

## 1600 RACE STREET, DENVER, CO 80206

### HISTORICAL DOCUMENTS

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. Vaille 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 Humbolt 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 14<sup>th</sup> and Humboldt house was occupied by physician Alfred Blackman.

Two blocks East, near the Northwest corner of 14<sup>th</sup> 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 14<sup>th</sup> 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 16<sup>th</sup> 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.

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

# A House That Works

Headquarters remains at home in a rehab on Race Street

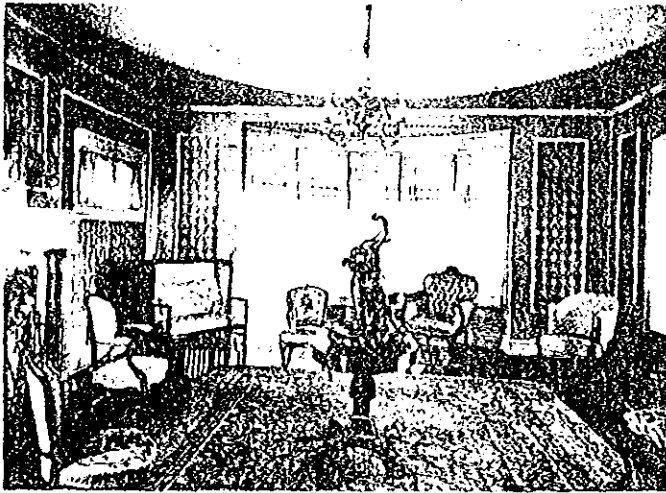
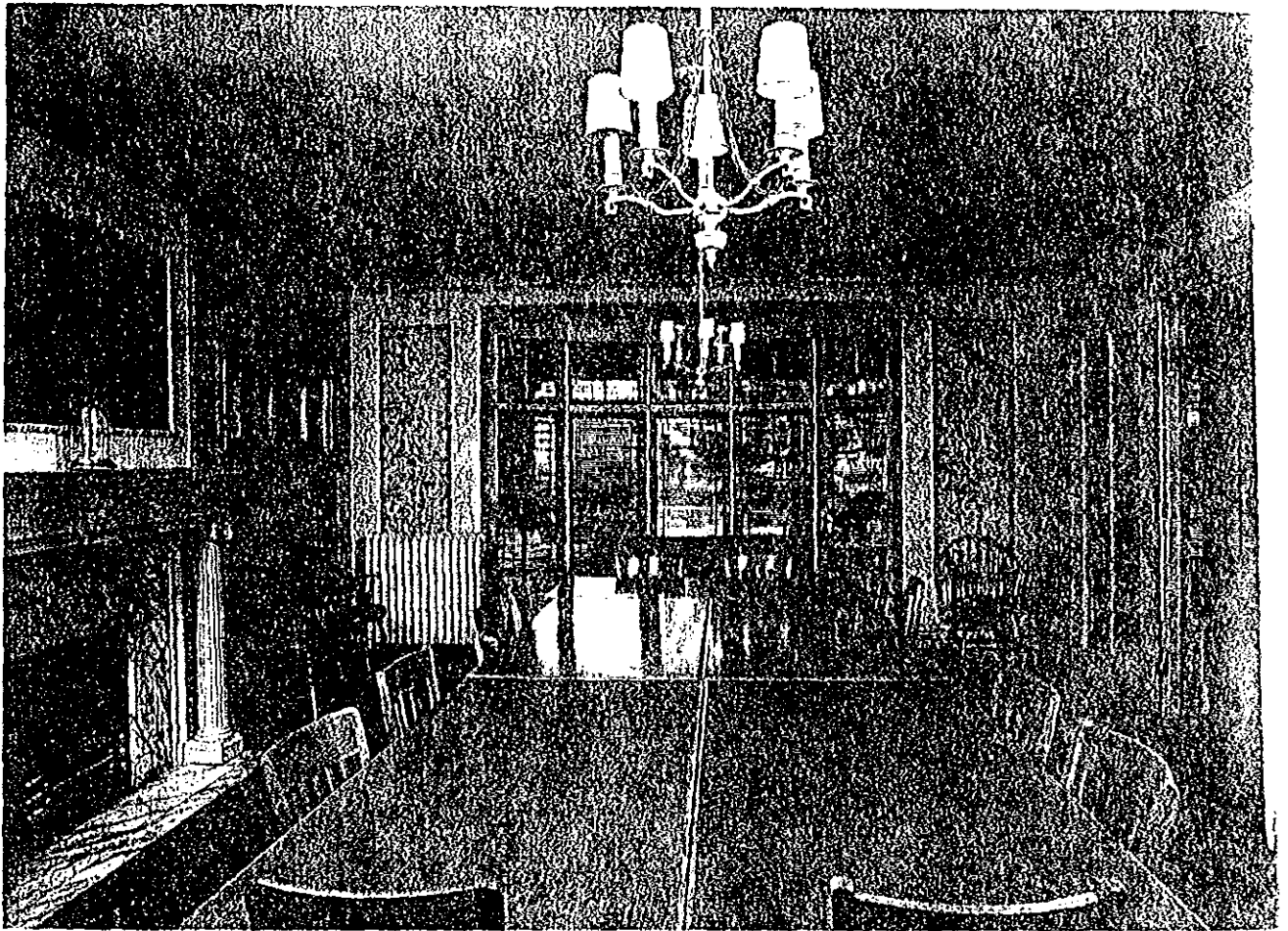
Photography by Phil LaRocco



**T**he spacious brick house at 1600 Race Street in Denver has been home to the American Lung Association of Colorado since 1964, but renovation did not begin until 1978. "The building badly needed work, and we were faced with a clear choice: either sell it and find a new place, or fix it up and keep it," recalls Dallis Pierson, executive director of the statewide association. "We decided we wanted to stay."

Chosen to direct the renovation was Ray Sylvester, a designer at Howard Lorton Galleries. In talking to the association workers, he found they cared about the old house and would, with some modern improvements to the building, be happy to remain on Race Street. "They work like a family," says Sylvester. "Since I believe that a homelike quality enhances any environment, that was something I wanted to preserve."

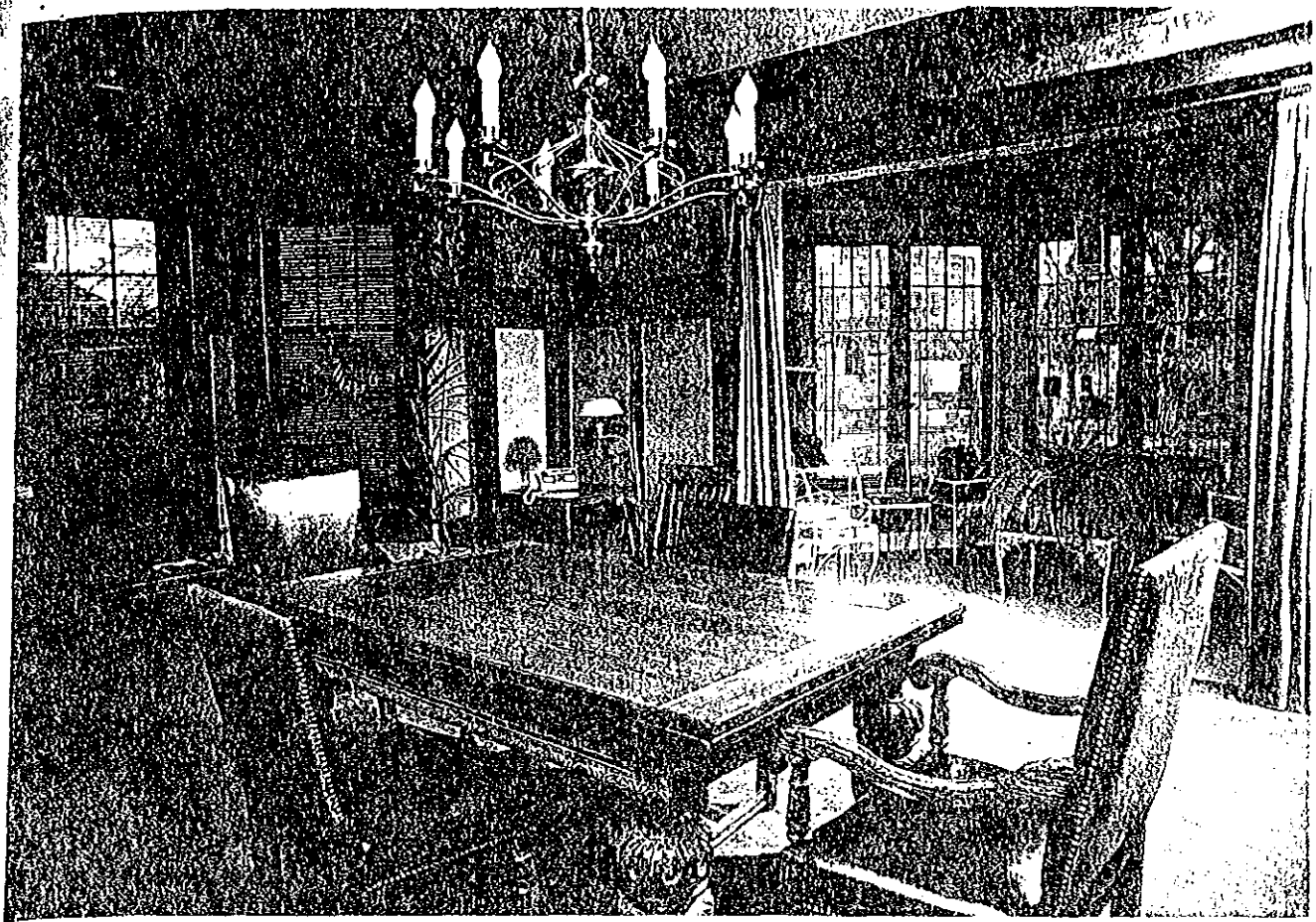
The building dates from 1904, the same year the Lung Association was founded. A private residence until 1959, the structure briefly housed a nursing home in the early 1960s. Pierson says the decor that the group inherited was less than inspiring. "The entire interior was painted white, a color we lived with for 15 years."



*"The staff wanted to preserve the architectural warmth of the building while including modern amenities." Designer Ray Sylvester tried to retain the residential ambience while making the rooms workable.*

*Top: Yesterday's parlor became today's boardroom. The delicate plaster work on the ceiling—an oval within a rectangle—was picked out in soft green and rose. The conference table and chairs are oak. A Georgian Lighting chandelier was chosen to supplement the recessed lighting. Wallpaper panels*

*repeat the original treatment, with a Scalamandré French garden scene that complements the over-mantel mural. The hearth and surround are of onyx and frame an antique coal grate. Windsor chairs flank the bay window overlooking Race Street. Above: This early photograph is of the parlor.*



For all its problems, the 7,500-square-foot building was not without charm. Luxurious high ceilings, fireplaces with intricate grillwork, and large windows suggested historic elegance. However, the new design challenge was evident. How could the 78-year-old house be converted into a suitable office complex?

"The staff wanted to preserve the architectural warmth of the building while including modern amenities," says Sylvester. Because of frequent entertaining, the staff required a functional dining room that could serve as a conference room, and a full working kitchen. With this in mind, Sylvester tried to retain the residential ambience while making the rooms workable, a design concept known as "adaptive re-use."

"This means taking what you have and adapting it to a new use," explains Sylvester. "I tried to accomplish this without destroying the original character and function of the property."

During the course of the renovation, complete authenticity was sometimes traded for ease of maintenance. The oak floors of the living and dining rooms, for example, were covered with a modern version of a traditional velvet-style carpet popular in

Opposite page: This house at 16th and Race was home to the Abraham Abrams family, its first owners; the photograph was taken during the family's residency in the early 1900s. Since 1964, it has been home to the American Lung Association of Colorado. Above: The dining room serves double duty as a conference room. The burlap panels below the oak plate rails are ocher-colored to complement the tapestry's background. Woodwork is fumed oak. Also oak, the refectory table was given a

feudal finish. The companion chairs are covered in leather. Velvet portiers--the curtain-like dividers--can be closed to separate the dining room from the conservatory and other adjoining rooms and were installed on original brass hardware still in place. Portiers can be closed to turn the conservatory into an intimate meeting room. The furniture is Woodard traditional wrought iron. The color scheme was chosen to echo the green of the dining room and entry hall.

the late nineteenth century. Woven of a sturdy synthetic fiber, the carpet eliminated the drudgery of maintaining the hardwood floor. Low maintenance also dictated vinyl wallpaper in the bathrooms and linoleum for the kitchen floor.

The French doors that were added in the archway between the foyer and the boardroom represent a different kind of compromise between old and new. "This partition, which was necessary for privacy, is still sensitive to the architecture," says Sylvester. "It looks as if it's always been there, another example of how adaptive re-use can work."

On the second floor, walls were removed from closets between two rooms to form a large enclosed area in which to house duplicating machines. Even this storage space was blended into the original structure by using the existing woodwork.

The period mood that predominates on the first floor gives way to modern working accommodations on the second. Downstairs, wallpapers are used for their documentary character; upstairs, life-sized photomurals of outdoor scenes bring a natural touch to the offices. Venetian blinds filter strong summer sun.

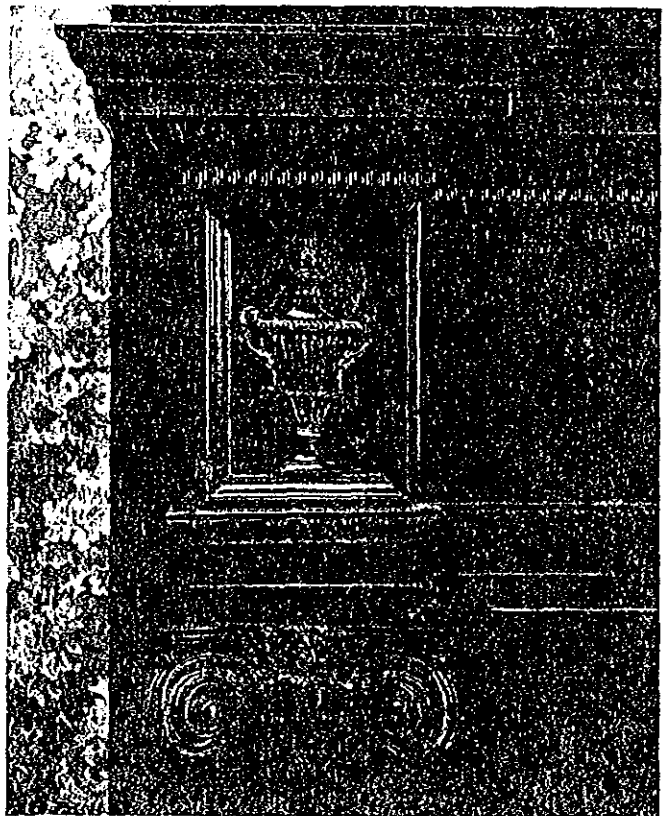
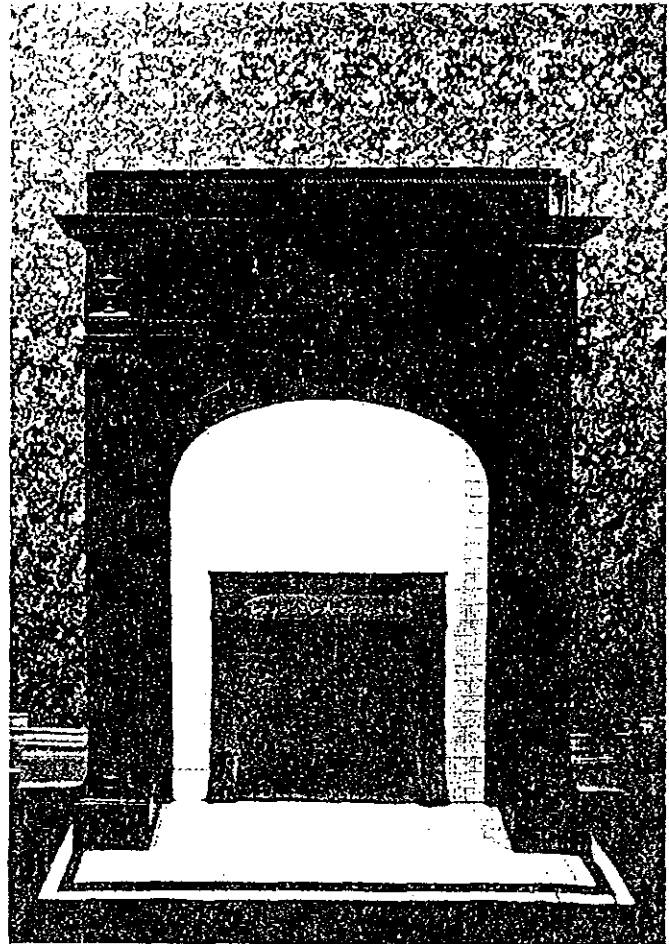
The only second-floor office to repeat the period theme is director Pierson's. A fireplace framed in solid cherry, along with heavy tie-back draperies, creates an aura of old-fashioned elegance that is neither stuffy nor out-of-date.

Because the building is used by both the Lung Association and other groups for entertaining, the patio has become a popular gathering place during warm months. This beautifully bricked area, protected by a redwood privacy fence and landscaped with vines and plants, functions well for informal meetings. Additional space in the basement was redesigned to serve as an employee lounge, social room, and volunteer workroom.

When the \$116,000 renovation of the Race Street building was completed in 1979, both Sylvester and the Lung Association were satisfied that the design had remained faithful to the building's character. They did not suspect, however, just how closely the restoration echoed the original design until the granddaughter of the 1904 builder visited the headquarters. "When she walked into the building she burst into tears," Pierson recalls. The young woman pulled from her pocket several photographs taken of the house in its early years. The photos revealed a striking resemblance to the new design.

"She had been afraid she would find the house fallen to pieces," Pierson remembers. "She was astounded to see it beautifully preserved."

— Karen Gallegos



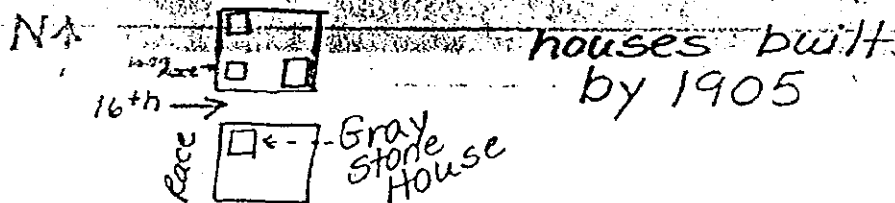
THE TWO HOUSES ARE MIS MARKED. - 1984  
THE RACE STREET HOUSE IS BRICK AND IS NOW BEING  
RESTORED BY THE AMERICAN LUNG ASSOCIATION OF COLORADO

Dear Brindan,

Thanks so much for the photos and negatives of 1600 Race. The one of your family is especially good. We really appreciate you sending them.

I have spent some time at the Denver Library researching the house using old building permit records and city directories, here's what I found out:

On April 15, 1908 Armistead L. Abrahama bought a building permit for a 2-stor brick home (40x45) at 1600 Race St. The estimated cost was \$8,000. It was probably one of the first houses on the block. In the 1905 city atlas only 2 homes were shown:



On June 9, 1908, A.L. Abrahams bought another permit for a brick garage (20x22) est. cost \$1000. An appraiser estimated the worth of the building and carriage house in 1979 at \$500,000!

In the old Denver city directories occupations were listed. Armistead L. Abrahams (I had a hard time finding the name... I was looking under Abrams. Did your grandmother change the spelling?) was listed in Bold Face which must have meant he was a prominent citizen. His occupation was V. P. of Continental Trust Co. located about 16 blocks west at 16<sup>th</sup> and Lawrence. Continental trust was listed as Insurance Agents of American Bonding of Baltimore. They are no longer listed in the Denver Directory. Prior to their move to 1600 Race, the Abrahams lived at 1159 Race. The 1st listing at 1600 Race was in the 1909 city directory. The 1912 directory shows that Armistead was the president of Althoff Mfg. Co. George A. Althoff was the owner of this company. They manufactured "refrigerating machinery and supplies" and made ice. The office was on Wazee, about 2 miles west of 1600 Race, at 1563 and 1409-1415 Wazee. The buildings are still there.

The 1913 directory was missing and 1914 showed no A. L. Abrahams listed. (MOVED TO HOLLYWOOD BLVD. SITE OF ROOSEVELT HOTEL)  
SUE GARNETT MARRIED HERE

I showed all the pictures to the decorator who renovated the house. He was thrilled with the new information. He had only seen 1920 blueprints of the house and assumed that 1920 was the year the home was built. He is having a photographer come in and take pictures. I will be sure you get copies but it might be a couple of months. It is possible that the home editor of the Denver paper might do a story on the house. If this happens, I'll send you the clipping. Also the decorator has started some investigating on his own. He knows a lady in Ft. Collins who used to play the piano in the home during parties. The owners she knew were with Great Western Sugar Co. Perhaps they bought the home from the Abrahams. I'll try to find out.

If you'd like me to look up any more information, let me know.



ARCHITECTURAL/HISTORICAL COMPONENT FORM

**IMPORTANT:** USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

1) Resource No. \_\_\_\_\_ 2) Temp No. \_\_\_\_\_ 3) Name \_\_\_\_\_

4) Address 1600 Race Street 5) District Name Capitol Hill

I. INTEGRITY: 6) Condition: Good  Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

7) Original Use Private dwelling 8) Present Use Office

9) Original Site  Moved \_\_\_\_\_ Date(s) of Move: \_\_\_\_\_

10) Unaltered \_\_\_\_\_ Altered  Explain: Moved a closet door from one location to another, but used the original materials

II. DESCRIPTION: 11) Building Materials all Brick construction on cement foundation

12) Construction Date April 15, 1908; Permit #822 13) Architect/Builder \_\_\_\_\_

14) Architectural Style(s) \_\_\_\_\_

15) Special Features/Surroundings: Contains original tapestry; Has four fireplaces of which two have original cherry wood with ornamentation and two are brick; Distinctive front porch and classic sun room; original toilet fixtures in one bathroom; two sets of original french doors; much of woodwork restored; unusual original masonry gable above front porch; Two light fixtures from the Plaza Hotel in Denver

16) Archaeological Potential: Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown  Explain: \_\_\_\_\_

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

17) THEME	<u>Residential</u>	
18) SUB-THEME	<u>Urban Neighborhood</u>	
19) TYPES	<u>Single Family with Carriage House</u>	

(Attach Photographs)

Frame Number \_\_\_\_\_  
 Roll Number \_\_\_\_\_  
 Facade Orientation \_\_\_\_\_

**IV. SIGNIFICANCE:** Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

- Represents work of a master
- Possesses high artistic values
- Represents a type, period, or method of construction

21) Historical Significance:

- Associated with significant persons
- Associated with significant events or patterns
- Contributes to the significance of an historic district

*The four story brick home, <sup>and carriage house.</sup> was built in 1908 by Armistead L. Abrahams, Vice President of Continental Trust Co, <sup>who</sup> later became President of Altkhoff Mfg. Co. Total cost of construction was \$9,100. The Abrahams previously lived at 1159 Race Street. In 1912, Mr + Mrs Edwin Morrison purchased the home. Mr. Morrison was Superintendent of the Great Western Sugar Company, a noted engineer who designed ~~most~~ 10 Great Western factories. He also was a widely known sportsman. His mother was the former Elizabeth Proctor of the family that founded Proctor + Hamble Co. The present owner restored the building to ~~the~~ much of the original state in 1979. Restoration was by Ray Dykstra of Howard Horton Inc. at a cost of \$16,000. The original floor plans are in the possession of the owner.*

22) List Any Associated Cultural Group: \_\_\_\_\_

**V. REFERENCES:**

WATER VALVES--BASEMENT--1600 RACE STREET--DENVER

Main valve to turn off water in building and carriage house.

Large valve(stem horizontal) in South West corner of toilet room (off of Laundry room).

Second valve in this group of three--smaller valve (stem vertical) slightly higher--pipe goes into floor, is shut off for hose connection South West corner at front of building.

Third valve in this group---DO NOT TOUCH.

Two valves(up-side down)--near ceiling between bottom of basement stairs and laundry room shut off water, HOT(left) and COLD (right) to bathroom off of office, South West corner, second floor.

Two valves above hot water tank shut off cold water (lower valve)inlet and hot water outlet(higher valve).

GAS VALVES--Basement--Boiler Room

Shut off for HOT water heater is in front of and slightly higher on a vertical diagonal (need wrench).

Shut off for boiler is on left or North side beside boiler(hand turn-off).

Shut off for carriage house is on short vertical connection from gas line to furnace(need wrench).

Shut off water to carriage house--small valve(horizontal stem) at far(East) wall) near motor at back end of furnace, in boiler room.

# OPERATING YOUR THERMOSTAT

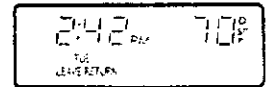
## TEMPORARILY CHANGING THE PROGRAM

These features let you custom-tailor the program for those times when someone comes home early, or you're staying up late, or you plan to be out for the evening.

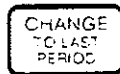
To keep the current temperature through the next program period:



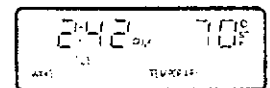
Press and release. The name of the period to be skipped will flash in the display until the next regularly scheduled period starts.



To go back to the temperature of the previous program period:



Press and release. The display will show the name of the previous period and flash "temporary" until the next regularly scheduled period starts.

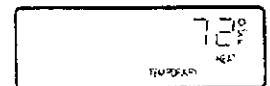


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To temporarily raise or lower the temperature for the current period only:



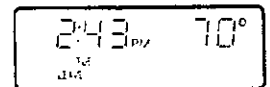
Press and hold until the desired temperature is reached. The display will flash "temporary" until the next programmed time period starts.



If you change your mind:



Press and release to cancel any of the temporary settings.



**ALWAYS PRESS "RUN PROGRAM" TO CANCEL ALL TEMPORARY SETTINGS BEFORE YOU LEAVE.**