COMMUNITY PLANNING AND DEVELOPMENT MEMO REPORT
OF FINDINGS FOR CERTIFICATE OF DEMOLITION ELIGIBILITY

March 6, 2020

**Address:** 1763 Williams

**Legal Description:** McCullough Mill B42 L21 to 23

**Current Building Name:** NA

**Construction Date:** ca. 1890


**Architectural**
Architectural Style: Queen Anne
Architect/Builder: Robert S Roeschlaub
Source of Information: Building Permit

**Historical**
Original owner: David D Seerie
Original use(s): Residential
Current use(s): Residential
Historical background:

The parcel associated with this property, including both the structure and the surrounding lots were primarily owned by two long-term owners and then used as a rental property. While it is first listed in the assessor records in 1894 under the ownership of Anna S Lee, building permits indicate the property was likely initially owned David D Seerie in 1890, and then sold to Anna Lee in 1894. The 1890 building permit, which was transcribed, is for a stone dwelling located on Williams Street between Seventeenth and Eighteenth, on lots 21-23. The permit appears to indicate this is for the property at 1763 Williams, but additional research is needed to confirm. The permit also notes that the architect was Robert S. Roeschlaub.

Census records and city directories indicate that Anna and David Lee resided in the property by 1894. David Lee, an early Denver resident who arrived in the city in 1872, worked in the mining industry. He,
along with his business partners, owned the Colorado Ore Sampling Company and the United States Prospecting and Mining Company as well as multiple mining claims, including the Dromio claims, and the Golden Fleece mine. According to newspaper records, he was also involved in the mining operations in the Cripple Creek area.

Both David and Anna were heavily involved in the community as members of multiple clubs and as leaders for institutions in Denver. Anna was a trustee of the Colorado Seminary, an integral member and officer of the Ergatean Club, president of the Highlands Relief Society, and frequently noted in the society pages of Denver newspapers. David was elected in 1903 to the Charter Convention for the City of Denver and was a member of the Denver Silver Club, Highlands Masonic lodge, and was a thirty-second degree Shriner. According to his 1917 obituary, David was “a pioneering man of Colorado.” Based on assessor records, the property remained in the Anna’s possession until her death in 1933, at which point their children assumed ownership.

The McDougal family purchased the property in 1935. Amanda McDougal resided in the property until her death, when her son Robert L McDougal assumed control of the property. In the post-war period, he subdivided the property into apartments and used them as rentals. Through the transition from single-family to apartment use, there were minimal exterior changes to the building. However, Robert McDougal was cited by the city for housing violations and labeled in the newspaper as a slum area landlord. According to permits and newspaper records, the building was later used for transitional housing beginning the 1980s and 90s.


**Designation Eligibility Assessment**

**Landmark Designation Criteria:**

A structure or district may be designated for preservation if, due to its significance, it meets the criteria listed in subsections (1), (2), and (3) below

1. The structure or district maintains it integrity;
2. The structure or district is more than 30 years old, or is of exceptional importance; and
3. The structure or district meets at least 3 of the following 10 criteria:

   - ☐ It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
   - ☐ It has direct and substantial association with a recognized person or group of persons who had influence on society;
   - ☐ It embodies the distinctive visible characteristics of an architectural style or type;
   - ☒ It is a significant example of the work of a recognized architect or master builder;
☐ It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;

☐ It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
☒ It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
☐ It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
☐ It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
☒ It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

**Integrity:** If a structure maintains its integrity, it may be designated for preservation.

☒ Has integrity
☐ Does not have integrity

**Does the structure have potential for designation?**

☒ Has potential for designation
☐ Does not have potential for designation

(Analysis of Significance and Integrity)

The residence at 1763 Williams is potentially significant for its direct association with recognized persons who had influence on society. As the early owners and long-time residents of the property, Anna and David Lee have substantial association with the property. Both were prominent members of the Denver community, who were involved in multiple boards, associations, and clubs. They were selected to be a trustee of a university and elected to help with the development of the charter for the City of Denver, as such they were influential members of society.

The property at 1763 Williams is potentially architecturally significant as an example of a Queen Anne style residence, with unusual Tudor Revival elements. With a ca. 1890 date of construction, the house fits within the development pattern of the area, as Queen Anne style structures were typically constructed in Denver from the mid-1870s through the early-1890s. The property displays the Queen Anne architectural characteristics in the steeply pitched front-gable roof, cross-gable, and varying wall textures. It is unique for its rusticated stone construction and the Tudor elements in the gable-ends. Based on early photos (ca 1880 – 1900), the house has been minimally changed and retains excellent integrity.

The building is potentially eligible as significant example of design of Robert S Roeschlaub. Roeschlaub is a renowned Denver architect who designed commercial, educational, and residential properties, although he is primarily associated with civic buildings. A large percentage of his works have been demolished. While further reach is needed, as an extant residential structure, this property is potentially a significant example of his work.

The building is also potentially significant for its distinctive characteristics and rarity. The extensive use of rusticated stone combined with the Tudor detailing in gable-ends is both physically distinct and rare for a Denver Queen Anne style residence.