

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	MAY 18 1979
DATE ENTERED	JUL 3 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Richard Crawford Campbell House
AND/OR COMMON
Denver Botanic Gardens House

2 LOCATION

STREET & NUMBER
909 York Street
CITY, TOWN
Denver
STATE
Colorado

___ NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT
1

___ VICINITY OF

CODE
08

COUNTY
Denver

CODE
031

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
Denver Botanic Gardens, Inc.
STREET & NUMBER
909 York Street
CITY, TOWN
Denver
STATE
Colorado

___ VICINITY OF

80206

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
City and County Building, Annex #1
STREET & NUMBER
1445 Cleveland Place
CITY, TOWN
Denver
STATE
Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Colorado Inventory of Historic Sites (16/04/0047)
DATE
Ongoing
___ FEDERAL STATE ___ COUNTY ___ LOCAL
DEPOSITORY FOR
SURVEY RECORDS
Colorado Historical Society; 1300 Broadway
CITY, TOWN
Denver
STATE
Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 909 York Street in Denver, the Richard Crawford Campbell House is a single detached structure irregular in shape with a major wing projecting to the west. The dwelling has two and one-half stories set over a concrete foundation. The primary building material is brick which was stuccoed to give the house a grey appearance. Brick and cut stone form the trim. The irregular roof has an assortment of hips and gables and is covered with green tiles. The structure is set back a generous distance from the streetcorner and is magnificently landscaped with walls, terraces, and shrubbery.

It is the irregular plan, multiplicity of roofing shapes, and unusual fenestration that give the house the subdued romantic feeling which was characteristic of the architect's style. Although the house faces southwest off the corner of Ninth Avenue and York Street, the irregular design tends to give the impression that the building faces both streets, an effect that is enhanced by the shrubbery, grey stucco, and green tile roof. The majority of the windows are two-sashed and double-hung, but there are some single sashes and some casement windows. Many structural openings have radiating voussoirs with keystones, the voussoirs continuing down the sides to intercept an oblique line of bricks forming the sills. Other windows have flat arches with no voussoirs. There is also a tendency for the windows to be set in pairs and threes. The south side has a balcony set over a projection with a bay of windows. The structure has three chimneys placed irregularly--one on the south side projecting through the apex of a minor hipped roof, and two others rising in close proximity on the north side. The building also has a built-in garage on the north side and an attached greenhouse on the west.

The house has a total of fifteen rooms, seven of which are classified as bedrooms. The front door opens into an entry hall flanked two steps up on the left by the dining room and two steps down on the right by the living room. Beyond the living room is the library which has numerous built-in bookcases, one of which on the north wall swings aside to form a "secret staircase" that goes up to the master bedroom. The lower five steps lift up to reveal a second "secret" space under the stairs. Throughout the house the floors are hardwood and the trim softwood except in the living and dining rooms which have hardwood trim. The ceilings and other decorated areas were painted by John Thompson, an outstanding local artist who headed the art department at the University of Denver. The bronze lighting fixtures and switchplates were cast to harmonize with the decor. Carpets were especially woven in Europe for individual rooms. The carved fireplaces, panelling, leaded windows, and some original tapestries add to the charm.

The structure was designed to accommodate new developments in central heating, plumbing, and lighting. As one of the first homes in Denver with a new type of heating, builders were concerned about safety, and thus the large furnace room in the basement was walled with brick and closed off behind an enormous steel fire door which looks like the huge door to a safe. A separate space in the basement was designed as a wine cellar. Servants lived near the garage and in the northwest section of the second floor, an area accessible by a back stairway which is parallel to the sweeping staircase leading up from the entry hall. The back entrance allowed almost unnoticeable access to these quarters as well as to the kitchen and work areas. Some of these rooms have now been converted to offices.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Botany & Horticulture
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1926-present BUILDER/ARCHITECT J. J. B. Benedict

STATEMENT OF SIGNIFICANCE

The Campbell House is significant for several reasons. It is associated with Richard Crawford Campbell and Elmer G. Hartner, important businessmen in the area; it is associated with Jules Jacques Benoit Benedict, a major architect in Colorado; and it is distinguished for its fine architectural features which reflect the romantic mood of Benedict's style.

Richard Crawford Campbell had a varied career. He was born in Wheeling, West Virginia; studied at Dartmouth College in New Hampshire; worked for a time in Alabama; and then came west to make his home in Denver. He married the only surviving daughter of Senator Thomas M. Patterson, served as business manager of the Rocky Mountain News (the state's oldest newspaper then owned by his father-in-law), and founded the Campbell Investment Company. He also became a prominent yachtsman who was chiefly responsible for bringing the Sir Thomas Lipton Cup to Grand Lake. Late in life Mr. and Mrs. Campbell had J. J. B. Benedict design this house. They moved in with great fanfare in 1927, but lived only a few more years.

About 1930 the house was purchased from the Campbell Estate by Elmer G. Hartner, president of the Western Seed Company. He lived there for thirty years as he ran his business from his Denver offices. Not surprisingly, Hartner had a gardener and kept a small greenhouse. He added a lily pond on the southwest lawn and a very large garden. In part because of Hartner's botanical and horticultural work, the Denver Botanic Gardens purchased the structure in 1958. It now houses a library, serves as the center for the extension service of Colorado State University, and acts as the center for the Colorado Federation of Garden Clubs.

The architectural style of the house has received many names. Some call it Mediterranean, others Normandy, and still others Romantic Revival, but the architect himself, J. J. B. Benedict, called it Beaux Art, a combination of his own drawn from many classic forms. His work is generally known for its exquisite detailing, romantic flavor, and use of high-class materials such as travertine marble. A native of Chicago, Benedict received his education at the Boston School of Technology, the Chicago Art Institute, and the Ecole des Beaux Arts in Paris (from which he drew the name of his style). He began his career in New York, but soon came to Denver where he became prominent as the architect of homes for the elite. Among his works are the Sunken Gardens and Kerr Home at East 7th and High Streets, the Weckbaugh Home on East Cedar, the Woodbury Branch of the Denver Public Library, all in Denver; and the Littleton Town Hall. He also helped design an addition to the Richthofen Castle, now listed in the National Register. The Campbell House reflects many of the characteristic features of Benedict's style.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Denver Post

Rocky Mountain News

Richard R. Brettell, Historic Denver (Denver: Historic Denver, 1973).

Sally Davis and Betty Baldwin, Denver Dwellings and Descendants (Denver: Sage Books, 196).

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.182 acres

QUADRANGLE NAME Englewood

QUADRANGLE SCALE 1:24000

UTM REFERENCES 440

A 1 3 | 5 0 3 4 7 5 | 4 3 9 7 7 0 0

B | | | | | | | | | | | | | | | | | | | | | |

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VERBAL BOUNDARY DESCRIPTION

L 7 TO 12 INC & OUTLOT G & E
 1/2 OF VAC ALLEY ADJ & VAC ST ADJ L 8 TO G INC & ADJ FRAC
 OF L 7 BLK 4 & PT OF L 1 & 2 & OUTLOT H WEST OF YORK ST., BLK 5 MORGANS SUB OF CAPITOL HT
 LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Sharon L. Petersen

ORGANIZATION

DATE

June 29, 1978

STREET & NUMBER

1345 South Depew

TELEPHONE

(303) 936-7923

CITY OR TOWN

Lakewood

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Arthur C. [Signature]

TITLE

State Historic Preservation Officer

DATE

May 2, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles [Signature]

DATE

7-3-79

KEEPER OF THE NATIONAL REGISTER

ATTEST:

William H. [Signature]

7-2-79

DATE

CHIEF OF REGISTRATION