EDUCATION-10					
<input type="checkbox"/> INDUSTRY-13					
<input type="checkbox"/> INVENTION-14					
㉔ functions		㉕ dates of initial construction:			㉖ ETHNIC GROUP ASSOCIATION
WHEN HISTORICALLY SIGNIFICANT:		major alterations:			
CURRENTLY:		historic events:			
㉗ architectural style(s):		㉘ architect:		㉙ master builder:	
				㉚ engineer:	
㉛ landscape architect / garden designer:		㉜ interior decorator:		㉝ artist:	
				㉞ artisan:	
				㉟ builder/contractor:	
㊱ NAMES give role & date					
PERSONAL:					
EVENTS:					
INSTITUTIONAL:					
㊲ NATIONAL REGISTER WRITE-UP					