

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 5

Date Initials _____

Determined Eligible-NR

_____ Determined Not Eligible-NR

Determined Eligible-SR

_____ Determined Not Eligible-SR

_____ Need Data

_____ Contributes to Eligible NR District

_____ Noncontributing to Eligible NR District

I. IDENTIFICATION

- 1. Resource Number:** 5JF.7494
- 2. Temporary Resource Number:** N/A
 - Parcel Number:** 30-342-21-027
 - SHF/CLG Grant Number:** N/A
 - Temp. Survey Number:** 7
- 3. County:** Jefferson
- 4. City:** Golden
- 5. Historic Building Name:**
Lewis/Nicholls/Gronquist House



7. **Building Address:** 817 14th Street, Golden
8. **Owner Name and Address:** Calvary Church of Golden, aka Calvary Episcopal Church, 817 14th Street, Golden, Colorado 80401

II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 3 S Range 70 W
SW 1/4 NW 1/4 NW 1/4 NW 1/4 of Section 34

- 10. UTM Reference(s):** Zone 13, 481113 E, 4400386 N

- 11. USGS Quad Name:** Golden, Colo. **Year:** 2016 **Map Scale:** 7.5'

- 12. Lot (s):** 10-11 **Block(s):** 53
Addition: South Golden **Year of Addition:** 1863

- 13. Boundary Description and Justification:**
Boundary includes the building and the parcel on which it is located.

III. ARCHITECTURAL DESCRIPTION

NOTE: For complexes, Items 14 through 22 apply only to Resource 1.

14. **Building Plan (footprint, shape):** Irregular
15. **Dimensions in Feet: Length** 53 **X Width** 43
16. **Stories:** 1 1/2
17. **Primary External Wall Material(s) (enter no more than two):**
Stucco
18. **Roof Configuration (enter no more than one):**
Gabled/Cross Gabled

19. Primary External Roof Material (enter no more than one): Asphalt/Composition

20. Special Features (enter all that apply):

Fence. Porch.

21. General Architectural Description:

The cross-gabled roof 1,937-square-foot dwelling (Resource 1) faces north and is composed of a one-and-a-half-story north-south wing to the west, a one-story east-west wing to the east, and a one-story rear addition. The walls are covered with smooth stucco. Windows are flat-headed. The roof features overhanging eaves and is clad with asphalt composition shingles. The foundation is not visible from the public right-of-way.

The oldest one-and-a-half story portion of the house is masonry. Its front contains a full-width shed roof open porch with square supports and a concrete deck. Facing the porch on the first story is an off-center three-panel wood door to the east with a rectangular light, sidelights, and multi-light transom and a wood one-over-one-light window to the west; both have tooled stone lintels and the window may have a similar sill. The gable face holds two one-over-one-light windows. The west wall contains two tall one-over-one-light windows (the second one has a wider projecting stuccoed sill, suggesting the opening has been filled-in and a narrower window installed) and a two-part sliding window with pebbled glass and a projecting stuccoed sill. The rear (south) gable face also contains two one-over-one-light windows.

The one-story rear projection has a hipped roof, stuccoed masonry walls, and casement windows with slanting brick sills (one on the west wall and two on the south wall). A one-story shed roof open porch projects from the east wall. The one-story east wing has a gabled roof and stuccoed masonry walls. At the east end of the front is a projecting gabled roof open porch with square wood supports; facing the porch is a flush wood door. West of the entrance is a three-part window with a projecting brick sill. The east wall is unfenestrated.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements

23. Landscaping or Special Setting Features:

The large rectangular parcel covers 0.298 acres. The eastern part of the parcel holds a house to the south and a garage to the north on the alley. The topography drops sharply from the asphalt paved alley bordering the parcel on the south to 14th Street on the north; the parcel also slopes down from west to east. A tall tooled sandstone retaining wall borders the concrete public sidewalk; concrete steps access the level of the house. Juniper bushes are planted in the lawn paralleling the retaining wall. A wrought iron fence extends along the west property line and most of the south boundary along the alley; next to the garage is a short section of hogwire fencing on wood posts and rails. The campus of the Colorado School of Mines lies west and south of this property.

24. Associated Buildings, Features, or Objects:

2. Garage (ca. 1938-1960-61). This garage is not shown on the 1938 Sanborn map but does appear in a 1960-61 oblique aerial photograph of Golden. The detached 258-square-foot garage is located on the alley at the southeast corner of the parcel. The building has painted concrete block walls. The two-story building is built into the slope of the land and accesses both the rear yard and the alley above. The lower story of the north wall has an off-center pedestrian door with a rectangular light and the upper story a rectangular two-part window (all windows are flat headed and feature slanted concrete block sills). The south wall of the upper story contains a wood, lift-type garage door facing the alley. The west wall contains a two-part metal window in each story; the east wall of the building is unfenestrated. The hipped roof is clad with composition shingles and has flush eaves.

IV. ARCHITECTURAL HISTORY

NOTE: For complexes, Items 25 through 30 apply only to Resource 1.

25. Date of Construction: Estimate ca. 1867-68 Actual

Source of Information: Golden Landmarks Assn. and Colo. Transcript, 11-18-1868

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Lewis Davis

Source of Information: Golden Landmarks Assn. and Colo. Transcript, 11-18-1868

29. Construction History (include description and dates of major additions, alterations, or demolitions):

The Jefferson County Archives did not have an old assessor appraisal card for this property. This location is first covered by Sanborn maps in 1890. Maps from 1890 to 1938 show a one-and-a-half story masonry core with one-story full-length frame additions abutting its west and rear walls. These additions are now gone. The present one-story masonry wings to the east and rear are not shown on the 1938 Sanborn but do appear on a 1960-61 oblique aerial photograph of Golden. The house did not have a front porch on the 1938 Sanborn (although it earlier had one); it now has a shed roof porch with a concrete deck. The walls were stuccoed at an unknown date. The west wall displays some window alterations.

30. Original Location: Yes

Date of Moves: N/A

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Domestic/Single Dwelling

32. Intermediate Use(s): Domestic/Single Dwelling

33. Current Use(s): Religion/Religious Facility

34. Site Type(s): Dwelling now used by church

35. Historical Background:

The 1914 year of construction reported by the assessor is not correct. Originally, 14th Street was known as 4th Street. The Golden Landmarks Association inventory reported the house was erected in 1867 by Lewis Davis and identified it as the Nicholls House. In 1867 Lewis Davis was a Jefferson County Commissioner and building contractor. A November 1868 Colorado Transcript legal notice supports the existence of a building in the eastern part of the parcel; lot 11 was ordered sold to satisfy a mechanic's lien against Davis. While it is not clear if this house is shown on the 1873 birds-eye-view map, the 1878 Willits map shows a dwelling here and identifies the owner as Belcher. The 1880 census listed several Belchers in Golden, but none lived on 4th Street (as it was then known). The 1882 birds-eye-view map shows a house in this location sitting above the property's distinctive stone retaining wall.

The 2011 Tour of Historic Golden stated the property was later the home of Brough P. Quaintance. This is questionable. The 1900 through 1920 census returns do show Quaintance living on 14th Street: in 1900--when he was postmaster, in 1910--when he worked as a teamster; and in 1920--when he dealt in real estate and investments. The first two enumerations do not show house numbers; the 1920 census shows Quaintance residing at 714 14th Street, a block to the west, and not here. The 1920 census reported Horace B. Patton renting this property. Patton, a geologist, was a sixty-nine-year-old native of Illinois. He lived here with his wife Louise T., a forty-three-year-old Californian, and their daughter, Dorothy, as well as two women high school teachers in their twenties, who lodged with the family.

Clara Nicholls apparently became owner of this property in the 1920s; the 1910 census showed her living on Washington Avenue. Born in Pennsylvania in 1872, Clara York came with her parents to Golden in about 1882 and married prominent Golden businessman and civic leader John Nicholls (1842-1908). In 1863, Mr. Nicholls, a native of Wales, emigrated to the US, where he first worked in Pennsylvania coal mines. He relocated to Golden in 1873 and engaged in coal mining. Mr. Nicholls compiled a long service in law enforcement and civic offices, including city marshal (1875); deputy sheriff (1877); county commissioner (1882); county sheriff (1884-88 and 1901-05); and mayor of Golden (1889). He died in 1908.

The 1930 census showed Mrs. Nichols as the owner of this house which she valued at \$1,500. She did not list an occupation. Her son, Foster G. Nicholls also resided in the house. Born in Montana, he was thirty-eight years old and worked at odd jobs. Mrs. Nichols resided here until her death in 1938. Her son continued to live here. In 1938 he was working for the City of Golden driving a truck for the streets department. The 1940 census showed two lodgers also living in the house. In 1941 Cap E. and Elma (Marvin) Wooley were renting part of the dwelling; he also was a truck driver for the city, while his wife was employed as a waitress at the Buckeroo Inn. The 1947 city directory still listed the Wooleys at this address; Cap then worked at the Duvall-Davison Lumber Company. Foster Nicholls died in June 1947; his obituary noted he had worked for the Colorado School of Mines in the years before his death.

In 1949 Foster Nicholls' heirs sold the property to Herbert E. Gottschalk. Major James E. Gray and his wife Olga were renting the house in 1950. Major Gray served on the faculty of the Colorado School of Mines. The Grays purchased the property in 1951, but sold it back to Gottschalk in 1955. Following Gottschalk's death, his heirs sold the property to Roy E. and Ruth E. Gronquist in 1957. The Gronquist family owned the property until 1997.

Roy E. Gronquist (1907-88) was a native of Chicago, while his wife, Ruth E., was born in Superior, Wisconsin in 1906. At the time of the 1940 census, Mr. Gronquist was operating a grocery store in Chicago. This grocery

experience may have resulted in his employment by Miller's Super Market, a regional grocery chain, in its Golden store. City directories show Mr. Gronquist working as a produce clerk (1962-63) and assistant produce manager (1966 and 1968) for Miller's. Following her husband's death in 1988, Ruth Gronquist became sole owner. She passed the property to her son, Ronald R. Gronquist in 1989, and he apparently resided at the property in the 1990s. In 1997 he transferred the property to the current owner, Cavalry Church Golden, also known as the Cavalry Episcopal Church. The building is now known as Cavalry House, and is used for various functions, including hosting Alcoholics Anonymous meetings.

36. Sources of Information:

Jefferson County Assessor, real estate information, ownership tract books, and real property appraisal cards; Sanborn fire insurance maps, 1886-1938; D.D. Morse, Bird's-Eye View of Golden, 1873 (Cincinnati, Ohio: Strobridge and Co., 1873); J.J. Stoner, Bird's Eye View of Golden, Colo., 1882 (Madison, Wisconsin: J.J. Stoner, 1882); W.C. Willits, Map of Golden (Denver: W.C. Willits, 1878); Golden Landmarks Association, Golden Older Structures Inventory, 9 July 2003; Golden city directories, 1948-71; Colorado Transcript, 7 August 1867, 18 November 1868, 5 May 1869, 29 October 1908, 26 May 1938, and 5 June 1947 (Nicholls obituaries).

VI. SIGNIFICANCE**37. Local Landmark Designation:** No**Designating Authority:** --**Date:** --**Applicable State Register of Historic Properties Criteria:**

- ☐ A. The property is associated with events that have made a significant contribution to history.
- ☐ B. The property is connected with persons significant in history.
- ☐ C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. The property has geographic importance.
- ☐ E. The property contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible**38. Applicable National Register Criteria:**

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ B. Associated with the lives of persons significant in our past.
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- ☐ D. Has yielded, or may be likely to yield, information important to history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G, as specified:
- ☒ Does not meet any of the above National Register criteria.

National Register Significance: Area, Period, and Level:**39. Area(s) of Significance:****40. Period(s) of Significance:****41. Level(s) of Significance:**

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42. Statement of Significance:

This house likely was constructed ca. 1867-68 by Lewis Davis. It was the longtime home of Clara (York) Nicholls and her son Foster G. Nicholls, who lived here from the 1920s to 1947. Mrs. Nicholls was the widow of prominent Golden businessman, politician, and law enforcement officer, John Nicholls, who died in 1908. Roy and Ruth Gronquist were later long-term owner-residents, living here from 1957 to 1993. Mr. Gronquist was employed by Miller's Super Markets. While this is an early Golden dwelling, changes have impacted its ability to convey its original design and make it a poor candidate for listing in the National or State Registers.

43. Assessment of Historic Physical Integrity Related to Significance:

Post-1938 (likely postwar) additions to the east and south, stuccoing, front porch addition, and some window alterations have impacted the historic integrity of this house.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register Field Eligibility Assessment:** Not eligible

45. Is there National Register district potential? Discuss. N/A

This building was documented as part of a selective intensive survey.

If there is NRHP district potential, indicate contributing status: N/A

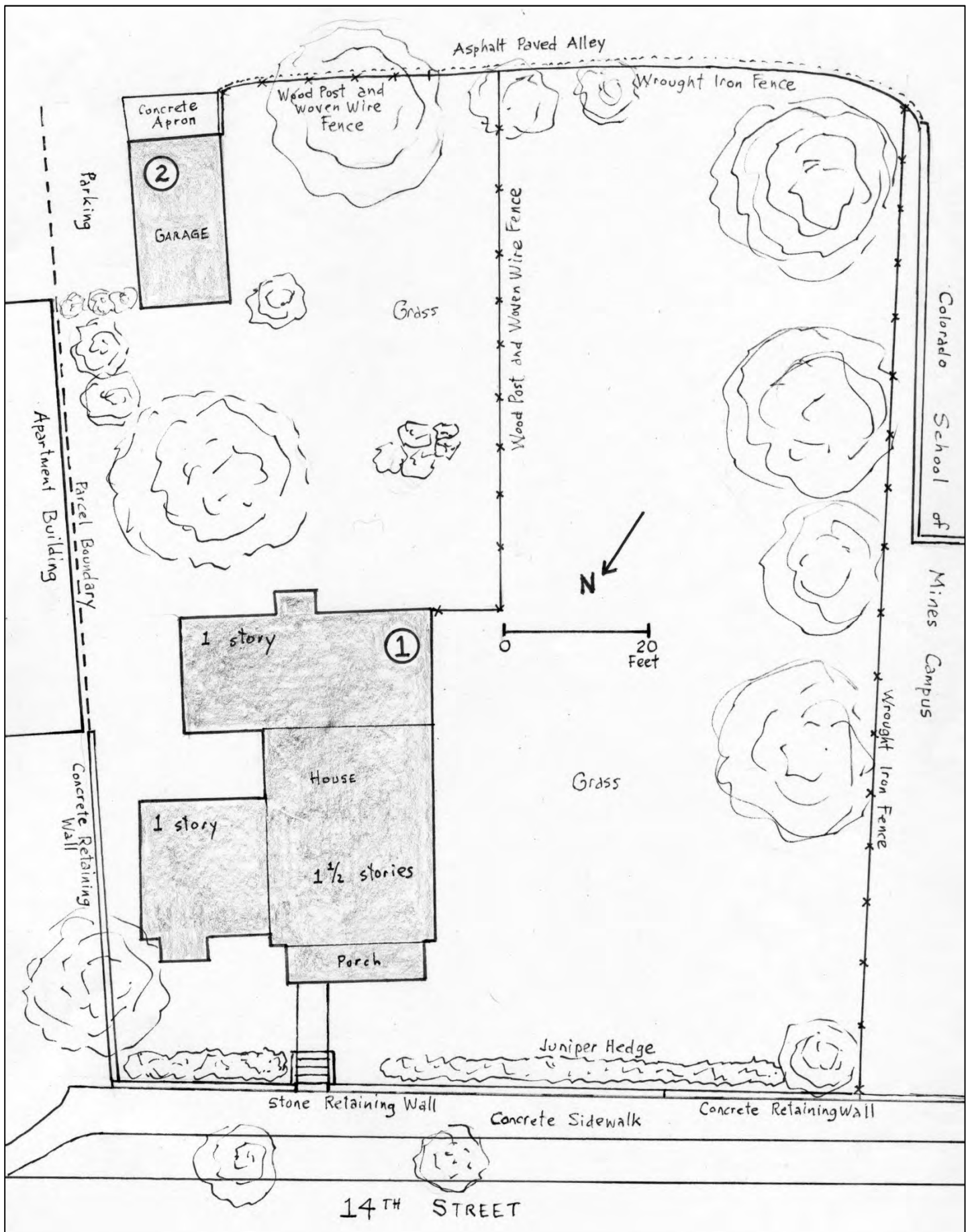
46. If the building is in an existing NRHP district, indicate contributing status:**VIII. RECORDING INFORMATION****47. Digital Image Reference(s):** 5JF7494_01 to _11

Digital Images Filed At: City of Golden-Comm. & Econ. Dev. **Photographer:** T.H. Simmons

48. Report Title: N/A**49. Date(s):** Nov. 2018**50. Recorder(s):** T.H. Simmons/R.L. Simmons**51. Organization:** Front Range Research Associates, Inc.**52. Address:** 3635 W. 46th Ave., Denver, CO 80211**53. Phone Number(s):** (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

History Colorado-Office of Archaeology and Historic Preservation
1200 Broadway, Denver, Colorado 80203 (303) 866-3395





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Feet





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