

**For Official Use:**

I.D.#: \_\_\_\_\_

\_\_\_\_\_ Nomination received

\_\_\_\_\_ Determined \_\_\_ Eligible \_\_\_ Not Eligible

~~1/16/2014~~ HPC  Approved \_\_\_ Denied

~~1/21/2014~~ Public Hearing  Approved \_\_\_ Denied

~~3/15/2014~~ City Council  Approved \_\_\_ Denied

**City of Aurora  
Historic Preservation Commission**

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**AURORA LANDMARK PROPERTIES  
NOMINATION FORM**

**1. Name of Property**

Historic Name Not applicable

Current Name The Marshall Cowing House

**2. Address of Property**

Street Address 1580 Dallas Street

City Aurora County Adams Zip Code 80010

**3. Legal Description of Property**

P.M. 6 Township 3S Range 67W

NE ¼ of SE ¼ of SE ¼ of SW ¼ of Section 34 Quad Map Englewood

**4. Present Owner of Property**

Name William Hofsess

Address 1580 Dallas Street Phone (720) 244-2031

City Aurora State CO Zip 80010-2015

(If the property has multiple ownership, please give the names and addresses of all owners on one of the continuation sheets)

**Property Name – The Marshall Cowing House, 1580 Dallas Street**

**5. Preparer of Nomination**

Name Kim White Date August 15, 2003

Organization Historic Sites and Preservation Office, City of Aurora

Address DeLaney Farm, 170 S. Chambers Rd. Phone (303) 361-2997

City Aurora State CO Zip 80017

**6. Classification of Property**

Type:  building(s)  district  site  structure  object  area

**7. Condition of Property**

excellent  good  fair  deteriorated  ruins

original location  moved (date of move \_\_\_\_\_)

**8. Use of Property**

Historic Residential

Current Residential

**9. Original Owner** The Colorado Home Company

Source of information 1978 Aurora Historic Preservation Inventory

**10. Year of Construction** 1892 - 1898

Source of information 1978 Aurora Historic Preservation Inventory

**Property Name – The Marshall Cowing House , 1580 Dallas Street**

**11. Architect, Builder, Engineer, Artist, or Designer \_\_\_\_\_**

Donald Fletcher, Developer

Source of information Geddes, Chris. 1998. "Fletcher and Her Trolley"

**12. Architectural style/Engineering type \_\_\_\_\_ Late Victorian**

**13. Description**

(Describe the current condition and appearance of the property on one or more continuation sheets)

**14. Alterations**

(Describe and date significant changes made to the original property on one or more continuation sheets)

**15. Significance of Property**

Nomination Criteria

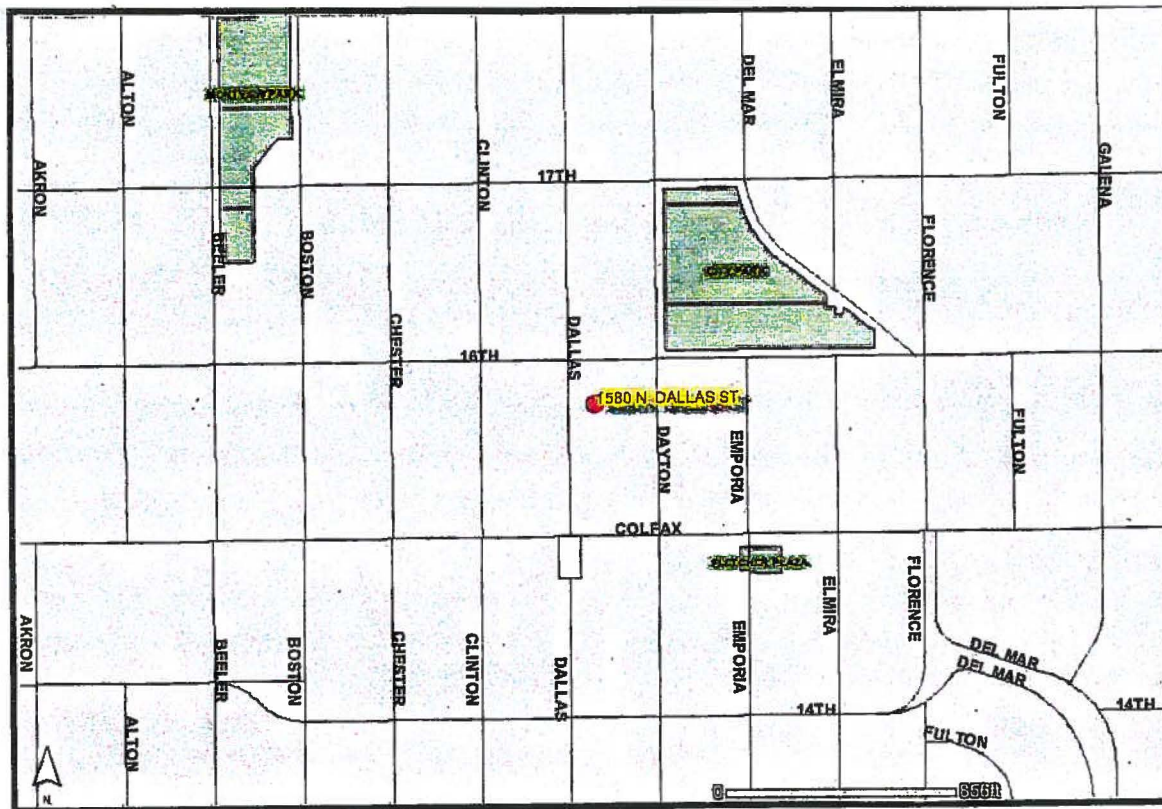
- 1 – the property (district) exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, or community
- 2 – the property (district) is identified with a historic person or historic group significant to national, state, or local history
- 3 – the property (district) embodies distinguishing characteristics of an architectural type inherently valuable to the study of a period, style, method of construction, or indigenous materials or craftsmanship
- 4 – the property (district) is representative as the work of a master builder or architect
- 5 – the property (district) contains the possibility of important archaeological discoveries in prehistory or history
- 6 – the district consists of a definite area which, due to its unique location or singular characteristics represents established and familiar visual features of the neighborhood, community, or city

**AURORA HISTORIC LANDMARK NOMINATION  
CONTINUATION SHEET**

**Property Name – The Marshall Cowing House , 1580 Dallas Street**

**Section Number 19 Page 1**

**City Map**

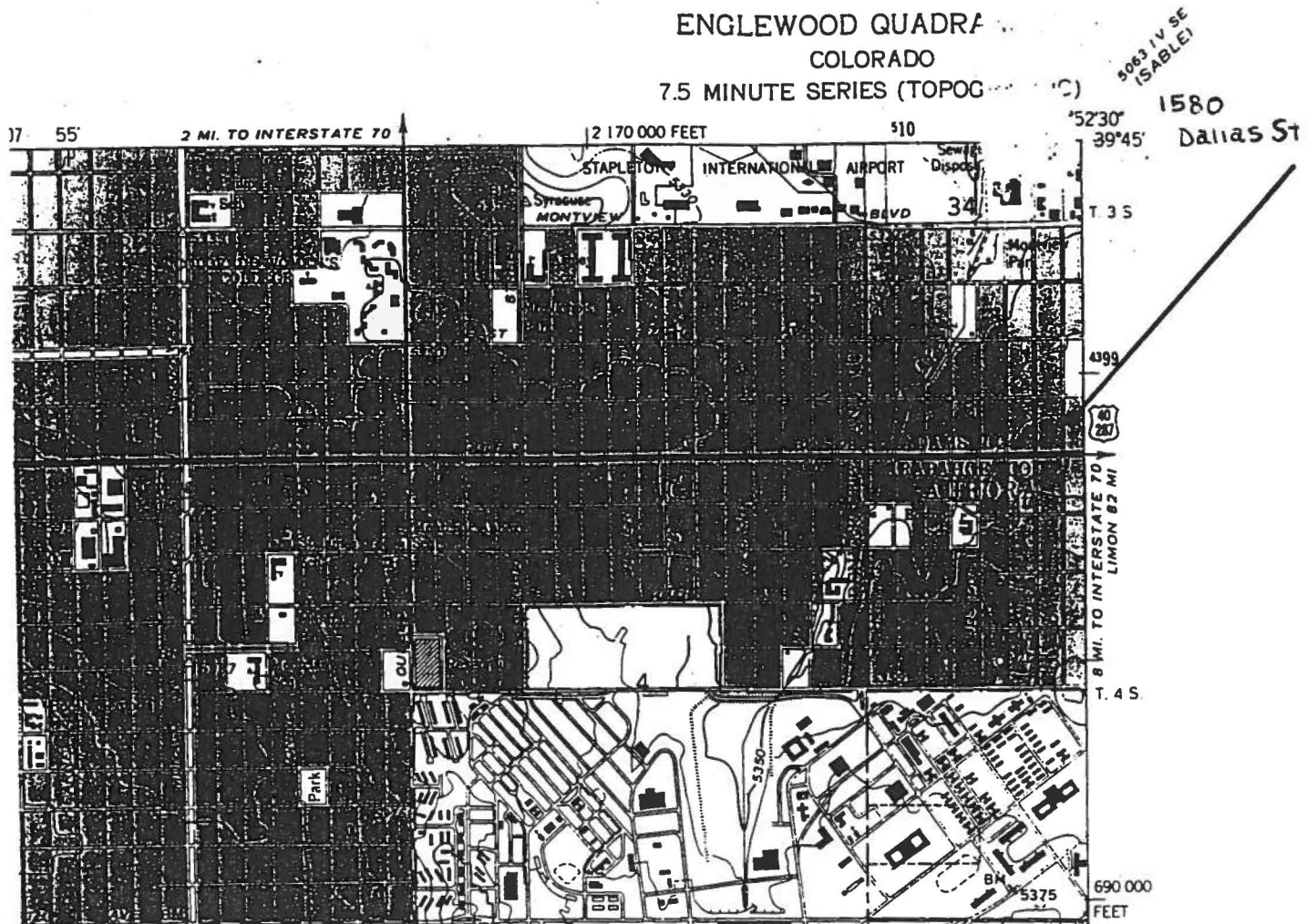


**AURORA HISTORIC LANDMARK NOMINATION  
CONTINUATION SHEET**

**Property Name – The Marshall Cowing House , 1580 Dallas Street**

**Section Number 19 Page 2**

**USGS Map – Englewood Section**



COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

(page 1 of 4)

### Official eligibility determination (OAHP use only)

- 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: \_\_\_\_\_
2. Temporary resource number: \_\_\_\_\_
3. County: Adams
4. City: Aurora
5. Historic building name: n/a
6. Current building name: The Marshall Cowing House
7. Building address: 1580 Dallas St. Aurora, CO 80010
8. Owner name and address: William Hofsess, 1580 Dallas St. Aurora, CO 80010

#### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 3S Range 67W  
NE ¼ of SE ¼ of SE ¼ of NW ¼ of section 3
10. UTM reference  
Zone 13 ; 5 1 0 5 4 0 mE 4 3 9 8 8 4 0 mN
11. USGS quad name:  
Year: 1964/1995 Map scale: 7.5' X 15' Attach photo copy of appropriate map section.
12. Lot(s): 4-5 Block: 25  
Addition: Aurora Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: Dallas St. (W), E. Colfax Ave. (S), Havana St. (E), Montview Blvd. (N)

#### III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length \_\_\_\_\_ x Width \_\_\_\_\_
16. Number of stories: 1 ½
17. Primary external wall material(s) (enter no more than two): Brick; Wood
18. Roof configuration: (enter no more than one): Gabled

Resource Number: \_\_\_\_\_  
Temporary Resource Number: \_\_\_\_\_

**Architectural Inventory Form**  
(page 2 of 4)

19. Primary external roof material (enter no more than one): Asphalt
20. Special features (enter all that apply): Covered front porch; Fence
21. General architectural description: This residence is a one and a half story Queen Anne home made of brick (currently painted gray) with a gable roof, upper front bay window, and a second, smaller dormer window on the south side of the building. There is a central front door, flanked by a window on either side. The covered front porch stretches across the entire façade, and its supporting columns have been decoratively painted. Other decorative elements include rhyolite windowsills (now painted white) and decorative shingles, also painted in a range of blues and grays.
22. Architectural style/building type: Queen Anne
23. Landscaping or special setting features: None.
24. Associated buildings, features, or objects: Additional rear building (1580 ½ Dallas St.) built as a rental property in 1933.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate 1892 - 1898 Actual \_\_\_\_\_  
Source of information: Aurora Historic Preservation Inventory. 1978. Colorado Historical Society Document # MC.LG.R15
26. Architect: Donald Fletcher  
Source of information: Aurora Historic Preservation Inventory. 1978. Colorado Historical Society Document # MC.LG.R15
27. Builder/Contractor: Donald Fletcher  
Source of information: Aurora Historic Preservation Inventory. 1978. Colorado Historical Society Document # MC.LG.R15
28. Original owner: The Colorado Home Company  
Source of information: Aurora Historic Preservation Inventory. 1978. Colorado Historical Society Document # MC.LG.R15
29. Construction history (include description and dates of major additions, alterations, or demolitions): Unknown.
30. Original location  Moved  Date of move(s): \_\_\_\_\_



Resource Number: \_\_\_\_\_  
Temporary Resource Number: \_\_\_\_\_

**Architectural Inventory Form**  
(page 3 of 4)

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Residential
32. Intermediate use(s): Residential
33. Current use(s): Residential
34. Site type(s): Residential
35. Historical background: The first sale record for the property is dated September 29, 1898; this transaction was conducted between the Colorado Home Company and Marshall Cowing, and the sale price was \$1,500. The home was most likely built before 1898 because it is so similar in style to the homes at 1557, 1558, and 1620 Dallas Street, which were built in 1892. Prior to 1949, the home was the long-time residence of Mrs. Gertrude H. McDowell. Miriam McDowell, her daughter, married William H. Hawkins and they were listed as the homeowners of 1580 Dallas Street until 1956. In 1956, William H. Hawkins became the first fire chief employed by the City of Aurora. Before this time, the entire fire department had been organized and operated by volunteers.
36. Sources of information: Adams County Assessors Office. 2003. Parcel # 0182334331003; Aurora Historic Preservation Inventory. 1978. Colorado Historical Society Document # MC.LG.R15; Geddes, Chris E. 1998. Fletcher and Her Trolley: A Suburb's Link to the City, Our Link to the Past. Unpublished paper; McFadden, Carl Vincet and Leona McFadden. 1978. Early Aurora. Aurora: Aurora Technical Center.

**VI. SIGNIFICANCE**

37. Local landmark designation: Yes \_\_\_ No X Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_
38. Applicable National Register Criteria:
- X A. Associated with events that have made a significant contribution to the broad pattern of our history;
- X B. Associated with the lives of persons significant in our past;
- X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- \_\_\_ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- \_\_\_ Qualifies under Criteria Considerations A through G (see Manual)
- \_\_\_ Does not meet any of the above National Register criteria
39. Area(s) of significance: Development; Original Fletcher home; William H. Hawkins – first paid fire chief



Resource Number: \_\_\_\_\_  
Temporary Resource Number: \_\_\_\_\_

**Architectural Inventory Form**  
(page 4 of 4)

40. Period of significance: 1890s – 1950s

41. Level of significance: National \_\_\_ State \_\_\_ Local X

42. Statement of significance: This home at 1580 Dallas is an important piece of Aurora's history. It illustrates the differences between the middle and upper classes that moved out to the small town of Fletcher before the turn of the twentieth century. Dallas Street was the primary residential street/neighborhood for the people who provided the much needed building skills and manual labor that allowed Fletcher to grow from a minute subdivision to a flourishing community. This was also the residence of Aurora's first paid fire chief, William H. Hawkins.

43. Assessment of historic physical integrity related to significance:  
The physical integrity of this residence appears to have been well preserved.

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:  
Eligible X Not Eligible \_\_\_ Need Data \_\_\_

45. Is there National Register district potential? Yes \_\_\_ No X  
Discuss: \_\_\_\_\_

If there is National Register district potential, is this building: Contributing \_\_\_ Noncontributing \_\_\_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_ Noncontributing \_\_\_\_\_

**VIII. RECORDING INFORMATION**

47. Photograph numbers: \_\_\_\_\_ Negatives filed at: \_\_\_\_\_

48. Report title: \_\_\_\_\_

49. Date(s): November 24, 2003 50. Recorder(s): Kim White

51. Organization: Historic Sites and Preservation Office, City of Aurora

52. Address: 170 S. Chambers Rd. Aurora, CO 80017

53. Phone number(s): 303-361-2997

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







1580





8/12/03, Aurora Colo.

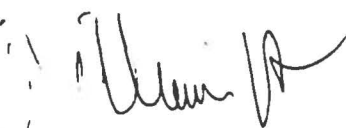
Gordon Tucker,

I wish to have my home at 1580 Dallas considered for historic landmark status.

A brief history of the house is that it was built by an architect named Fletcher, when Aurora was called Fletcher. He was ahead of his time in that he installed indoor plumbing for an upstairs bathroom, when outdoor privies were the rule.

In 1995 I sold my remodel company and began to restore and resell victorian homes in Denver to earn a living. I stumbled across this house as I never even knew that any Victorian architecture existed in Aurora. I am not alone in that belief as the many remodelers and house restorers I know are also ignorant of this neighborhood's wealth of restorable homes. 1580 Dallas was a beautiful structure, when I bought it, badly in need of restoration at a reasonable price. There are a number of single family homes in this neighborhood; many of which could be restored. There is a move a foot to improve the neighborhood. My experience is that neighborhoods become better one house at a time. I hope my restoration and possible land mark acquisition will help the overall neighborhood improvement.

Sincerely,



11/09/2003

Kim White,

I appreciate the feedback on my home at 1580 Dallas. I moved most of the furniture from the front porch. There remains a small light wicker chair, which could be moved easily. The flower pot should be placed on planter. If you could lift the front gate off its hinges, it would improve photgraphic appeal.

To me this house is late Queen Anne in style. It was constructed of red brick with a steep pitched gable and side dormer window. The bay window in front is likely original as the other three house had the identical window. The shingles on the back gable, side dormer and on top of the front gable are squared. The rest of the front gable is shingled with alternating rows of fish scale and dog eared shingles. The tongue and groove front porch ceiling and arched brickwork above the windows on first floor are also interesting architectural features.

Another ahead of its time distinctive feature is the original indoor plumbing in the upstairs bathroom.

I've included a couple of old receipts, which you need not return. They were found in ductwork and belonged to previous owners.

Sincerely,  
Kim White



dog  
eared  
shing



\$ 2.00

March 26

1941 No. 59

RECEIVED OF Mrs. J. H. Hawkins

Two and <sup>no</sup>/<sub>100</sub> DOLLARS

on (paid by (Water Special) Tr. No. 59)

F. A. Henderson  
BY P. B. L.



11 - 14 - 1946

RECEIVED OF Gertrude McDonald  
Three & <sup>no</sup>/<sub>100</sub> Dollars

John G. Ryan M.H.



WHISTLE BOND 1928 The Kendrick-Bellamy Co. Denver

3 - 27 - 194



RECEIVED OF Mrs. G. H. McDonald  
Three & <sup>no</sup>/<sub>100</sub> Dollars

J. G. Ryan



3.00

No. 35 Aurora, Colo., 1-15- 1952

Received of Mr. Bill Starkins  
Dayland Dollars

Your Next Appointment is \_\_\_\_\_ at \_\_\_\_\_ o'clock

For Professional Services:

Thank You  
FRED H. BRANAN, JR., M.D.  
Physician and Surgeon  
11670 Montview Boulevard  
Telephone: AUrore 1486

This Payment \$ 40.00

Balance . . . \$ 2.00

Cash  Check  M.O.  By William H. Harki

### NTAIN STATES TELEPHONE

1457 DAYTON STREET, AUROI  
Telephone Aurora .

THIS BILL IS DUE ON P  
PROMPT PAYMENT WILL BE

DUES  
03:20 P.M.

WILLIAM H HARKI  
AURORA CO  
1586 DALLAS ST  
DENVER COLO

**PAID**  
THE MOUNTAIN STATES  
TEL. & TEL. CO.  
JAN 15 1952  
**THANK YOU**

DATE OF BILL (INCLUDING TAX)  
DATE OF BILL (EXCLUDING TAX)  
DATE OF BILL (STATEMENT PERIOD)  
DATE OF BILL  
EXPLANATION OF CHARGES  
PREVIOUS BILL

SEE THE TAX WHERE APPLICABLE