

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received **APR 13 1983**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name 5DV1497

historic Kistler-Rodriguez House/Dominican Republic Consulate

and/or common N/A

2. Location

street & number 700 East Ninth Avenue n/a not for publication

city, town Denver n/a vicinity of

state Colorado code 08 county Denver code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Dominican Associates, Ltd.

street & number 210 Clayton, #2

city, town Denver n/a vicinity of state Colorado 80206

5. Location of Legal Description

courthouse, registry of deeds, etc. Denver County Courthouse

street & number

city, town Denver state Colorado

6. Representation in Existing Surveys

title Historic Sites Inventory of Colorado has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Colorado Preservation Office

city, town Denver state Colorado

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Kistler-Rodriguez House is a single family structure located in the Capitol Hill historic neighborhood on the southeast corner of East Ninth Avenue and Washington Street, facing onto Ninth Avenue. The front facade and the west end-wall are visible to persons traveling south on Washington Street, which is a one-way street. At Ninth Avenue, Washington takes a jog to the west, which gives the site a prominent position along the street.

The plan of the building is irregular, two stories high and contains 12 rooms. The materials are common brick with a darkish brown exterior face brick and light colored stone trim. The wood frame hip roof had asphalt shingles. The windows are wood frame. The only previous major alteration was a two-story brick sleeping porch added across the east side in 1924. The landscaping consists of mature deciduous and evergreen plantings at the front and as a screen along Washington. There is a detached garage in the northeast corner of the site, along the alley with the entrance on Ninth. The structure dates to the same period as the house and is built of similar materials.

The architectural elements of the house project the feeling of the Jacobean Revival style in the dark brick and contrasting stone trim found in the pointed arch of the main entrance, the quoins at the corners of the building, and the surround and mullions of the front window. The most striking feature is the intricate brick work of the west end-wall chimney. There is a horizontal band of small corbelled arches beneath a stone moulding delineating the division between floors. The triangular-shaped chimney projects out from the wall at this point and rises above the roof line. The stone trim accentuates the vertical chimney angles. Low balustrades of decorative wrought iron have been used across the bottoms of the four second-floor windows on the front facade and the two west windows on each side of the chimney.

On the interior are stone-faced fireplaces in the living room and master bedroom. The entry hall, with a vaulted ceiling, leads into a rotunda where the circular stairway to the second floor begins and leads to the second floor rotunda.

The house is currently under renovation into office space which will preserve the house as a key element in the residential character of the neighborhood, which was once predominantly single family structures dating from the late nineteenth to early twentieth century. It has become increasingly important to retain the residential scale in this neighborhood as the land values continue to rise and development pressures increase.

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The following changes have occurred during the renovation of the house to office use:

1. Two story glass addition to the southwest rear replacing patio with corrugated plastic roof.
2. Connecting addition (one story) between east wall of house with west garage wall. North side of brick and south of glass.
3. Old garage doors replaced with paneled wall with windows in upper portion closely resembling a garage door.
4. South rear garage wall removed and a one story glass addition constructed to provide necessary space for office.
5. Original back door left in tact, but access relocated by lowering pantry window for main entrance from rear parking lot.
6. South portion of back yard made into parking to accommodate five cars.
7. New patio constructed south of garage addition replacing old drying yard and dog run.
7. Reconstruction and stabilization of south brick wall.
8. Removal of overgrown plant material in front and west side.
9. Construction of wooden stair on new connecting addition, in order to meet code requirements for second floor egress. Developer is appealing and hopes to replace with less obtrusive material.
10. Interior partitions in kitchen area relocated for more suitable space for office use.
11. Basement stair entrance relocated to eliminate original steep narrow stairs for safety reasons.
12. Vaulted ceiling in entrance hall retained.
13. Entrance door replaced with oak paneled door. Original brass hardware polished and reinstalled.
14. Main stairway retained in original condition. Back entrance from pantry enlarged.
15. Rotunda, casement windows and doors and trim retained.
16. Livingroom door from entrance hall closed off and all else retained.
17. Dining room door into old sleeping porch closed off, all else retained.
18. Basement upgraded into office space with new lavatories.
19. Majority of partitions on second floor, except rotunda, relocated. There was little of significance on second floor except master bedroom fireplace and rotunda which

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have both been retained.

20. Exterior brick cleaned and roof resingled with cedar shakes, the original material.

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Dr. Rodriguez contributed his medical services to Denver's Spanish-speaking community through his volunteer activities at the Ava Maria Clinic, where he spent two afternoons a week. The private clinic, dedicated to medical assistance for Denver's needy, opened in 1935 under the auspices of the Catholic Church.

Dr. Rodriguez was keenly interested in international affairs and was a 1931 delegate to the International Congress of Education, a trustee of Alianza Hispano American from 1934 to 1938, and a member of UNESCO. In 1958, he headed a tour of surgeons to Iron Curtain countries for an international exchange of ideas on surgical procedures and techniques.

J.J.B. Benedict, the architect of the house, was a graduate of the Ecole des beaux-arts in Paris and worked for a time in New York, where he supervised the construction of the New York Public Library (Carrere and Hastings, 1895-1902). He came to Denver in 1909, where his work consisted of the design of churches, public and commercial buildings and private residences. Four of his residences, including this house, are designated Denver Landmarks. The Holy Ghost Church in downtown Denver and St. Thomas Seminary in south Denver are two outstanding examples of Benedict's ecclesiastical architecture.

Benedict's buildings, for the most part, are eclectic in style with elements from various architectural periods, usually executed in a material that contrasts with the main body of the building. This is evident in the Kistler-Rodriguez House in the stone trim in the pointed arch surround of the main entrance, the quoins at the corners and the surround and mullions of the first-floor window. These elements project a feeling of Jacobethan Revival style, which is reinforced by the intricate brick corbelling of the west end wall and the triangular-shaped chimney. Here again, Benedict has used the contrasting stone trim to highlight the division between the floors with a horizontal moulding and to trace the vertical lines of the chimney angles.

¹The house received a preliminary certification of significance from the Department of the Interior in 1982.

²Kistler's wife Carrie devoted her life to charitable and civic works in the city. She served as president of many organizations including the YWCA, West Side Settlement House, the Needlework Guild. She was elected to the Board of Education--1897 to 1900, and was the chairman of the building committee of Children's Hospital.

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 type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1920 **Builder/Architect** J.J.B. Benedict, architect

Statement of Significance (in one paragraph)

The Kistler Rodriguez House possesses historic and architectural importance.¹ Its two owners were both prominent figures in the history of Denver. The original owner was William Henry Kistler family. Kistler (1858-1936) was a successful Denver pioneer businessman and founder of the W. H. Kistler Stationery Company, the largest concern of its kind in the West for many years. The second owner, Dr. Rene Alvarez Rodriguez, was a diplomat, physician and honorary consul of the Dominican Republic. The house is architecturally distinctive in its design by Jacques Jules Benois Benedict, one of Denver's leading architects in the 1920s and '30s.

The house, constructed in 1920, was first occupied by Kistler's son, Erle D. Kistler, treasurer of the W. H. Kistler Stationery Company. Erle and his wife lived in the house until 1927. William H. and Carrie Oatman Kistler² then lived there until Kistler's death in 1936.

The company founded by Kistler grew into one of the four largest stationery concerns in the United States and it exemplifies the free enterprise opportunities available in nineteenth century Denver. Kister was referred to as a four dollar a week errand boy who became one of the city's "merchant princes." Kistler came to Denver with his parents in 1870 and went to work at the age of fourteen for the Rocky Mountain News. In 1883, after working as a bindery apprentice and journeyman printer, he bought a small one-room bindery for a \$150 down payment. Through hard work and attention to detail, the business expanded to include printing, stationery, office supplies, and furniture. By 1916, the company occupied a seven-story building at 1636 Champa Street, constructed to accommodate the many facets of the business. It became known as the "Businessman's Department Store."

After Mr. Kistler's death in 1936, his son Erle became president and continued his father's tradition of growth and service. In 1968, the name of the company was changed to Kistler Kwill Business Center, located in Montbello, northeast of the city.

After Mr. Kistler's death, the house was occupied by Mr. and Mrs. Will F. Nicholson until January 1943, when it was sold to Dr. Rodriguez. Nicholson was an active political leader and was elected to the United States Senate in 1948 and as mayor of Denver for one term in 1955.

Dr. Rodriguez, a native of Santo Domingo, attended Notre Dame, where he graduated with a degree in pharmacy at the age of eighteen, the youngest student ever to do so. After attending medical school, he served his residency in Chicago. He was appointed honorary consul of the Dominican Republic there in the late 1920s. After moving to Denver in 1930, he continued as consul for the Rocky Mountain area. The Rodriguez home on Ninth Avenue served as the consulate until his death. The house remained in the Rodriguez family until 1982.

(continued)

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 1.03

Quadrangle name Englewood Quadrangle

Quadrangle scale 1:24000

UTM References

A	<u>13</u>	<u>501900</u>	<u>4397590</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
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D			
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E			
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F			
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G			
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H			
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Verbal boundary description and justification

T 4S; R 68W; SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$; Sec. 3; 6th P.M.

Lots 1 to 4 inc., Blk 15, Emery's Capitol Hill Addition.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code

state	n/a	code	county	code

11. Form Prepared By

name/title Barbara Norgren

organization Preservation Consultant date November 1982

street & number 7453 East Jefferson Drive telephone (303) 740-7860

city or town Denver 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 Barbara Norgren

title State Historic Preservation Officer (Acting) date March 21, 1983

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I hereby certify that this property is included in the National Register

Beth Crovina date 5/27/83
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Major Bibliographical References

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Denver Building Permit Application, #7091, 30 October 1924.

Denver City Directory -- 1915-1945.

Denver Householder Directory -- 1935-1945.

The Denver Post -- 18 May 1936; 2 March 1958; 7 August 1960.

Rocky Mountain News -- 19 May 1936.

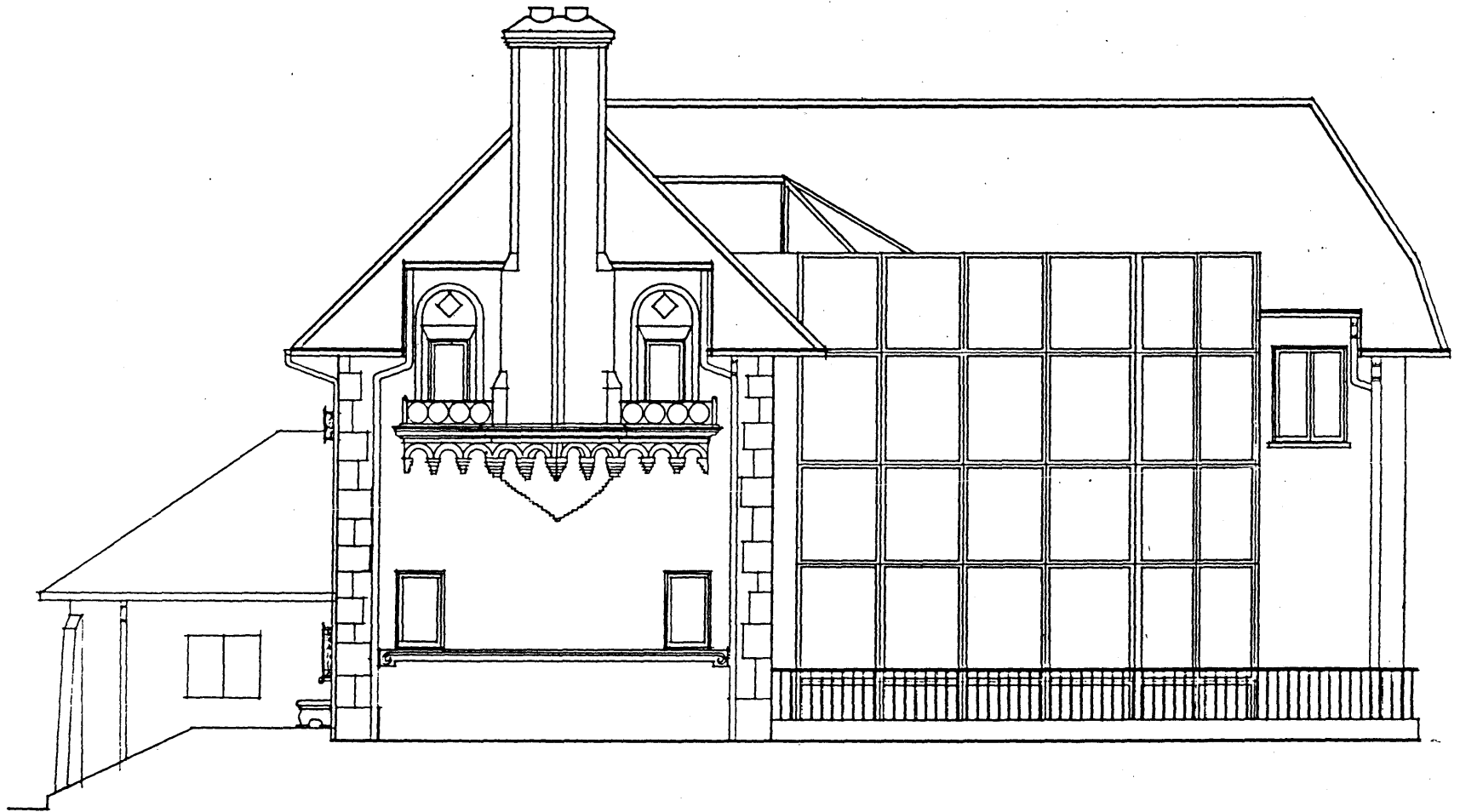
"Enterprise Unlimited" #31. Script for KLZ radio program, 27 February 1949.

Stone, Albert W.

"Who's Who in Denver--And Why," 25 June 1925.



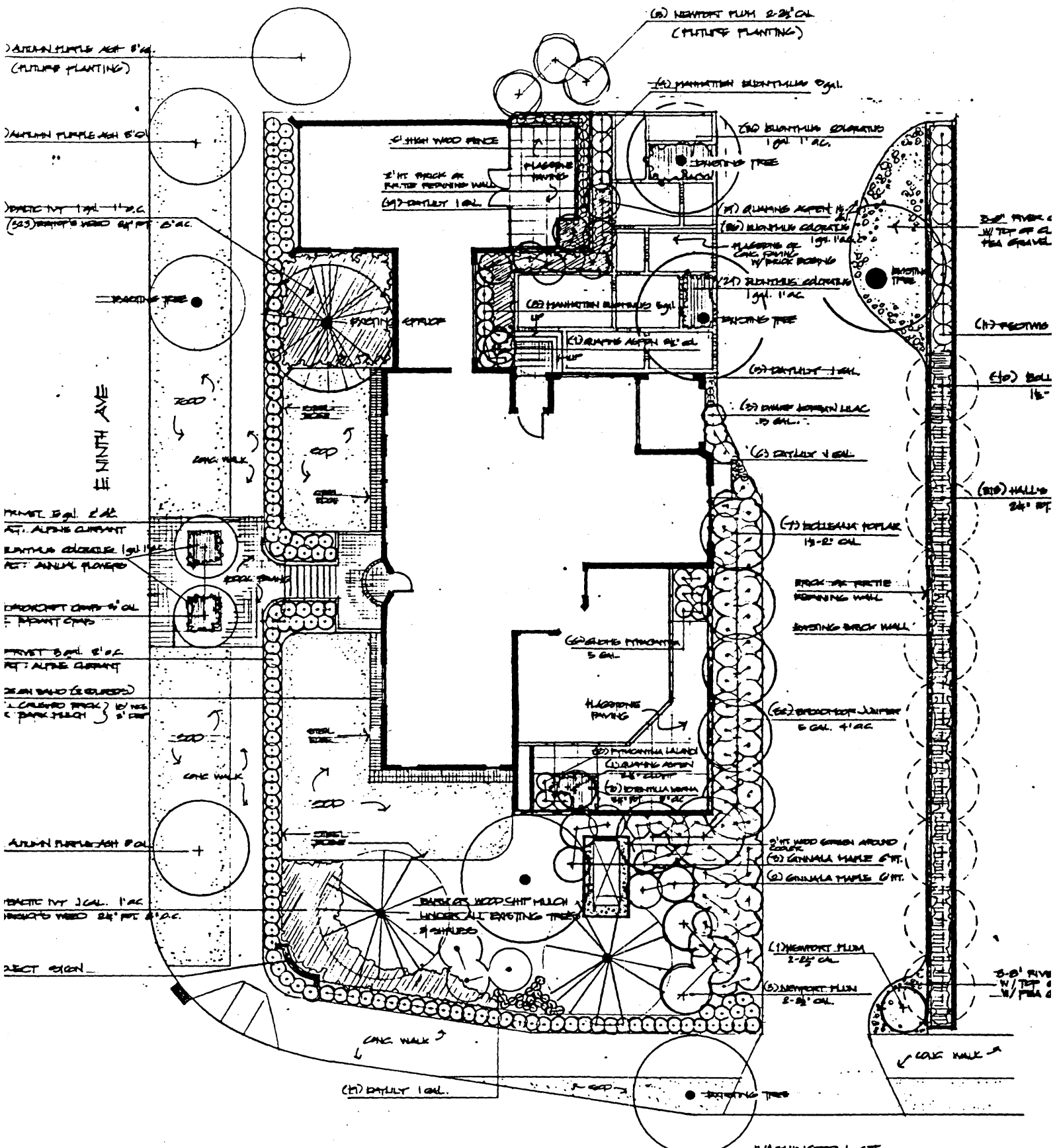
⊙ NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
41.1.01



○ SOUTH ELEVATION
#1. 11. 01



ALUMN PURPLE ASH 8' CAL.
(FUTURE PLANTING)

ALUMN PURPLE ASH 8' CAL.

BRATE NY 1 1/2 CAL 1 1/2 CAL
(525) BRATE NY WOOD 24' FT 2' CAL

PRINCE 15 gal 2' CAL
AT: ALPINE CURRANT
RATTUS COLORADO 1 gal
AT: ANNUAL FLOWERS

DRACOPHT 10 gal 4' CAL
AT: PERENNIALS

PRINCE 8 gal 5' CAL
AT: ALPINE CURRANT

DEAN WARD (5 GAL)
L. CALIFORNIA BRICK 10' WIDE
C. DARK MULCH 5' CAL

ALUMN PURPLE ASH 8' CAL

BRATE NY 1 1/2 CAL 1 1/2 CAL
BRATE NY WOOD 24' FT 2' CAL

RECT SIGN

(60) NIGHTST PLUM 2-2 1/2' CAL
(FUTURE PLANTING)

(42) MANTON BLENDING 5 gal

3' HIGH WOOD FENCE

2' HT BRICK OR
RATED PERENNIAL WALL
(47) DAILY 1 GAL

(20) BLUNTUM COLORADO
1 gal 1' CAL

(17) BLUNTUM ASPEN 1/2
(18) BLUNTUM COLORADO
1 gal 1' CAL

(21) BLUNTUM COLORADO
1 gal 1' CAL

(43) MANTON BLENDING 5 gal

(41) BLUNTUM ASPEN 1/2' CAL

(47) DAILY 1 GAL

(47) BLUNTUM ASPEN 1/2' CAL

(47) DAILY 1 GAL

(47) BEECHING POPLAR
1 1/2-2' CAL

(46) BRATE NY WOOD 5 GAL

(45) BRATE NY WOOD 5 GAL 4' CAL

(44) BRATE NY WOOD 5 GAL 4' CAL

(43) BRATE NY WOOD 5 GAL 4' CAL

(42) BRATE NY WOOD 5 GAL 4' CAL

3' HT WOOD GREEN AROUND
20' CAL
(5) GINNALA MAPLE 6' FT.
(2) GINNALA MAPLE 6' FT.

(1) NIGHTST PLUM
2-2 1/2' CAL

(5) NIGHTST PLUM
2-2 1/2' CAL

3' HT BRICK
W/ TOP OF CL
W/ FEA GRAVEL

(17) RECTING

(40) BALL
1 1/2'

(18) HALLS
24' FT

3' HT BRICK
W/ TOP OF CL
W/ FEA GRAVEL

WASHINGTON ST.