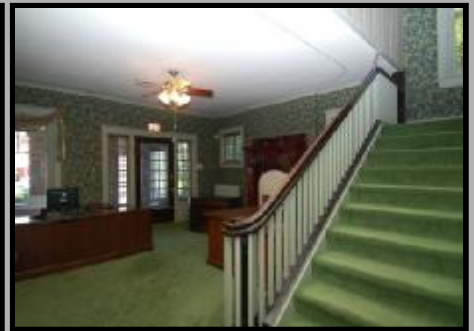
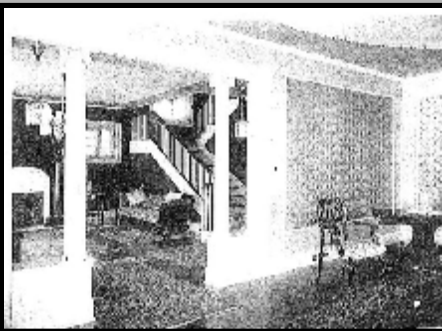




**HISTORIC WYMAN DISTRICT MANSION
OFFICE/RESIDENTIAL ZONING
1600 RACE ST, DENVER, CO 80206**



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\$1,175,000

Wyman District Historical Mansion Zoned Office/Residential. The Best of Both Worlds. Join a List Of Notable Private Owners and Successful Prominent Organizations & Companies. This Property is Approximately 8,328 Square Feet with 11 Offices/Bedrooms, 7 Bathrooms, and a Family Room/Front Reception Area, Formal Living Room/Board Room, Formal Dining Room/Conference Room, 2nd Family Room/2nd Conference Room, Non Conforming Basement Bedroom/Training Room, 4 Fireplaces, 4 Staircases and a Two-Story Carriage House/Possible Separate Rentable Office that's Approximately 880 Square Feet. 5 Off Street Parking Spaces and a 9,375 Square Foot Lot. For More Information go to Website listed on Flyer. For Historic Information go to Back of Flyer! For a Private Showing Contact Listing Broker. We Double Dog Dare You to Become a part of this History!

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The Information in this Flyer is Deemed Correct But Not Guaranteed. Buyer is responsible for verifying all information. Several Documents with Different Square Footage Amounts. Buyer MUST also Verify Square Footage Amounts!

1600 RACE STREET, DENVER, CO 80206

HISTORICAL INFORMATION

Information provided by the "Wyman Historic District" Author Diane Wilk

The Wyman District, block after block, the story is the same; houses filled with rich stories of their inhabitants and their architecture. Typical is the 1400 block of Franklin Street. At one time it was the home of such Denver worthies as a telephone company executive Frederick O. Vaillie at 1401 Franklin Street, promoter Ralph Voohrees at 1420 Franklin Street, auditor James Porter Evans at 1427 Franklin Street, General Irving Hale at 1430 Franklin Street, and railroad executive Frank Trumbill at 1439 Franklin Street.

A block away, just outside of the Wyman borders, at 1407 Humboldt Street was the home of Derick V. Barkalow. With his brother, Sidney, he operated the restaurant at Union Station from 1881 to 1920 as well as having a most profitable news agency. After Barkalow moved to 1410 Josephine Street, the 14th and Humboldt house was occupied by physician Alfred Blackman.

Two blocks East, near the Northwest corner of 14th Avenue and Gilpin Street was the home of Freeland O. Stanley, the Stanley of the Stanley Steamer and the Stanley Hotel, or so claimed Channing Sweet who grew up at 1370 Gilpin Street. City directories, however, list Stanley as having been at 2609 14th Avenue. The house at 1401 Gilpin Street was the home of Colorado Supreme Court Justice John Campbell. Banker Clarence Adams was nearby at 1446 Gilpin Street.

Institutions mark the Wyman District. Among the earliest was the first to disappear, the Denver Orphans Home. Seeking a lack of care for orphans, Denver society women took the lead in organizing the shelter in the late 1870's. They got land at the Northeast corner of 16th Avenue and Race Street where they built quarters for children in need of care and supervision. Opened in 1881, in addition to a dormitory, the facility included a barn, chicken coop, and small hospital.

To make sure that everybody knew that they were in charge, the women specified that the Denver Orphans Home was to be governed by a board of 13 women. A seven-member male board of advisors was created to assist them. A virtual who's who, including members of the Evans, Iliff, Routt, and Hill families, served on the boards.

The Denver Orphans Home relocated just East of Capitol Hill to 1501 Albion Street in 1901. A foremost supporter was Henrietta Smith whose husband, Milo Smith, was developing the land along Colfax East of Colorado Boulevard as the Belleview West Neighborhood. She helped the orphanage secure the property. As a private organization, the Denver Orphans Home had the luxury of carefully choosing which children it would house. Those it did not want were sent to the State Home for Dependent and Neglected Children.

In 1962, the facility changed its name to Denver Children's Home. With foster care facilities displacing orphanages, it turned its attention to troubled youths between the ages of 10 and 17. Working with what are known as Children in Need of Supervision, the home has collaborated with the courts in providing both day and residential treatment for its clients.

The orphanage at 1600 Race Street was demolished to make way for the \$8,000 908-vintage home of Armistead L. Abrahams. An attorney who came to Denver about 1904, the owner was a vice president of the Continental Trust Company as well as an insurance agent of American Bonding of Baltimore. He sold the house to Edwin P. Morrison in around 1912.

A civil engineer from Cincinnati, Morrison had married into the Proctor Family of Proctor and Gamble. A senior executive with Great Western Sugar, he oversaw the design of sugar refineries throughout Colorado. He died at age 89 in 1959 and his widow, Florence, followed him to the grave at age 85 in 1961. Her will specified that all holdings in the estate were to be sold at public auction.

The mansion was converted into a nursing home, the E & E Guest House. In 1966, it was given to the Colorado Tuberculosis Association, which had previously been located at 1633 Vine Street. Well into the 1970s, the health advocacy group used the carriage house for an X-ray unit to screen patients for tuberculosis while a mobile X-ray van was parked in the driveway. The association later became the Colorado chapter of the American Lung Association whereupon it rented the garage to the League of Women Voters as that group's headquarters.