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OMB No. 1024-0018

United States Department of the Interior
 National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name The Buchtel Bungalow
 other names/site number Buchtel House

2. Location

street & number 2100 South Columbine Street (n/a) not for publication
 city, town Denver (n/a) vicinity
 state Colorado code CO county Denver code 031 zip code 80210

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
(x) private	(x) building(s)		
() public-local	() district	<u>1</u>	<u>0</u> buildings
() public-State	() site		<u> </u> sites
() public-Federal	() structure		<u> </u> structures
	() object		<u> </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
N/A No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this (x) nomination () request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x) meets () does not meet the National Register criteria.
() See continuation sheet.

Barbara Sudler 9-28-88
Signature of certifying official Date

State Historic Preservation Officer, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of Commenting or Other Official Date

State or Federal Agency and Bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- (x) entered in the National Register.
() See continuation sheet
- () determined eligible for the National Register. () See continuation sheet
- () determined not eligible for the National Register.
- () removed from the National Register.
- () other, (explain:) _____

Alana Byer 11/3/88
Signature of the Keeper Date of Action

Signature of the Keeper Date of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

Domestic: Single dwelling

Other: University Activities

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Bungalow/Craftsman

foundations stone
walls brick
roof asbestos shingles
other wood trim

Describe present and historic physical appearance.

The one-and-one-half story Buchtel Bungalow is a rectangular plan, single family dwelling on a corner site. It was constructed by owner, Henry Augustus Buchtel, in 1906-07. The style is early California Bungalow/Craftsman, according to the definitions of authors, Marcus Wiffen and John J.G. Blumenson.1 (See Section 9, p.2.)

The building elements and materials on the exterior are smooth "white" face brick, heavy wooden knee braces and wood trim. The upper story gabled dormer is faced with stucco and exposed wood framing. There are tongue-and-groove wood panels used for the side porches, and square cut shingle facing on the upper portion of the second floor "sleeping porch." The foundation and sills are of rusticated stone.

The exterior design features a side gable roof with asphalt shingles. There is a typical bungalow style gabled dormer at the center front. There are also gables at the north and south one-story side porches. The large dormer on the front and the end gables have wide windows with semi-arched tops. The central open porch, directly below the upper dormer, has an entrance covered with a low pitched gable. The porch is reached by a short flight of steps flanked by square brick piers. On the front of each pier is a suspended metal shield bearing the Buchtel name and house address. Heavy wooden knee braces support the front gables and extend beyond the roof line. There are exposed eave rafters and purlins. The dormer at the rear is a second-story "sleeping porch" with a
(x) See continuation sheet

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horizontal row of windows.

The white shade of brick and knee braces were new to Denver at the time of construction as were the battered corners at the front of the house.

The porches on the north and south sides of the house have tongue-and-groove paneling below the rows of windows and there are wooden lattice panels below the floor level. The rectangular wood sash front windows are set in pairs on each side of the front porch. They have diamond shaped, clear glass panes in the upper sashes and a single pane of glass below. Small high windows on the east fireplace wall and on the north side also have decorative panes. The original canvas awnings on the west front were removed in the 1930s.

There is an enclosed shed roof porch at the southeast rear which appears to have been added shortly after the original construction because it uses the same tongue-and-groove siding and wood lattice panels. There is a stairway to the basement inside this porch.

The interior features a vestibule with pocket doors with full-length glass panels. The doors separate the outer door from the central entrance hall which contains an open stairway to the second floor. A large living room on the north and a dining room on the south are connected to the hall by wide doorways. A pair of nonoriginal doors makes it possible to close off the dining room. French doors with diamond patterned glass in the upper part lead from the dining room to the south porch. Entrance from the dining room to the kitchen is through the original butler's pantry with built-in cabinets and a counter. The south part of the pantry space was modified to accommodate a powder room after 1924 when the Buchtel House became the property of the University of Denver. An enlarged doorway connects the living room with the northwest corner porch. On the east living room wall, a brick faced fireplace has a narrow mantle supported by wood brackets and is flanked by open built-in book shelves beneath small high diamond patterned windows. There are large ceiling beams which run both directions and create a coffered effect that reinforces the Bungalow/Craftsman style on the interior. Encircling the entire living room is a plate rail about two feet below the ceiling where Dr. Buchtel kept his extensive cup and saucer collection. Below the plate rail the walls have plaster, wood paneling and bookshelves.

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There is a downstairs bedroom with an original full bath in the east rear between the living room and kitchen. Dr. Buchtel's office/study, where he met with students, faculty, prominent citizens and government officials, is at the northeast corner and is entered from the living room or from the north porch.

The large living and dining areas, the office/study, bathrooms, ample kitchen and butler's pantry all attest to the Buchtel's plan to adapt the comfort and informality of the Craftsman/Bungalow style to a home comfortable for family living, with additional features to accommodate the social and other needs of the university and Buchtel's other interests and pursuits.

According to photographic records, no changes had been made in the original interior of the house at the time of the Buchtel's golden wedding celebration in 1923. After the house became the property of the University of Denver following Dr. Buchtel's death in 1924, various alterations were made to the interior to accommodate its uses for university activities. The side entrance doorway and steps on the north of the house were removed and the entry closed; a coal furnace was replaced with a gas heating system; kitchen modernized; main floor powder room added in portion of old butler's pantry; second floor kitchen added and other minor rearrangements made to provide living quarters for a caretaker; new paint and redecoration of interior and exterior wood, substituting light colors painted over the original dark woodwork; new light and electric fixtures; original roof replaced with asphalt shingles; iron hand rail and new porch lights added to front porch.

The alterations have not effected the integrity or historic significance of the house. There are no additional buildings on the property.

The parking strip at the west front of the house has old, mature trees; a mature locust stands on the south side of the backyard. There is little other landscaping other than conventional lawn and foundation shrubbery. At the time the house was built in 1906, the sidewalks in the area were red flagstone slabs. The Buchtel Bungalow, however, had a smooth concrete sidewalk surrounding the house on Columbine and Evans, and became a popular corner for roller-skaters in the neighborhood.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: () nationally (x) statewide () locally

Applicable National Register Criteria (x) A (x) B (x) C () D
Criteria Considerations (Exceptions) () A () B () C () D () E () F () G

Areas of Significance
(enter categories from instructions) Period of Significance Significant Dates
Architecture 1906 - 1924 1906

Education _____

_____ Cultural Affiliation
 N/A

_____ _____

_____ Significant Person Architect/Builder
Henry Augustus Buchtel F. T. Adams

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Buchtel Bungalow is significant because of its connection with the history in the development of Colorado and the University of Denver from 1906 to 1924 (Criterion A); for its association with Henry Augustus Buchtel, Governor of the State of Colorado from 1907 to 1909 and Chancellor of the University of Denver, 1900 to 1924 (Criterion B); and for its Bungalow/Craftsman style architecture (Criterion C), thereby meeting three criteria of the National Register of Historic Places.

The Buchtel Bungalow in University Park was first occupied by the Buchtel family in 1906, the same year Henry A. Buchtel was elected Governor of Colorado. In 1907 Governor Buchtel continued to live in University Park, and the Buchtel Bungalow served as the Governor's mansion from January, 1907 to January, 1909, while Buchtel was performing the functions of both Governor of Colorado and Chancellor of the University of Denver, which had been founded in 1864 by John Evans. The Bungalow meets Criterion B because the house was Buchtel's home during the productive period in his life when he attained prominence and it also served as the office for his activities until his death in 1924.

Architecturally, the house provides evidence that architectural styles in 1906 were moving east as well as west, for the style is based in part on California bungalows, and the "white" brick and knee braces, originally painted brown, were new in Denver. While F. T. Adams is listed as the architect, he was also a designer and builder, and often took his plans from pattern books or architectural publications, making modifications to suit the desires of his

(x) See continuation sheet

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clients. Dr. Buchtel took an active role in the design and construction of this new-style bungalow, as he did later when new buildings were added to the University of Denver campus.

The Buchtel Bungalow meets Criterion C for its architectural significance as a notable early example of the Bungalow/Craftsman style, which later became a popular style for other houses in the area. The house embodies the distinctive characteristics of the style with its low pitched roof, knee braced eaves, horizontal rows of windows, as well as diamond patterned pane windows.

University Park, in which the Buchtel Bungalow is located, was founded, developed and settled as a university town on the prairie beyond the fringe of settlement in the southeast area of Denver. Between 1886 and 1910, homes of diverse architectural styles such as Queen Anne, Colonial Revival, Jacobean, Edwardian and early Prairie School were built in this area. Many of the homes were built for and occupied by professors of the University of Denver. One street in the area became known as "Professors Row" because of its concentration of homes occupied by members of the faculty at the university.

Historically, the Buchtel Bungalow has educational significance because it was intimately connected with the development of the University of Denver from 1906 when the Buchtels first occupied it, until the death of Henry Buchtel in 1924.

Dr. Buchtel became Chancellor of the University in 1900. He had been in Colorado earlier, serving as minister to a number of Methodist Churches in Denver and Colorado. He had become widely known for his scholarliness and for his gift of leadership. Therefore, when the University was facing collapse in 1899, the Board of Trustees, remembering his ability and dedication, were impressed with his interest in education and sought him out to request that he accept the Chancellorship of the University. Although it meant considerable sacrifice, both financial and personal, for Buchtel and his family, he accepted this "call" and for the rest of his life made the University of Denver his first concern. Even when he was asked to accept his party's nomination to campaign for Governor of Colorado, he made it clear that he would do so only if it were understood that the university continued to be his first responsibility.

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This was a critical time in the University's history when, through Buchtel's effort, it first achieved a measure of financial stability sufficient to ensure its continued existence. The Buchtels were also instrumental in developing cohesive relationships among faculty, students and residents of the University Park community to further stabilize the university environment and insure its future. The Buchtel Bungalow represents Buchtel's important contributions because it was the hub of these efforts. Located just two blocks from the University campus, it served both as the center of social life and the place for meetings of student groups and faculty, and for the Board of Trustees to conduct business vital to the functioning of the University. Community groups and others interested in promoting this educational resource, also frequented the home. Among those were William Gray Evans, son of the University's founder, John Evans; Elizabeth Iliff, the widow of John Wesley Iliff, founder of the Iliff School of Theology in 1892 (Mrs. Iliff became the wife of the Methodist/Episcopal Bishop of Colorado Henry White Warren) and other prominent citizens from the business and financial community of early Denver who shaped Colorado's history.

The Buchtel Bungalow is also significant for its association with Henry Buchtel as Governor of Colorado and served as the Governor's mansion from 1907 through 1909. His activities and interests brought political and government figures of Denver, the state and nation to the Buchtel home. As governor, Buchtel was instrumental in bringing under state control many activities which had previously been unregulated such as local option to control the sale of liquor; creation of a railroad commission to control common carriers; establishment of a Bureau of Vital Statistics; creation of a number of regulatory boards and commissions; passage of a pure food and drug law; improvements for inmates of state penal and mental institutions and legislation to conserve and develop certain natural resources.

A third area in which Buchtel was notable was as minister and organizer of the Methodist Church in Denver and throughout Colorado. He was first "called" to Colorado by the Methodist Synod to serve as minister to a number of congregations. He was pastor at the Evans Chapel, originally located at 13th and Bannock Street and reconstructed in 1960 on the campus of the University of Denver; and at the Lawrence Street Methodist Church; then at Trinity Methodist

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Church where he directed the construction of the church addition at 1820 Broadway, Denver. Both the Evans Chapel and Trinity Methodist Church are listed in the National Register of Historic Places. Dr. Buchtel was closely associated with the Methodist community and this association continued throughout his life, maintaining the strong bond between the University of Denver and the Methodist Church, which had participated in establishing the institution.

After Dr. Buchtel's death in 1924, Mrs. Buchtel agreed to sell the bungalow to the University of Denver at a modest price, knowing "that if the University owned this house, she and Dr. Buchtel would always be a part of this cherished place."

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- Garth, Thomas R. The Life of Henry Augustus Buchtel. Denver: Peerless Printing Co., 1937. (Penrose Library University of Denver, Archives)
- State of Colorado. Session Laws of Colorado: 16th General Assembly. 1908-09. (Colorado Supreme Court Library: Judicial Bldg. 14th & Broadway, Denver CO 80203)
- Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge: M.I.T. Press, 1969.

Unpublished and Ephemeral Materials

In Collection of the Colorado State Historical Society

- Buchtel Family Collection #945. (papers, letters, essays, orations and other memorabilia of H.A. Buchtel)
- Colorado Genealogist. October 1952, pp. 97-99. (lineage of H.A. Buchtel, chart and references)
- Dawson Scrapbooks: Vol;. 43, p.67; vol. 62, p. 169; vol. 63, pp. 79-85; vol. 64, pp. 311-14; vol. 80, p.100. (contemporary accounts)
- Dickinson, Mrs. Frank (Minna) Historical Glimpses of Women's Faculty Club 1862-1949. Mimeo. (in Buchtel family collection)
- Obituaries. Denver Post, 10/23/24, pp. 1 and 6. Rocky Mountain News, 10/23/24, pp. 1-2.
- Press Biographies of Representative Men of North America. Colo. No. July, 1906, pp. 250-51.
- Rocky Mountain News, November 2, 1906, p. 3. (contemporary account of gubernatorial campaign)
- Senate Journal 17th Legislative Session, 1909. pp. 35-65. (biennial message of Governor Buchtel)
- Sketches of Colorado Vol. I, pp. 92-93. Governors of Colorado. (portrait and biography)

In Archives Collection, Penrose Library, University of Denver

- Buchtel Correspondence with Index Guide. (collection of letters from and to Buchtel on matters pertaining to the University and to the State of Colorado and his Governorship)
- Buchtel House. Single sheet, mimeo. (chronological listing of history of the history of the house from 1906 to 1965)

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The Buchtel House. Information leaflet prepared by Irene Wilcox for distribution during the Centennial Celebration of the University, 1964.
Buchtel Scrapbooks. Contemporary accounts of matters of interest pertaining to the University, including H.A. Buchtel and the family, newspaper accounts relating to Buchtel as Governor, etc.
Rilling, Mabel. History of the University. Mimeo, (personal remembrances).
Photographs: Two interior views (8" x 10") of the Buchtel Bungalow living room taken in 1923 at the time of the Buchtel's Golden Wedding reception.
Exterior views of completed dwelling, 1906 and several subsequent years.

Footnotes

1. John J.G. Blumenson, Identifying American Architecture; Nashville: A.A.S.L.H., 1924.
Marcus Wiffen, American Architecture since 1780, Cambridge: M.I.T. Press, 1969.

