



# THE GRANT HUMPHREYS MANSION

770 Pennsylvania Street Denver, CO 80203 303-894-2505 [www.granthumpreysmansion.org](http://www.granthumpreysmansion.org)

## MANSION HISTORY

Erected in 1902, the Grant-Humphreys Mansion has been home to two different families with significant ties to Colorado and American history.

It was built for James Benton Grant, the third Governor of the state of Colorado, whose two-year term ended in 1885. Grant was a mining engineer and probably best known for his work in the smelting industry. Initially plying his trade in the boomtown of Leadville, Grant eventually moved to Denver. Located two miles northeast of downtown, the Grant Smelting Company featured what, at the time, was the tallest furnace stack in the United States, and third tallest in the world.

During his time in Leadville, Grant met Mary Matteson Goodell, whom he would marry. Goodell, who was a member of the Daughters of the American Revolution, would feature prominently in Denver society and helped to found a home for destitute children.

After Grant died in 1911, his wife lived in the mansion for the following six years. She finally sold the house to Albert E. Humphreys in 1917.

A.E. Humphreys earned renown for being the so-called “King of the Wildcatters” after his profitable oil-drilling ventures in Wyoming, Oklahoma, and Texas. Humphreys came to Denver with his wife, Alice, and his two sons, Ira and Albert, Jr., in 1898. Along with associations with the turn-of-the-century oil industry, the Humphreys were also known for their active philanthropic contributions. Ira, considered the family’s mechanical genius (he would, over the course of his life, introduce a number of technological innovations to oil drilling and mining), and Albert, Jr., who would move into a managerial role within the family oil business, were both fascinated by airplanes. In fact, Ira opened Denver’s first commercial airport in 1919. Subsequently renamed Stapleton International Airport, its tower still stands just south of Denver International Airport. Both Ira and Albert, Jr. were eventually inducted into the Colorado Aviation Hall of Fame.

Albert, Jr. lived in the mansion with his parents until their deaths. When Albert, Jr. himself died suddenly in 1968, Ira took over the property, as well as operations of the family business. Ira bequeathed the family home to the Colorado Historical Society, which took possession of the mansion after Ira’s death in 1976. By this time, the house was in a state of severe deterioration resulting from years of neglect. A new roof, brick replacement, and waterproofing of the foundation have all been completed since the Historical Society took possession.

## Rental Fees & Times

Daytime rates start at 6 AM and end at 4 PM. Evening rates start at 4 PM and end at 1 AM

### Rental Increments:

Half Day: 4 Hours total (including setup and tear down time)

Full Day: 8 Hours total (including setup and tear down time)

Evening: 7 Hours total (including setup and tear down time)

\*\*If more time is needed for a corporate or nonprofit event, extra hours can be purchased for \$100 per hour through 4 pm or \$200 per hour after 4 pm on weekdays

For all daytime meetings, setup and clean up can be provided for a small extra fee or you can choose to do your own setup/clean up. Arrangements must be made at least one week prior to your event. All evening events come with custom event set up (excluding linens, table ware, centerpieces or decor).

Monday-Thursday	Friday	Saturday	Sunday
<b>\$500 Full Day</b> <b>\$250 Half Day</b> <b>\$1500 off season</b> <b>\$1800 - peak season</b>	<b>\$800 Full Day</b> <b>\$400 Half Day</b> <b>\$2400 - off season</b> <b>\$3100 - peak season</b>	<b>\$300 per hour</b> <b>7 am - 3 pm</b> <b>\$2800 - off season</b> <b>\$3800 - peak season</b>	<b>\$200 per hour</b> <b>7 am - 3 pm</b> <b>\$2000 off season</b> <b>\$2900 peak season</b>

Nonprofit groups receive 15% off all rental rates

State agencies receive 25% off all rental rates

Off season: January - April

November rates: \$1600 weeknights \$2400 Friday,  
\$3000 Saturday or \$2300 Sunday

### Rental Fees Include:

55" TV with HDMI & VGA

large built in screen (ballroom)

Podium

Handheld wireless mic and lavalier

IPOD dock

Extension cords

2 speakers



WIFI

Easels

copy services

Indoor and outdoor spaces

Multiple levels and rooms for breakouts

Air conditioning and/or heating

Fireplace

Full kitchen prep area with refrigerator, stove and microwave

Extensive catering options

Piano

ADA accessibility

A Mansion staff representative

Parking on property & local streets

Space for up to 50 classroom style, 120 theater style, 150 buffet, 180 plated, or 200 cocktail style

Tables and chairs including:

(250) padded white chairs

(27) 4' round tables

(6) 5' round tables

(12) cocktail tables (short or tall)

(12) 6' banquet tables

(4) 8' banquet tables



## RESERVATIONS, BOOKINGS, PAYMENTS, REFUNDS AND CANCELATIONS

A 1-week hold may be placed on a date without obligation. This hold will be released once that one week has expired unless a rental agreement has been prepared

A signed rental agreement along with a 50% deposit is required to secure a date. If the event occurs with less than 2 months notice, the entire rental fee is due upon contract signing.

The renter has 10 days from the drawing of the Rental Agreement to return the signed document along with the deposit/rental fee or the date will be released

Any changes or additions to the Rental Agreement and any exceptions to the Use Guidelines must be requested of the Mansion's Director and approved in writing.

The balance of the Rental Fee is due 2 months prior to the event unless otherwise specified



## PAYMENT

Payment can be made by check or charge

Payments must be made according to the pay schedule laid out in the rental agreement

Checks must be made out to History Colorado and mailed to the mansion at

**770 Pennsylvania Street  
Denver, CO 80203**

Failure by the renter to pay any fees by their due dates will be grounds for cancellation by the History Colorado and/or the Director of Events at the Grant Humphrey's Mansion.

## CANCELLATIONS

Once the initial deposit has been paid, there are no event refunds for any reason. Events may be rescheduled within the same fiscal year but charges may apply.

If an event cancels, the Mansion must receive written notification from the renter as soon as possible

If an event cancels after 50% of the Rental Fee has been paid, the amount is forfeited

If an event cancels after the Rental Fee has been paid in full, the entire Rental Fee is forfeited. However, should the Mansion be able to book the same date and time to someone else, a portion of the rental fee may be refunded based on circumstance.

## RENTER'S RESPONSIBILITIES INCLUDE:

Understanding the terms and conditions of the rental agreement and assisting mansion staff in the enforcement thereof whenever necessary

Coordinating the removal of food, alcohol, flowers, etc. and to sign-out with the Mansion Representative before leaving.

Making all assigned payments on time

Informing vendors and personal representatives of the terms of the rental agreement

Conduct of your guests



## GHM STAFF RESPONSIBILITIES INCLUDE:

Working with you or your representative to ensure mansion assets are at your disposal when you have need of them

Assisting vendors and guests with various needs up to and including assistance with elevator and/or lift, unlocking doors, turning on fireplace, placing signage as needed and overall supervision of event and vendors. Event staff is not responsible for event setup, moving furniture, or clean-up.

Enforcing the Mansion's policies and having the authority to phone the police or to terminate the event if necessary

## CATERERS

For daytime corporate or non-profit events only, a client may bring in food or have food delivered. It is then the client's responsibility to clean up all food, wipe down tables, and remove all trash once an event has concluded. You may also choose to have the mansion provide setup and clean up services for a small fee.

For all evening events, clients must choose a caterer from the mansion's preferred list. These caterers can offer a wide range of choices, elegant presentations and the staff that will accommodate your wishes. They are responsible for event flow, resetting any tables and chairs as desired during the event, moving chairs indoors post ceremony and clean-up during events and must follow the Mansion's Use Guidelines at all times.

Typically, the caterers provide the linens, dishes, glassware, other rental items and servers as needed.

Bartender(s) provided by the catering company will be responsible for all bar service including setup and break down of bar area(s).

The caterer is required to schedule a planning meeting with the renter and Mansion staff one month prior to the rental date. At this meeting, all event details will be finalized.

If a client wishes to use a non-listed caterer, the caterer must be approved by the Mansion Director and a buyout fee of \$500 will be charged. Approval must come before a contract is signed with the caterer of choice and caterer must do a walk through with mansion director at least 3 months prior to the event. Proof of liability insurance including alcohol liability and business license must be sent by said caterer before approval will be granted. In addition, the caterer must comply with the Mansion's Use Guidelines. The Mansion's Event Manager can deny access to any caterer that does not meet the Mansion's minimum requirement. If caterer is not full service or food is donated or comes from a restaurant, a labor company approved by mansion director must be provided.



## ALCOHOL POLICY

The consumption of alcohol is strongly discouraged during daytime functions. However, if the client wishes to host a small reception post meeting, the following guidelines apply:

A caterer must be hired and food must be served for any event wishing to host a bar for their guests

Alcoholic beverages may be served for 5 ½ hours maximum (based on total event time) and bar must close 30 minutes prior to event end

All alcohol consumed on the premises must be served by the bartender provided by the catering company or a licensed and insured bartender must be hired to work the event

Cash bars are not allowed unless event permit has been secured

The bar must be continuously staffed by a qualified bartender provided by the catering company. No alcohol will be served to guests under 21 years of age. The bartender will refuse service to inebriated guests.

The Mansion Representative has the authority to close the bar and end the event if guest conduct gets out of hand.

Abuse of the Mansion's alcohol policies may result in the termination of the event.

Open bottles of wine on guest tables are not allowed

The bar is to close at the time specified on the Rental Agreement without a "last call".

Alcohol delivery must be scheduled with the Mansion Director. Although pick up can be arranged for the next day, the mansion is not liable for any items left behind after the event has ended. It is best if all alcohol is to be removed from the Mansion at the end of a private event.



## SECURITY

Mansion representatives will be on site at all events. The cost is included in the rental fee unless the nature or size of the event requires additional staff. In this case additional fees will be charged to cover this expense as outlined in your event contract.

## SUBJECT TO CHANGE

All guidelines are subject to change at the discretion of the Director of the Grant Humphreys Mansion

## ADDITIONAL INFORMATION

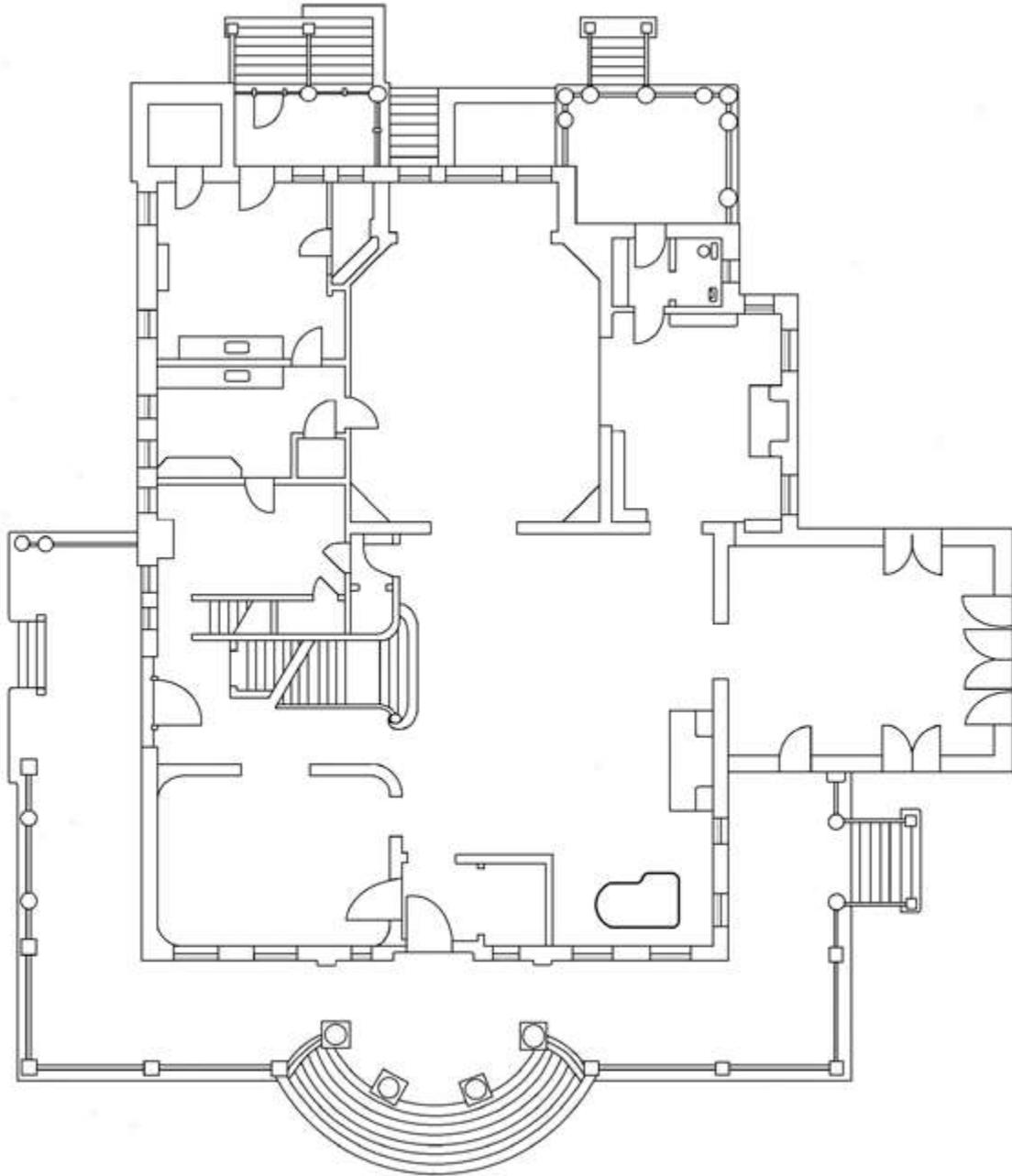
Please visit our website, [www.granthumphreysmansion.org](http://www.granthumphreysmansion.org) for layouts, vendor lists, floor plans and more!

The Mansion is closed on Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day. There is

\$500 Surcharge for Memorial Day, Labor Day & July 4th.

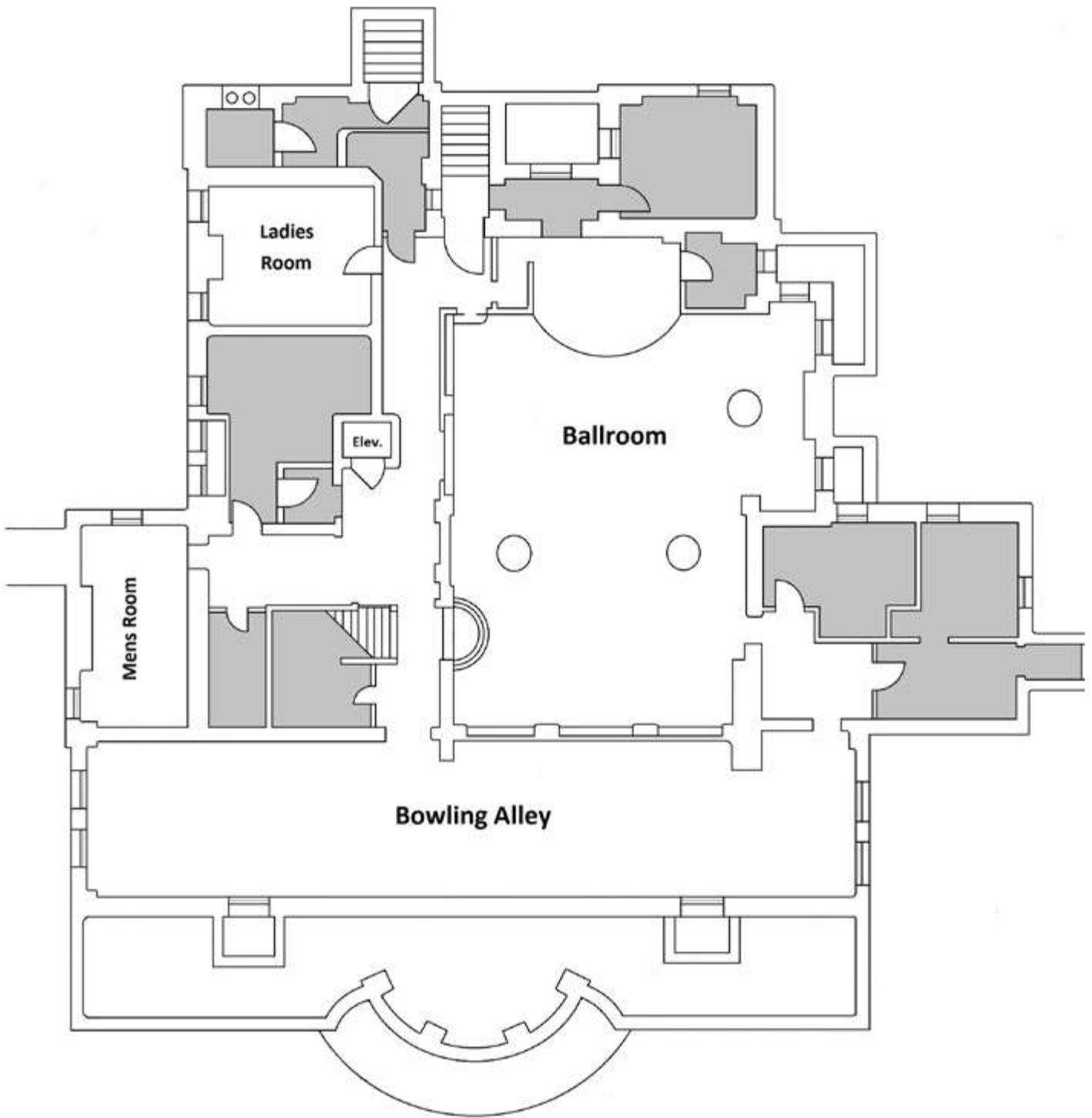


# FLOORPLAN AND PARKING MAP



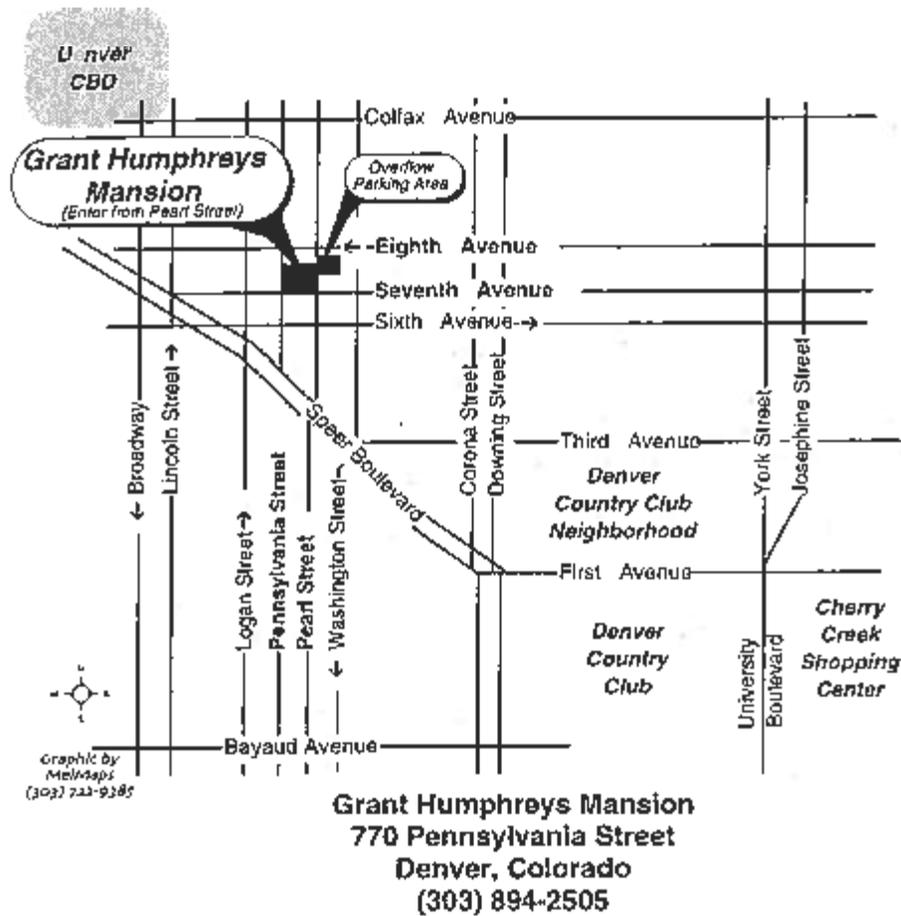
**Grant-Humphreys Mansion First Floor**

# FLOORPLAN AND PARKING MAP



**Grant-Humphreys Mansion Lower Level**

## FLOORPLAN AND PARKING MAP



The best access to the Grant-Humphreys Mansion is via Pearl Street. Limited parking is available at the mansion. After 5:30pm weekdays and on weekends an overflow parking lot is available at Pearl & 8th Avenue.

*From I-25:* Take 6th Avenue east, crossing Broadway and Speer Boulevard. Turn left on Pearl. The Mansion is between 7th and 8th Avenue on the left hand (west) side of the street.

*From Downtown Denver:* Take Broadway to 9th Avenue. Turn left (east) on 9th, turn right on Pearl. The Mansion is the first right on Pearl after 8th Avenue.

## CATERING LIST

A Spice of Life  
5541 Central Ave. Suite 272  
Boulder, CO 80301  
303-443-4049  
[www.aspiceoflife.com](http://www.aspiceoflife.com)

Biscuits & Berries  
16027 W. 5th Ave.  
Golden, CO 80401  
303-277-9677  
[www.biscuitsandberries.com](http://www.biscuitsandberries.com)

Three Tomatoes Catering  
2520 W. 29th Ave.  
Denver, CO 80211  
303-433-3332  
[www.threetomatoes.com](http://www.threetomatoes.com)

Catering by Design  
11095 E 45th Ave.  
Denver, CO 80239  
303-781-5335  
[www.cateringbd.com](http://www.cateringbd.com)

Colorado Catering Company  
10607 E. Dartmouth Ave.  
Aurora, CO 80014  
303-750-0707  
[www.coloradocatering.net](http://www.coloradocatering.net)

Footers Catering  
4190 Garfield St.  
Denver, CO 80216  
303-762-1410  
[www.footercatering.com](http://www.footercatering.com)

Relish Catering  
7860 W. 16th Ave.  
Lakewood, CO 80214  
303-727-9200  
[www.relishcateringco.com](http://www.relishcateringco.com)

Greens Point Catering  
1240 Ken Pratt Boulevard, Suite 3  
Longmont, CO 80501  
303-772-2247  
[www.greenspointcatering.com](http://www.greenspointcatering.com)

Occasions Catering  
1789 W. Warren Ave.  
Englewood, CO 80110  
303-789-1867  
[www.occassionsdenver.com](http://www.occassionsdenver.com)

