



# On-Site Investigation

<b>Location Address:</b>	428 - 430 E. 11th Avenue Denver, CO
<b>Time Arrived:</b>	February 26th, 2011 @ 8:00 PM
<b>Time Started Monitoring:</b>	February 26th, 2011 @ 10:00 PM
<b>Time Stopped Monitoring:</b>	February 27th, 2011 @ 3:30 AM
<b>Time Departed:</b>	February 27th, 2011 @ 3:30 AM
<b>Investigators Present:</b>	Day 1 - Bryan, Baxter, Logan, Stu, Diana, Nitor Day 2 - Bryan, Baxter, Logan
<b>Residents Present:</b>	During the setup for the investigation we had several people present: Jack Hanley, Chris Leising, Ann Leggett, Her Daughter and Husband. The second day we were visited early by the Leggett's and had a tour for Susan Gerbic & Mark Edward. The new agent representing the property came in to drop off keys to the Carriage house which was then shown to a potential buyer by Nicole A.L. Leroux a Broker Associate
<b>Pets/Animals at location:</b>	None
<b>Weather Conditions:</b>	For the duration of the investigation the outside temperatures were in the 30's There was no precipitation in the area.



# Temperature Readings - Base Station

## Location Base Station

Date: 2/26/11

Time Arrived: Feb 26, 2011 8:00 PM

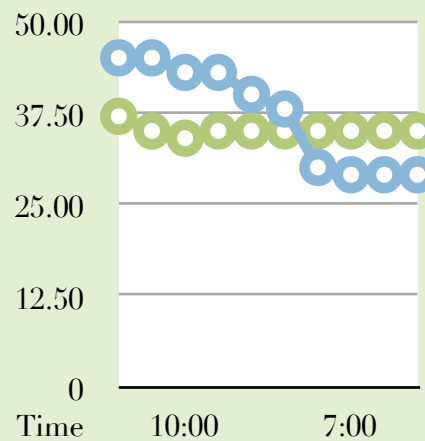
Time Departed: Feb 27, 2011 3:30 AM

Weather: Cold (50-30) dry

Location	Time 10:00	Time 11:00	Time 12:00	Time 1:00	Time 2:00	Time 3:00	Time 4:00	Time 5:00	Time 6:00	Time 7:00	Time :	Time :	Time :	Time :	Time :
1	45	45	43	43	40	38	30	29	29	29					
2	37	35	34	35	35	35	35	35	35	35					

- 1 - Thermometer located on the Main floor near the base station area
- 2 - Thermometer located in the basement near the bottom of the stairs

Chart 5



1

2



# Temperature Readings - Base Station

## Location Base Station

Date: 2/27/11

Time Arrived: Feb 26, 2011 8:00 PM

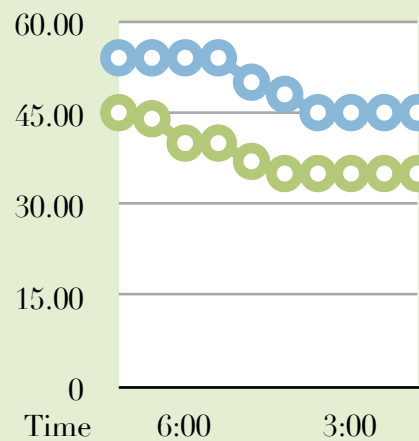
Time Departed: Feb 27, 2011 3:30 AM

Weather: Cold (50-30) dry

Location	Time 6:00	Time 7:00	Time 8:00	Time 9:00	Time 10:00	Time 11:00	Time 12:00	Time 1:00	Time 2:00	Time 3:00	Time :	Time :	Time :	Time :	Time :
1	54	54	54	54	50	48	45	45	45	45					
2	45	44	40	40	37	35	35	35	35	35					

- 1 - Thermometer located on the Main floor near the base station area
- 2 - Thermometer located in the basement near the bottom of the stairs

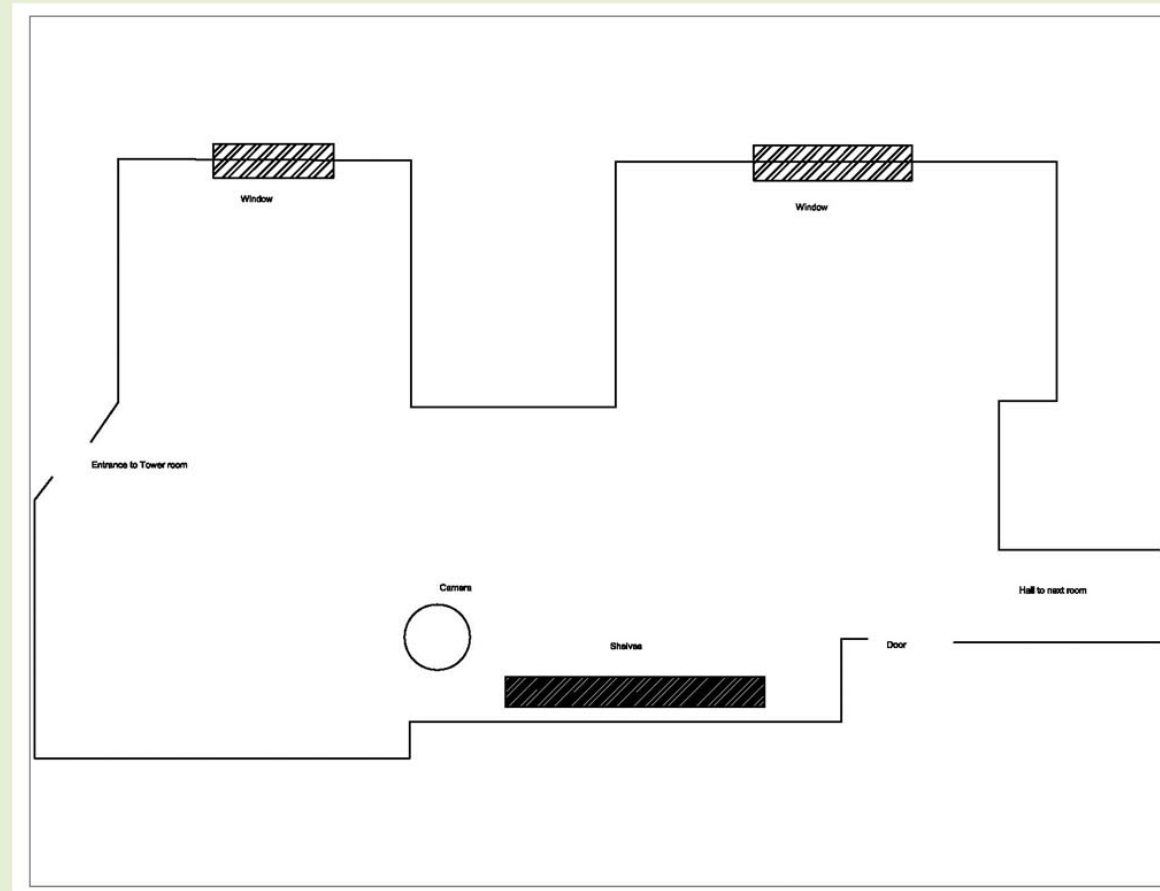
Chart 5



1

2

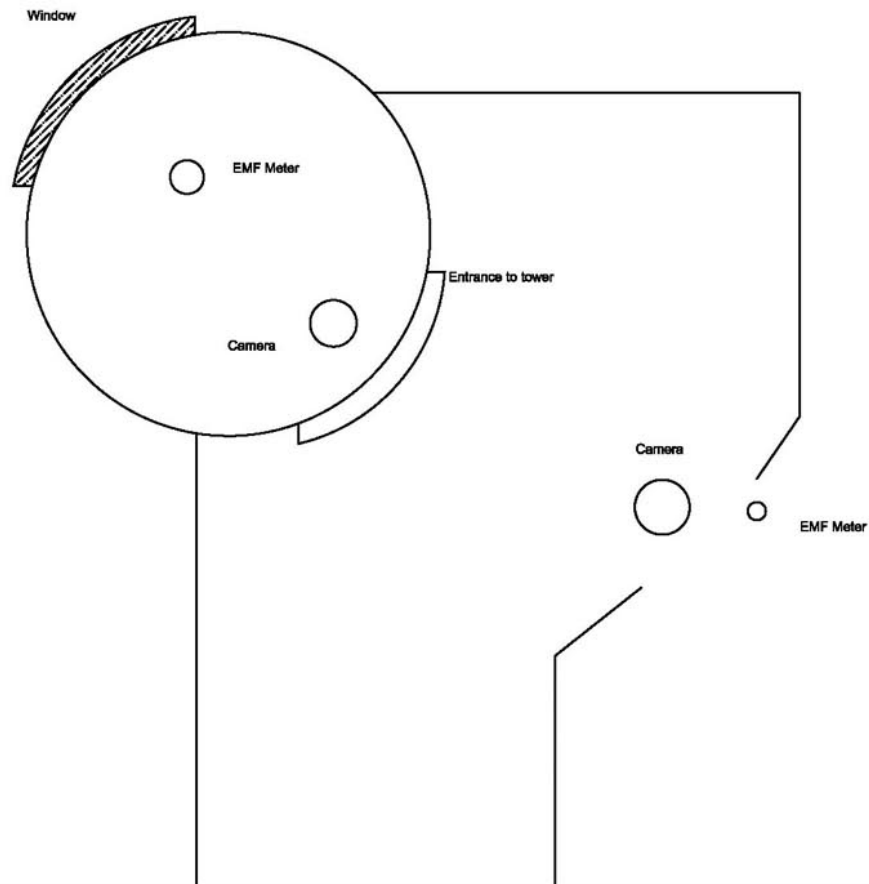
## Map - Equipment Locations - Tower Room



Location	Note
Camera	Mounted looking at entrance to Tower room

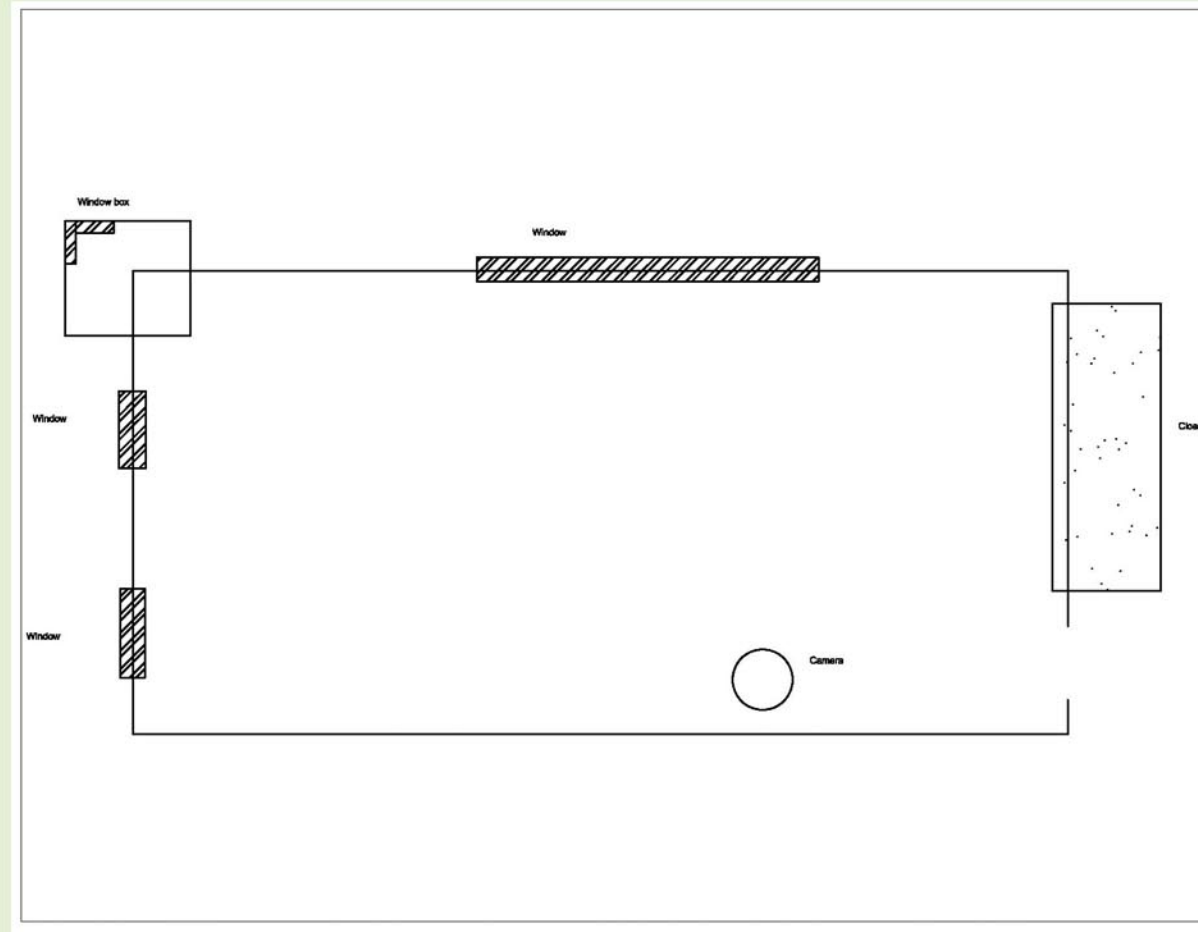


## Map - Equipment Locations - Tower Room



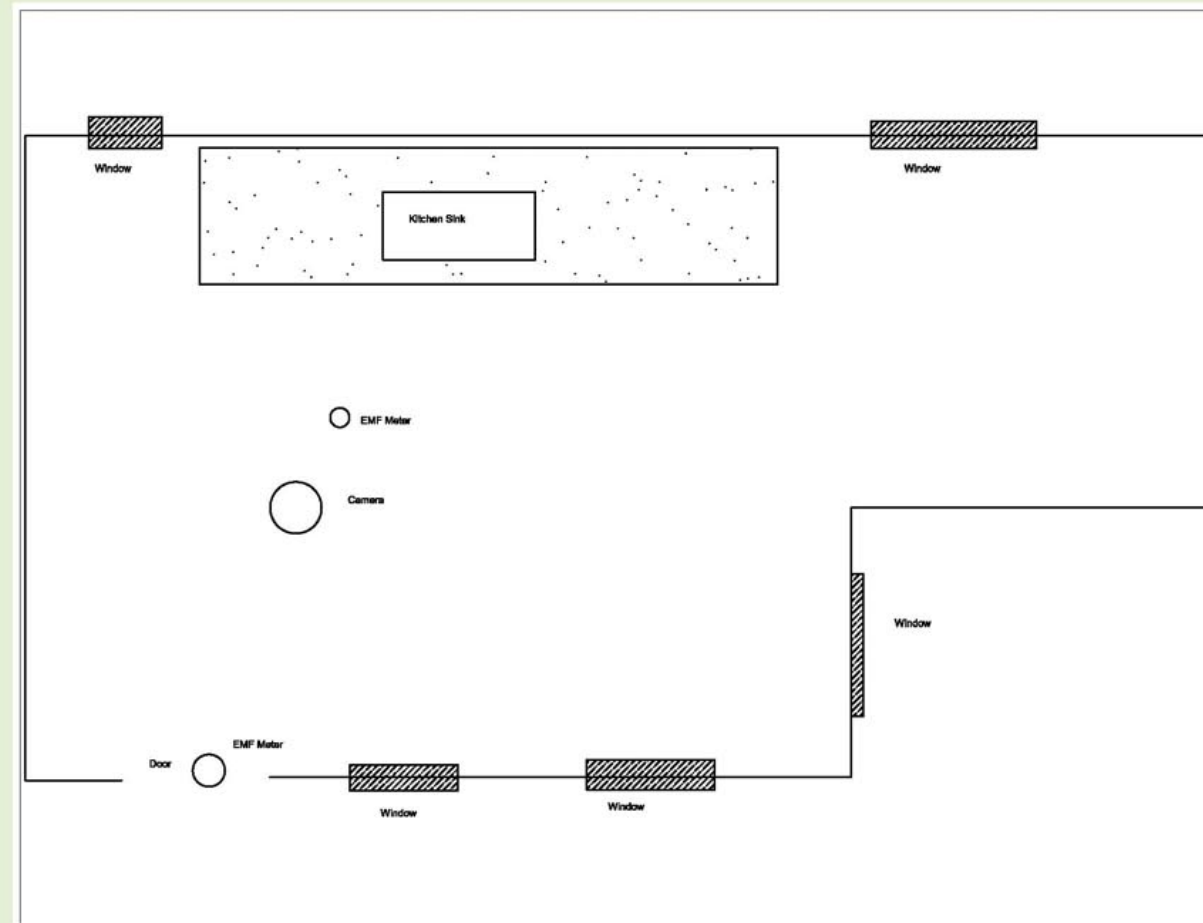
Location	Note
Camera	Mounted at the main door looking towards the window
Camera	Mounted on the window aimed back to the entrance
1- EMF	Middle of the Tower room
2- EMF	At the entrance to the Tower room

## Map - Equipment Locations - 3rd Floor Bedroom



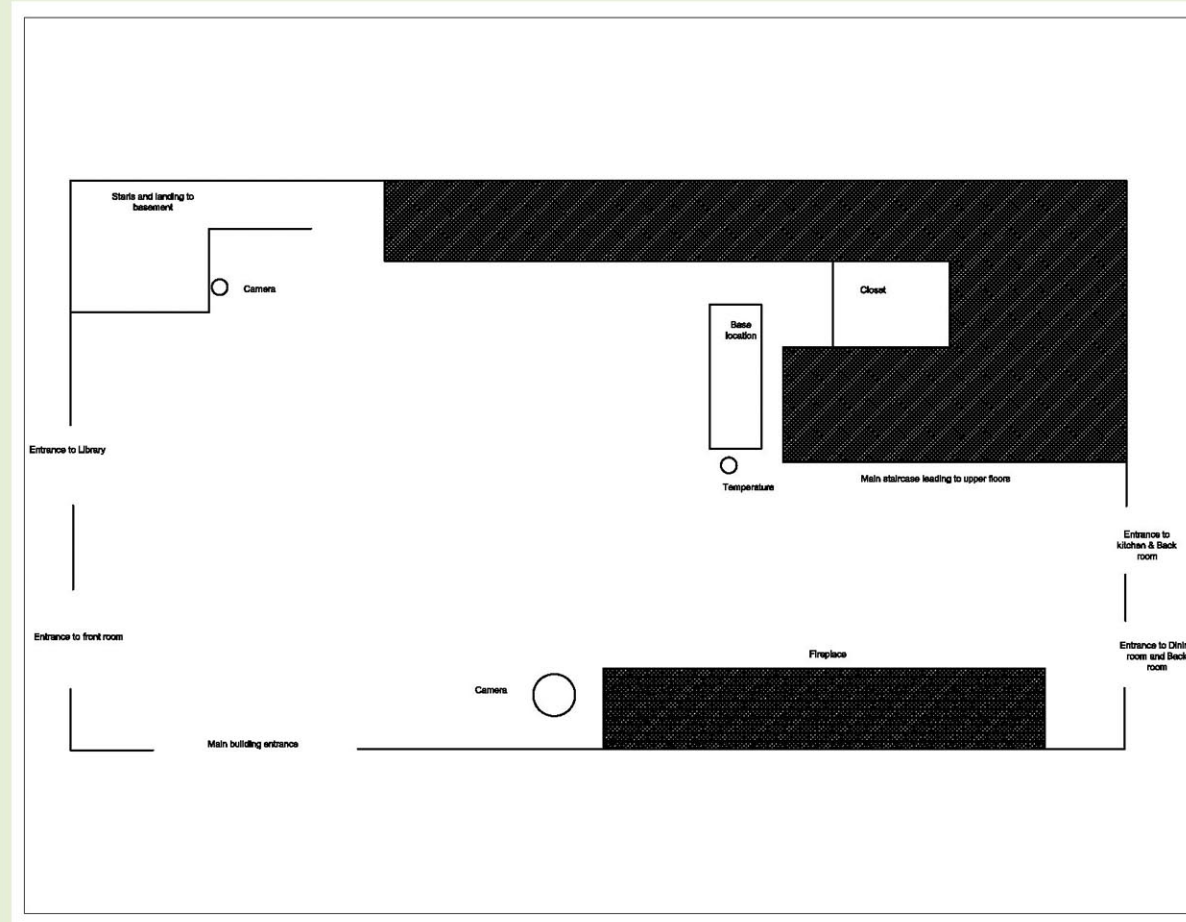
Location	Note
Camera	Located at the N/W corner to monitor the entire room
1- EMF	At the entrance to the room on the floor
2- EMF	In the middle of the room
3- EMF	At the far corner N/E of the room

## Map - Equipment Locations - Kitchen



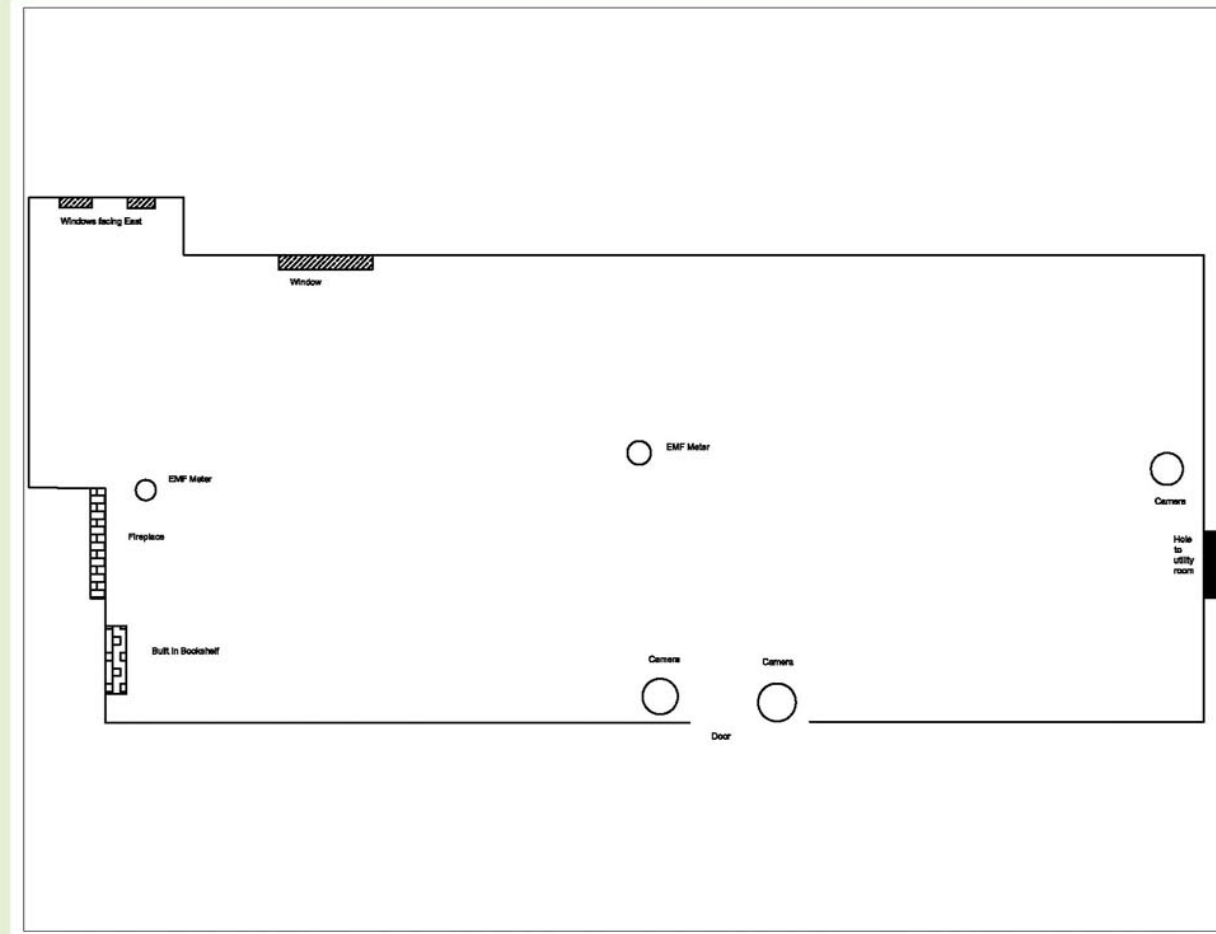
Location	Note
Camera	Mounted mid room looking at ceiling fan
1 - EMF	Main Entrance
2 - EMF	Middle of the room.

## Map - Equipment Locations - Main Entrance/Base



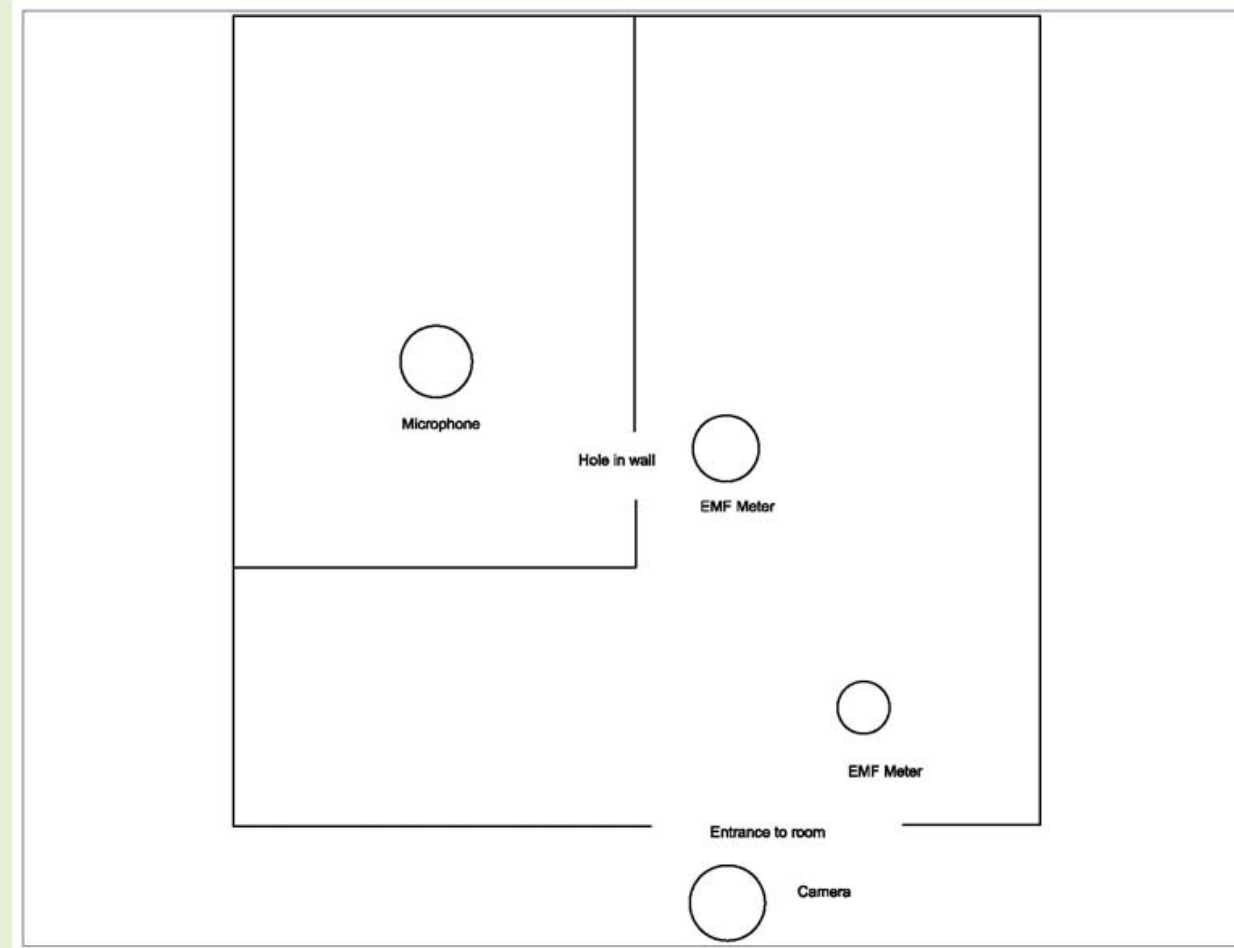
Location	Note
Camera	From main door aiming towards main stairs/Base Station
Camera	Directly aimed at Base Station
Temperature	At the Base Station

## Map - Equipment Locations - "Ballroom"



Location	Note
Camera	At the entrance facing the Fireplace (N)
Camera	At the entrance facing the back wall (S)
1- EMF	In front of Fireplace on floor
2- EMF	In middle of room
3- EMF	Opposite side of room from fireplace on floor

## Map - Equipment Locations - "Hole" Room



Location	Note
Camera	Facing into room from Entrance
1- EMF	Directly in front of hole on ground
2- EMF	At the door on the Ground
Microphone	In the hole



# On-Site Investigation Notes

1 - Microphone was located at the top of the 3rd floor staircase to monitor the entire 3rd floor

Seismometers were used throughout the building for the duration of the investigation (there location was moved while taking hourly measurements)

Thermometers were placed in the basement near the bottom of the stores and at the base station area on the main floor

The location has become a place where people come up and look into the windows at all hours. This was witnessed throughout the investigation.



## On-Site Investigation Notes

The first to arrive at the location was Diana and the Jack Hanley and his camera man. Jack had obtained the code for the lockbox on the Mansion from the realtor. Just after the mansion was opened Nitor, Ann Leggett, Ann's Husband and Daughter, Logan, Bryan & Baxter arrived.

The initial setup of the equipment was done after a short tour of the Mansion.

The conditions during the investigation were a little unusual because of the Mansion being "Winterized", this meant that there was no running water/restrooms and no heat. We supplied heat via 4 space heaters in the main entrance room, but that was just enough to make the main room tolerable.

The initial mapping and EMF readings were conducted by Stu and Diana. This was followed by Bryan and Logan completing the readings for the duration of the investigation.

On the first night at 2:30 a couple entered the main entrance and asked about the building. This was the first of many different people who either just stopped and peeked in the windows or took photographs of the outside of the Mansion. There was even a man seen standing on the East side of the Mansion on one of the window sills peeking in early Sunday morning.

Throughout the investigation we noticed that there are several different places in the Mansion that have a draft from outside. This is caused by the old windows in the Mansion not having a good weather seal as well as several windows being broken in several different rooms.

One of the most noticeable of the drafts was at the bottom of the main staircase. This one was so strong that there was a noticeable breeze at the base of the main stairs.

One of the consistently reported paranormal events was that of a "ghost" being seen walking up the main staircase. This was discovered to be an optical illusion. There is a chandelier that hangs in the middle of the main entrance room that has a large ball on the bottom of it. When a person is walking from the East side of the Mansion into the main entrance room in just the right conditions (low light or with a night shot camera), the ball on the bottom of the chandelier can be mistaken for the shape of a person ascending the stairs.

Other claims of ghostly phenomena are of seeing people walking in different rooms when there is nobody in the Mansion. This is easily reproducible by watching the reflections and shadows caused by traffic on the two streets that the Mansion is located on. This effect is accentuated due to imperfections in some of the glass in the windows. This glass is not optically clear any longer due to its age and the pouring effect of the glass over the years.

We discovered that the "Hanging beam" in the Carriage house is nothing more than a beam that was used as a pulley support when there was storage in the upper floor of the building.

For the duration of the investigation there were different members of the team monitoring the different rooms in person as well as watching via the camera system. The audio was monitored the same way. No unusual or unexplainable events happened.





## On-Site Investigation Camera Views



View of "Hole room", North side of Ballroom, Base Station, South side of Ballroom



View of Tower Room, Entrance to Tower Room from bedroom  
Ceiling fan in Kitchen, 3rd Floor Bedroom



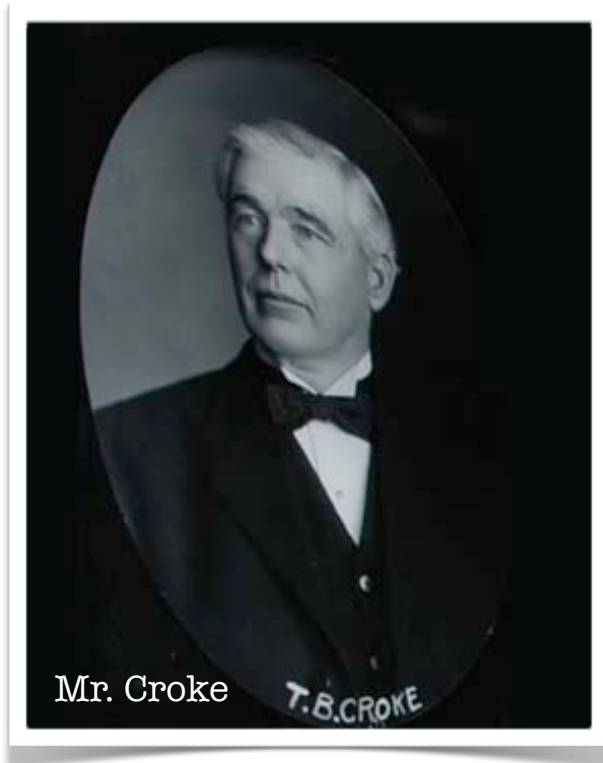
### History & Haunts of the Croke-Patterson-Campbell-Ikeler Mansion

The Mansion is named after Thomas Bernard Croke.

Mr. Croke was born on March, 4 1856 in Magnolia, Rock County, Wisconsin. The family name was originally Croak but it was changed in the mid 1800's.

Mr. Croke moved to Denver to become a Schoolteacher, but he found employment at a local department store.

Mr. Croke was employed as a clerk in the Daniels and Fisher department store. He was initially a clerk and eventually worked his way to becoming a manager of the carpet department.



Mr. Croke wanted to open his own business and with an investment from Daniels & Fisher he opened Thomas B. Croke & Co. The business was located at 1630 Lawrence St. Mr. Croke was also known for his experimental plant breeding.

Through his financial success he was able to have a home constructed for \$18,000. The contractor J.M. Cochran and architect Isaac Hodgson constructed the home at 1075 Pennsylvania in 1890.

The Mansion is 12,500 square feet, and features a grand ballroom, nine bedrooms and nine bathrooms, a living room, a library and a dining room. It is located on 9,450 square feet of land.

Depending on the source, Mr. Croke may have never lived in the home or only lived there for a short period.

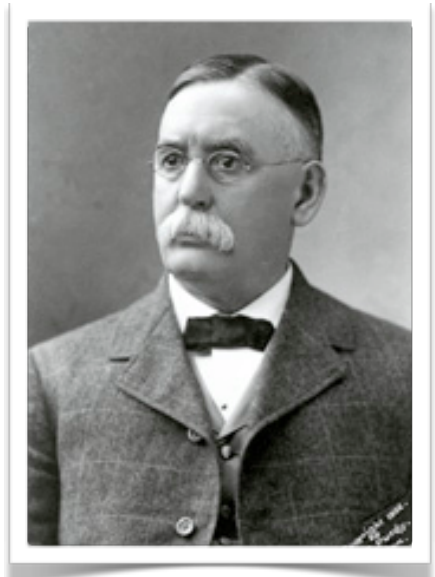
The story related by Thomas Noel, Phil Goodstein and the most common story claims that upon entering the Mansion for the first time after construction did not even examine the entire home. The claim is that he stepped into the Mansion and turned around left, never to return to the Mansion.

The story from Historian Amy Zimmer is that Mr. Croke and his family lived in the home for about six months. This was after moving into the home with his wife, two children and his parents. The death of his wife Margaret Dunphy Croke in 1887 and his mother seemed to have brought on the move.

Another story is that Mr. Croke was distraught because of a major loss in the silver market, so when he first went to the Mansion he realized that he could not afford to keep the home he had just walked out and found a way to get rid of it.

In 1892 or 1893 Mr. Croke traded the home to Thomas McDonald Patterson for the 14,400-acre Jones Lake Ranch that was adjacent to a ranch that Mr. Croke owned. The sale included all of the furnishings that were in the home.

Thomas Patterson was born in 1839 In County Carlow, Ireland, a lawyer, Politician and Journalist. He was married to Katherine Grafton in 1863. Mr. Patterson was the State Congressman from 1877-1879. Mr. Patterson was a member of the Peoples Party, which



Mr. Patterson

allowed him to become an acquaintance of William Jennings Bryan the presidential candidate. Mr. Bryan was rumored to be a regular visitor to the Mansion. Mr. Patterson eventually became a State Senator from 1901-1907.

In 1892 Mr. Patterson's son James killed himself at the age of twenty-six.

In 1894 Mr. Patterson's daughter Mary "died of an illness" at the age of 27.

On July 16, 1902 Katherine Grafton Patterson died in the home. According to reports, she died due to a "nervous collapse, the result of an acute attack of cholera morbus".

This was the time that Mr. Patterson willed the Mansion to his only surviving child, Margaret Patterson Campbell. Mr. Richard Campbell and

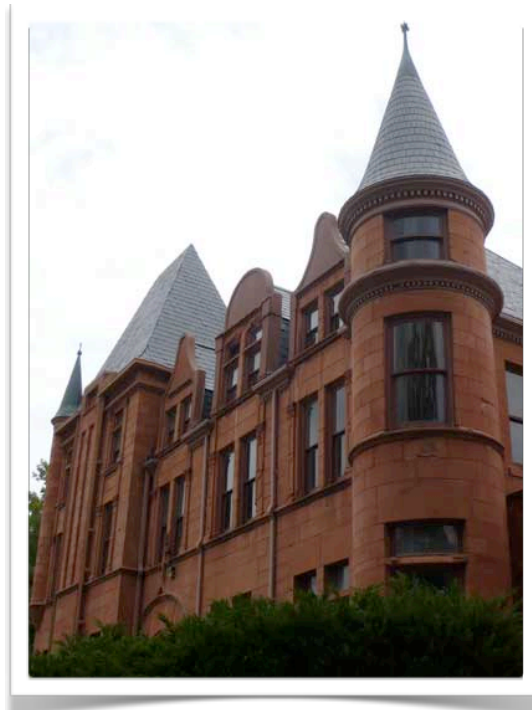
Margaret lived in the home with Mr. Patterson Sr. and because of the will they inherited the Mansion after Mr. Patterson's death.

According to newspaper reports "A daughter, Mary G. Patterson and an infant child also died a number of years ago."

Mr. Richard Campbell and Margaret Patterson were married in the library at the Mansion in 1895. They later had three children.

In the 1890's Mr. Patterson owned controlling interest in the Rocky Mountain News and was Managing Editor. In 1905 Mr. Patterson was found guilty of contempt due to the Rocky Mountain News publishing satirical content about Denver politics.

He exposed the blackmail scheme of Frederick Bonfils the co-publisher of the Denver Post who has threatened several Denver businessmen that he would publish negative articles about them if he were not paid off. After the article Mr. Bonfils attacked Mr. Patterson while he was walking to work. While reports from the two newspapers differ it is generally accepted that Mr. Bonfils attacked Mr. Patterson from behind and then knocked Mr. Patterson down. Magistrate Carlson investigated the charges of battery and the court ordered that Mr. Patterson should name the two men who had a conversation with him. He charged Bonfils with blackmail in connection with the Colorado Industrial Exposition Company, which was formed to take over Overland Park. The court decided that the



Ms. Patterson





testimony as to the truth of the story published in the News-Times, which caused the assault, and which stated that the blackmailers should be driven from the community and to the penitentiary was admissible. It

was the publication of these articles that Bonfils was claiming was the justification for his attack on Senator Patterson. The court ordered Senator Patterson to give the names of the two men who supplied him with the information and charged Bonfils with blackmailing in the Overland deal. Senator Patterson immediately replied that they were Charles Stubbs and A.H. Wahlgreen. The final decision was in favor of Mr. Patterson. Mr. Bonfils was fined \$50.00 plus costs.

Mr. Patterson sold the Rocky Mountain News in 1913 to John Schafer who would buy the Denver Republican soon after.

On July 23 1916 shortly after 1 o'clock Mr. Patterson died of a sudden cardiac arrest. At the time he was with his daughter, other members of his family were at Grand Lake. He was interred in Fairmount Cemetery. The local paper stated, "There will not be any use for anyone to try to fill his place, for there can only be one Tom Patterson."

When Mr. Richard Campbell and his wife Margaret Patterson-Campbell inherited the Mansion they lived there until 1924 when they purchased a new home at 909 York Street. The home on York is the Mansion that is now the offices of the Botanic Gardens. Mrs. Campbell died in June 1929 followed by his wife a year later.





View inside the  
Tower Room

The Mansion was sold in 1916 to the Louise Realty Company who used the Mansion as The Joe Mann School of Orchestra.

In 1927 the Mansion became the home of KFVR radio.

Mr. Croke died in 1929 at his home, located at 1735 York Street.

In 1930 the Mansion was converted to an apartment building with seven units.

In 1932 the City renumbered many of the addresses in the area and the Address of the location was changed to 430 E. 11<sup>th</sup> av.

Dr. Archer and Tulleen Sudan purchased the Mansion in 1947 and moved into apartment #2. Part of the Mansion was used as the Dr.'s office.

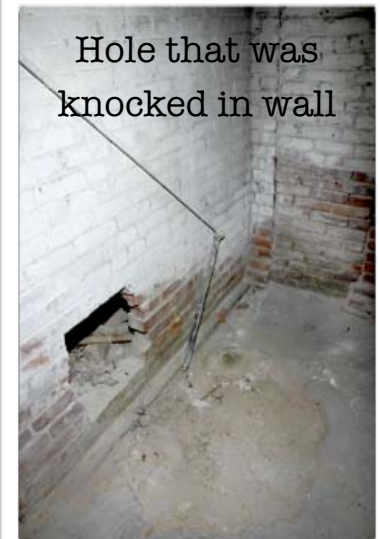
Dr. Archer was the President of the Colorado Medical Society from 1946-1947.

Dr. Sudan Jr. was given the Mansion in 1958 when his father decided to move to Boulder. The Mansion was still used as apartments and Dr. Sudan Jr. used the basement ballroom as his office/practice.

Dr. Sudan Jr. sold the Mansion in October 1972.

According to Phil Goodstein, after Dr. Sudan moved out was when the ghost stories started to appear. The most common of the undocumented stories is that of an infant that was found dead in the Mansion. Because of this tragedy the mother was said to have committed suicide. There were also reports of an "old man" who would wander between the carriage house and the Mansion, as well as a baby that was tortured to death in the carriage house. He also reports a ghost named "Maggie" who visits the Mansion on cold nights.

Mary Rae a local Realtor discovered that the Mansion was scheduled to be demolished, so she decided to purchase it to save the Mansion. While Mary Rae kept the building as apartments, she never lived at the location.



Hole that was  
knocked in wall



3rd Floor Bedroom  
where Ghostly helper  
was seen

While Mary owned the Mansion she had many reports about a room located on the 4<sup>3rd</sup> floor of the Mansion. Tenants of the apartments were constantly complaining about sounds coming from the room. The sounds ranged from a loud party to a crying baby. This was a small storage room that was never rented

out and was used as storage by Mary for supplies for the building.

The Mansion was designated a National Historic Location in 1973.

After several years of ownership Mary Rae was having issues with the upkeep of the Mansion, so she sold it to Trenton Parker the owner of Mansion Properties in 1976.

Trenton Parker converted the Mansion to Offices.

“My mom used to live there in the 70’s when the mansion was six

apartments and she lived on the third floor for about six months and heard a woman scream and a baby crying in the tower and would hear parties going on in her apartment and when she would open the door nothing would be going on. Her and the roommate she lived with could not live there anymore because the ghosts were very active and they could not get any rest living there.”



Second Floor Bedroom  
with tower section



Due to the lack of upkeep and the neighborhood deteriorating there was a problem with break-ins. There were several burglaries at the Mansion but the largest happened in April 1976 when according to Police reports, the neighbors had seen the back door had been forced open by burglars. The Police reported that six of the large stained glass windows had been removed and they found them leaning against the back of the Mansion. When the Police did not find anyone at the Mansion they left, then the thieves returned to complete the job by taking the windows.



There are reports that during the conversion construction workers would show up in the morning and discover that the previous day's work would appear to have not been done, so they would have to start the work over from the beginning.



The problem with the conversion of the Mansion to offices was also troubled with homeless people living in the Mansion during construction. The owner hired a security guard to watch the property at night, but according to some reports they could not find a "reliable security guard". Because of this they decided to put up a security fence around the property. This was not successful in keeping the homeless and the burglars out of the Mansion so the final step was to hire guard dogs



to keep the property clear.

There are several versions of the story of the dogs. The mixed stories are that there were either 2 or 3 dogs and that they were Dobermans or German Sheppard's. The story about the dogs is that on the first night that



they were left to guard the property, one of them jumped from the 3<sup>rd</sup> story turret window. Then the stories vary. One version is that one of the other dogs “killed itself” and the other was found hiding and whining in a corner, or that there were only 2 dogs and the second dog jumped from the same window as the first one on the following evening.



After the conversion to Offices the employees started to complain of odd happenings at the Mansion. They said that office equipment would turn on and run by itself, and even claimed that documents that did not exist would appear as if copies on the copiers.

In the 1980's during television “sweeps week” the mansion was featured several times for live séances. During one of the séances a reporter claimed to see a ghost “glide up the main staircase”.

During another media stunt a Medium was invited to the Mansion and she claimed that there was the body of a young girl buried in the basement. They dug a hole in the concrete floor and knocked a hole in a supporting chimney wall and discovered nothing. Both of the holes remain intact.

The television show Perry Mason featured the Mansion in the episode “The case of the Glass Coffin” in 1991 it was used as a setting for a law office.

In 1996-1997 Claudia Hall Christian had her first psychotherapy office. She had her office “was the door left to the second floor mirror”. She says that she was there until the Ikeler’s purchased the Mansion.

In 1998 the Mansion was sold to Dr. Douglas Ikeler and Melodee his wife for \$600,000. They lived in the Mansion for 10 years.



Dr. Douglas E. Ikeler moved to Colorado in 1985 and set up his veterinary practice.

Upon purchasing the Mansion they had the front door etched with the words "The Ikeler Castle".

Mr. Ikeler is quoted saying: "It was everything I dreamed of, I was wealthy and looking for a grand architecturally magnificent historic mansion." "I was able to live in a large place shaped like a castle with fancy and elegant interior and exterior."

At the time Mr. Ikeler was worth over \$10 million with an annual income of \$300,000.

In October of 2002 the Mansion was featured as a backdrop for the television show "The Scariest Places on Earth" where a Highlands Ranch woman (soon to be "world famous psychic") claimed that she lived and had witnessed ghostly phenomena.

Ikeler claims that in 2003 he had to close two of his Cat care centers because of the collapse of the .com market, and eventually closed the rest in 2007

When the Ikeler's moved into the Mansion Melodee had a full time job. After the birth of the triplets she quit her job and became a full time parent.

While in the Mansion one evening alone Melodee reported that she was home alone in bed and near end of her pregnancy with triplets. Due to her condition she was having problems rolling over to get out of bed. She said "I was rolling trying to get out and when I looked to the side of the bed, there was a woman standing next to the bed offering me her hand to help me out. I took her hand and she helped me out. Then she just walked through the wall and I never saw her again."

In 2004 the 850 KOA ZOO BOO Tour radio show was featured at Mansion. The paranormal team featured on the show as Rocky Mountain Paranormal. When Casey Lamb a station

worker went to sleep in the basement. He claimed that he saw a person in the corner of the big room in the basement, and could only see the head. He then realized that there was not supposed to be anyone in the basement, so he went upstairs and requested help to get what he thought was an

intruder out of the basement. Several people went to the basement to find the person but nobody was found in the entire Mansion. In the early morning one of Mary Rae's children reported that he has seen a man many times downstairs by the fireplace.

In 2004 the 630 KHOW Peter Boyle's radio show was featured at the Mansion. The paranormal team featured on the show was Rocky Mountain Paranormal.

In 2005 Haunted Times/Chris Moon conducted an "investigation" at the Mansion for the film "Chasing the Shadows".

In 2005 the Spirit-P.I. ghost hunting team filmed what was claimed to be a pilot episode of their show at the Mansion.

The Mansion has been used by local television and radio shows from the mid 1980's to current times during the Halloween season. It has been featured in stories as well as live broadcasts.

Around 2006 Mr. Ikeler started requesting a "rental" fee of \$5,000 per night for any television, radio, or ghost hunters to spend the night. This caused a sudden drop in the exposure that the mansion was getting.

In 2007 Melodee filed for divorce and was awarded the divorce and \$58,082 court costs plus \$5,000 for expert witness fees. She was also awarded custody and maintenance. The custody has since changed.

The Ikeler's put up the home for sale in 2005.  
The Ikeler's lost the home to foreclosure in 2007.



Mr. Ikeler is currently publishing books and doing research on “bariatric medicine and the neurological diseases which cause multiple sclerosis and fibromyalgia”. He is also the publisher of a book that makes claims that anyone can live from 150-180 years old using his “real life extension technologies”. He also claims to be the creator of the Ikeler400 the world first “Flying car” which he will start selling in 2012 after his world record setting solo flight around the world where he will show off the car.

Mr. Ikeler was quoted as saying, “Whoever moves into the castle has to be wealthy. When I lived there, I was spending \$100,000 on my mortgage per year and another \$100,000 on taxes, utilities and insurance.



The Mansion was defaulted to American Home Mortgage on 12/03/2007.

The Mansion then became the property of AHMSI Default Services on 03/30/2008.

On November 17, 2009 - - “I was there with a Realtor last week, and it remains VERY active. None of the usual suspect ghosts are there, mostly people of recent history. It's more like a meeting place, energetically, for ghosts .One of the ghosts stated that she wasn't a ghost at all, and some of the others were

trying to get me to help her. I believe that she might have actually been a coma patient that was lost... An impressive house to be sure, but I DO NOT recommend prowling around there. Sadly it has been broken into and is unsafe at night.”

“Was there today, 1-16-10, with my family to survey the place from an investment standpoint. I have always been sensitive to the spirit world, and I have to say - I thought the home was very peaceful. There wasn't a scary or foreboding feel to the home at all as we walked the main level & the two upper floors. The turret was interesting, however & I was anxious to get out of it. But, once I was out - I was fine. The home has been horribly retrofitted, which is so sad w/ a home of that grandeur - but, a building of that size has to evolve as time does I guess, to suit various needs. Would love to make it into an amazing showpiece of a home today. I will say, however, there was a very dark & penetrating feeling in the cellars - the game room/ family room was fine. However, the cellar areas were very unsettling & again, I was EXTREMELY anxious to get back upstairs. I truly don't know if I could live in that home - NOT because of the ghost stories online, but because of the terrible anxiety I had while in the basement. I don't believe everything I read & found very contrary stories as to "Maggie" the "ghost" who died as a child on the paranormal sites



vs. historical sites where Maggie was Margaret, grown daughter to Mr. Patterson & a very busy woman in the Denver Children's Home charities & such around town”

The Property then changed ownership to Unique Real Estate Investments on 2/12/10.

Historic Denver hosted an event at the Mansion on July 15 2010 to launch their 40<sup>th</sup> anniversary celebration of the organization.



Bryan at the top of the Main stairs

8/4/2010 - - “Sadly, it's under contract to Open Door Ministries who want to operate a homeless men's group facility there (and generally rip out the historic upstairs bits to maintain many SRO-style bedrooms). It was purchased by an investment group to 'flip' it in January and they apparently have done minimal work and basically are trying to triple their money on the fly. The whole situation is rather odd, is how does Open Door Ministries have gobs of money to pay triple what the investors paid 5 months ago? Why would they



Main entrance room

do that? Another of Denver's cozy insider real estate mysteries.... sad bit is that putting 30 homeless men in there would really put extreme wear and tear on the site. And probably render it yet more historically inaccurate and unloved. The Open Door ministries guy said that he hopes they'll rip out all the bathrooms (claw foots, etc.) for plastic showers and the like in order to make it more user-friendly for their targeted residents."

September 15, 2010 Because of zoning issues and neighborhood association complaints the Open Door Ministries cancelled their contract on the property.

The 630 KHOW Peter Boyle's show featured the Mansion on the 2010 Halloween show. The guests were Rocky Mountain Paranormal.

The Colorado Historical Society awarded Historic Denver, Inc a \$22,382 grant for a renovation study.

Amy Zimmer discovered some interesting history of the Mansion. She discovered the names of some of the servants that were employed at the home:

In 1900 Sophia Schafer and Michael Dorrer who had just emigrated from Germany, worked at the Mansion.

Sam & Sadie Winner were discovered to be working in the Mansion in the 1910. Anna Henry and Mary Hogan who were recent Irish immigrants worked for the Campbell's in the 1920's.

There was another "cook" that worked for Mr. Croke and went on to work for Mr. Patterson when he inherited the house.



2nd floor top  
of the Stairs



Baxter & Logan at the Base  
location



Some of the stories that have no backing in history or seem to have just been created to add to the legends are:

“In the 1970’s a baby born to the owners died in the 3<sup>rd</sup> floor nursery. Then the mother committed suicide”.

“When a séance was held to determine who was haunting the building, they found it to be the spirit of a little girl whose body was supposedly entombed in the cellar. However, when the basement was excavated, they found a hidden chamber filled with sea sand, but no remains of a little girl.”



“Thomas Patterson, former owner of the home, is said to have been spied numerous times in the courtyard between the Mansion and the Carriage house.”

“That’s when strange things really began to happen. People began to see floating Bats.”

“Excavators found a secret passage and a room that had been inexplicably filled with sea-sand but no body was found.”

“A man who lived in the Carriage house abducted a young boy and

after killing him he hung the body in the large tree in front of the Mansion.” “A woman killed herself by hanging in the same room that the dogs jumped from.” “A man killed himself by hanging in the basement.” “A woman who had an infant die at the Mansion was so distraught by the death that she went to the cemetery, dug up the child and took it back to the home. She then went to the basement and knocked a hole in the wall where she buried the child. The authorities discovered this and the baby was re-buried properly. The mother then committed suicide. They both haunt the basement of the Mansion.” --- From a current walking tour of Capitol Hill

“The Carriage house is haunted by a spirit named “Willie”. Back in the day he was ordered to help dig up the graves over at Cheesman Park. While he was digging them up, he was actually robbing the graves. He was using them for his satanic rituals that he would have. But after a while he got bored using dead bodies and started kidnapping people off of the streets. Upstairs in the Carriage house there is a metal beam that sticks out of the wall, which was said where “Willie” was hanging the bodies from. The basement of the Carriage house, there is a tunnel that he would use to transport the bodies form the Carriage house



The beam that has become the rumored "Hanging Beam"

to the Main house. (The tunnel is currently closed up)." "The 3<sup>rd</sup> story of the Mansion, a woman lived there. Her baby passed away only a few months old. The mother was so overwhelmed and could not let go of losing her child, so she buried her in the wall in the basement of the Main house. The hole is knocked in with bricks but is still visible to see. After a few Months/year she committed suicide on the 3<sup>rd</sup> floor." "There is also an incident where 3 Doberman pincers that were left in the house to be guard dogs. The family came home around 2 and found 2 of the dogs dead outside on the sidewalk, they jumped from the 3<sup>rd</sup> story window. Said to be the same room that the mother committed suicide in. The 3<sup>rd</sup> dog was found shaking, drooling, growling, and lying in its own waste in the corner of the room. No one knows what scared the dogs so badly, it still remains unknown." "There are many people talking of being frightened and feeling the urge to run out of the Mansion, they get the sense of someone chasing them." "One incident we were in the

Main house and heard doors opening and shutting and footsteps being heard." "We didn't get much from the Main house but we have personal experiences of chills, people watching us, Hearing footsteps. One incident we were in the Main house and heard the sound of a woman screaming from upstairs." - - From a team that claims to have recently investigated the Mansion.

"The story is that a doctor married a young woman. They moved into the house. One stormy night, the doctor was called away from the house and his pregnant wife. When he returned, she had killed herself and buried the baby in the mansion.

That's the story. This is the story that the ghost on the second floor told me. She said that she was the child of the woman. She was five or six when her mother married the doctor and became pregnant. She was in the house when her mother went into labor. Her mother died in labor, as did the baby. She stayed with her mother for five days waiting for her mother to wake up. When the doctor returned, he took the child away from the house and they never returned. She returned after she died because she was certain her mother would come back to the mansion." - - An ex-office worker at the Mansion

"When one owner renovated the property, he had difficulty finding a night watchman to stand guard, so he got a Doberman to protect the house. The following day, said Goodstein, he found the dog dead on the lawn. Two other dogs supposedly jumped to their deaths out of a third-story



window. A psychic conducting a séance in the house for a local television station claimed there was the ghost of a little girl living in the basement. One of the current owners reported waking up one night and seeing a petite woman dressed in old-fashioned clothes, who introduced herself as Maggie. One of the children who lived in the house in the past was named Margaret.” - - A recap from a tour member of Phil Goodstein

“Kerry joined Jeff and I at the last minute Saturday night at the Croke Patterson Mansion and it was an interesting time to say the least. We all took pictures but I have yet to compare notes to see who caught the best evidence. We toured the mansion (no A/C by the way) and it was a fascinating home. The current owner is one of a kind. Kerry took pictures of some of the art work and in her words "because no one will ever believe me" and she is SO right! We were also able to tour the carriage home adjacent to the mansion where the caretaker of cemetery, which is now Cheesman Park, used to live. Not a very nice man in life apparently.

We were quite the participants. Jeff carried around an EMF meter and Kerry carried around the white noise machine as I followed with my digital camera. I believe Jeff and Kerry captured more on their cameras than I did. One strange thing I did capture was an oddity that occurred on the wall to the left of the hostess. In the first picture I snapped, the wainscoting looks normal. However, as she told more stories about the strange goings-on in the home, a bizarre streaking began to occur on the wainscoting in my photographs. It got worse as she told the stories and then was back to normal later when I snapped some pictures of the owner of the home who got up to speak. Could it be a ghostly happening or the heat in the basement melting the paint?!” - - A review of a Chris Moon Ghost Hunting 101 class held at the Mansion



# Fire at the Mansion

DENVER — Denver fire crews rushed to protect one of Denver's oldest houses early Saturday morning after the famed Croke-Patterson Mansion caught fire.

The Denver Fire Department responded to smoke streaming from a second-floor window on the northeast side of the house at 12:39 a.m., said Division Chief Steven Garrod.

Crews used an engine ladder to get into the mansion.

The fire appeared to have started in a second-floor bedroom, Garrod said. Firefighters were able to contain the fire to the bedroom and quickly extinguished it.

The cause of the fire is under investigation. The house is under renovation, and various construction materials were present.

The house, a three-story, red-sandstone mansion

at 420 E. 11th Ave. between Pennsylvania and Logan streets on Capitol Hill, was built in 1890. It has Denver, Colorado and national historic-landmark designation.

In recent months, the mansion was bought by C-P-C Mansion LLC and was being renovated into a bed-and-breakfast inn.

The house is also known as a stop on haunted-history tours of the city.

Nick Groke, The Denver Post



Denver fire crews at the Croke-Patterson mansion at 11th Avenue and Pennsylvania Street early Saturday morning. (Nick Groke, The Denver Post)

**June 24, 2012**  
**There was a fire at the Mansion**

**The Denver post reported that the fire started in a second floor bedroom.**

**The fire started on the second floor at the area at the top of the stairs**



# Fire Damage



Water damage on the ceiling in the main entrance room



The fire started at the floor on the second floor

