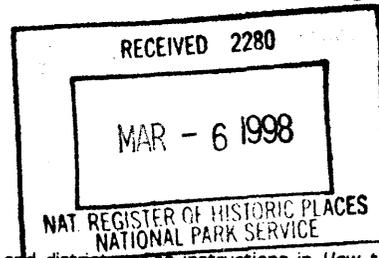


United States Department of the Interior
National Park Service



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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate location or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Foster-Buell Estate

other names/site number Buell Mansion; SanMar; Alcynka Farm; 5AH222

2. Location

street & number 2700 E. Hampden Ave. NA not for publication

city or town Cherry Hills Village NA vicinity

state Colorado code CO county Arapahoe code 005 zip code 80110

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] February 24, 1998
Signature of certifying official (Date)

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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):

[Signature] 4.1.98
Signature of the Keeper Date of Action
Edson H. Beall

Foster-Buell Estate
Name of Property

Arapahoe, Colorado
County and State

5. Classification

Ownership of Property (Check as many as apply)	Category of Property (Check only one)	Number of Resources within Property (Do not include previously listed resources in the count)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	2	0
<input type="checkbox"/> public-local	<input type="checkbox"/> district		
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
		3	0
			Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources
previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC / single dwelling

Current Functions
(Enter categories from instructions)
DOMESTIC / single dwelling
COMMERCE / business
SOCIAL / meeting hall

7. Description

Architectural Classification
(Enter categories from instructions)
LATE 19TH AND 20TH CENTURY REVIVALS/
Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS/
Classical Revival

Materials
(Enter categories from instructions)
foundation CONCRETE
walls BRICK
roof SLATE
other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Foster-Buell Estate
Name of Property

Arapahoe, Colorado
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more locations for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
X B Property is associated with the lives of persons significant in our past.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions)

- ARCHITECTURE
LANDSCAPE ARCHITECTURE
ECONOMICS

Period of Significance

1919 - 1947

Significant Dates

1919
1935

Criteria Considerations
(Mark "X" in all locations that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Significant Person
(Complete if Criterion B is marked above)

Foster, Alexis C.

Cultural Affiliation

N/A

Architect/Builder

Fisher, William E.
Fisher, Arthur Addison
DeBoer, Saco R.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary Location of Additional Data

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
X Other

Name of repository:
Denver Public Library, Western History
Buell Co. Archives, Buell Foundation

Foster-Buell Estate
Name of Property

Arapahoe County, Colorado
County and State

10. Geographical Data

Acreage of Property 3.573 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>13</u>	<u>504270</u>	<u>4388410</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
					see continuation sheet		

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ron Sladek, President
 organization Tatanka Historical Associates, Inc. date 29 August 1997
 street & number P.O. Box 1909 telephone 970/229-9705
 city or town Fort Collins state CO zip code 80522

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Perlmutter/Witkin Properties, LLC
 street and number 1601 Blake Street, Suite 600 telephone 303/761-2050
 city or town Denver state CO zip code 80202

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION

Background and General Description

The Foster-Buell mansion, along with its associated buildings, structures and grounds, occupies a 3.5-acre estate site in Cherry Hills Village, a southern suburb of metropolitan Denver. The property is accessed from Hampden Ave., east of University Blvd., via a 1/2-mile paved private road that services the Foster-Buell Estate alone. Situated on a rise with a panoramic view of Buell Lake and the Rocky Mountains to the west, the Foster-Buell Estate is surrounded by large vacant fields to the north, south and west, and by an upscale modern residential neighborhood to the east. The Foster-Buell property itself is occupied by a large mansion, a carriage/caretakers house, a gazebo, a sunken garden lined on two sides by long wooden pergolas, a tennis court that has fallen into disrepair, a sunken garden with fountain in the main entry drive, and large expanses of grassed yards planted with mature trees and flower beds. In general, the property is in excellent condition and exhibits a high degree of historic integrity.

The Foster-Buell mansion is a symmetrical, 2-1/2 story, gable roofed, brown brick structure with white wood highlights. In plan shape, it may be characterized as a central block with double wings. The main body of the mansion is composed of a massive brick side-gabled structure with two symmetrical intersecting gables extending to the east. These parallel intersecting gable portions of the house are connected on the second floor by a wood frame enclosed porch structure that overhangs a recessed, east-facing front entry porch. Extending to the north and south from the eastern intersecting gable portions of the house are matching one-story side gabled brick wings that terminate in wood frame enclosed porches. Extending to the north and south from the western side-gabled main body of the house are matching one-story, flat roofed, white wood frame sunroom wings ornamented with pilasters, dentils, and horizontal wood panel balustrades. A massive, two-story full facade porch is located under the principal roof on the west elevation of the mansion. The overall style is Colonial Revival, with significant Neo-Classical ornamentation on elements such as the front porch (first and second floors), the projecting east-facing wing entrances, the west two-story porch, the north and south sunrooms and enclosed porches, and the dormers on both the east and west slopes of the principal roof.

Rising from a below-grade poured concrete foundation, the exterior walls of the mansion are predominantly finished with brown brick laid in an English bond pattern of single courses of stretchers alternating with single courses of headers. The brick walls are laid up into the open gables, which are finished with raking white wood cornices with returns. The gabled roofs of the main house and wings are finished with slate shingles, and gabled dormers are found on the principal roof. Three gable dormers are located on the west slope, while the east slope contains two gable dormers connected by a shed roof wood structure, the front of which is finished with multi-paneled (3 sets of 6 panels) white wood that mimics the multi-light windows on the house. Also on the east slope are two eyebrow dormers. All of the gable dormers are ornamented with classical white wood window surrounds that include pilasters supporting arched wood lintels. Four massive chimneys are located on the mansion's end walls, one at each end of the primary roof ridge line and one at each intersection of the primary roof with the east cross gables and brick wing ridge lines. The upper two feet on each of these brick stretcher bond chimneys is corbelled.

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Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION (continued)

Description of the East Elevation of the Foster-Buell Mansion

The east elevation of the Foster-Buell mansion contains the main entrance, along with separate entrances into the north and south wings. The main entrance on this symmetrical facade is composed of a recessed porch supported by two free and two engaged squared white wood columns. A flagstone floor at grade is set in a random ashlar pattern, and brick English bond walls are found on each of the porch's three enclosed sides. Two short brick pedestals support flower pots between the columns and the outer porch walls, and a heavy cast iron hanging lamp with stained glass and stylized palmette pattern hangs from the center of the plastered ceiling. The columns support a white wood entablature featuring horizontal panels along with spare use of dentils and circles that extends the width of the porch, on top of which is a second story enclosed porch. The separate wing entrances are identical and consist of small projecting porches with hip roofs supported by four free and two engaged squared columns, plain wood entablatures, and random ashlar limestone floors at grade.

The main entrance door on the east elevation is a six-panel wood door with five-light sidelights and a five-light transom. A heavy, modern (but classical in appearance) cast iron storm door is also present, ornamented with a crest and vine pattern. The door space is ornamented with classical white wood surrounds, including fluted pilasters and an entablature. The identical doors on the north and south wings are characterized by 12-lights over one wood panel, with plain wood surrounds and storm doors identical to that found on the main entrance.

First floor windows on the east elevation consist of four 8/8 double hung sashes on the main house (eastern end walls of the intersecting gables) with plain white wood surrounds, limestone lugsills, brick soldier segmental arch lintels, and fixed wood shutters; two 4/4 double hung sashes on the recessed porch, with plain white wood surrounds, limestone lugsills, brick rowlock segmental arch lintels, and fixed white wood shutters; two 8/8 double hung sashes on the north wing with details identical to those found on the main house intersecting gables; and two 8/8 and one 6/6 double hung sashes on the south wing with details identical to those found on the main house intersecting gables.

Second floor windows on the east elevation consist of four 8/8 double hung sashes on the main house (eastern end walls of the intersecting gables), with details identical to those found on the first floor below; six 12-light casements in the enclosed porch over the recessed first floor porch, with white wood pilaster mullions topped by circular wood ornaments and a white wood entablature. The upper gable walls on the eastern intersecting gables are each pierced by a deeply recessed circular window set in a rosette frame, surrounded by a single circular course of brick rowlocks.

The east slope dormers consist of two sets of two 6-light casements with white wood pilaster surrounds supporting wood arch lintels, with a shed roof connecting structure between (as described above) echoing with wood panels the pattern of lights found in the adjacent dormer windows. The two small eyebrow dormers each contain four small lights and plain white wood surrounds.

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Section number 7 Page 3

Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION (continued)

Description of the West Elevation of the Foster-Buell Mansion

The west elevation of the Foster-Buell mansion contains the rear entrance and full facade porch, although its design elements give it the appearance of a main facade equally as impressive as the true main facade on the east. The primary feature on the west elevation is a two-story, full facade Neoclassical porch, consisting of massive squared pillars supporting the primary roof, a flagstone random ashlar floor at grade, and a second story porch with a horizontal white wood panel balustrade. The centered rear entrance is composed of a set of two 10-light wood doors with classical surrounds characterized by white wood pilasters, and a broken pediment lintel featuring scrollwork surrounding an urn at center. The second floor porch is accessed from the house by two 12-lite wood doors with plain surrounds.

First floor windows on the west elevation consist of two bays, each with two 6/6 double hung sashes and one central 8/8 double hung sash with 4-lite vertical sidelites; and two 5-lite vertical windows on either side of the rear door (separated from the door by brickwork). All first floor windows have limestone slipsills and brick soldier lintels. Windows on the identical north and south sunroom wings each consist of five 8/8 double hung sashes with white wood pilaster mullions. Second floor windows on the west elevation consist of two 8/8 double hung sashes and two 6/6 double hung sashes, all with limestone sills, plain white wood surrounds, and fixed white wood shutters. The three dormers on the west slope each contain a set of 6-light casements with white wood pilaster surrounds supporting wood arch lintels.

Description of the South Elevation of the Foster-Buell Mansion

The south elevation of the Foster-Buell mansion is characterized by the south brick wing and wood frame sunroom, along with the south elevation of the central brick house structure. The south brick wing terminates on its south end wall with a white wood frame screened porch ornamented with wood pilaster mullions and a plain wood entablature, a brick floor composed of soldiers set in a herringbone pattern, a 4-panel wood screen door, and a flat roof with a horizontal white wood panel balustrade. Details of the sunroom wing have already been provided above.

South elevation doors are limited to two sets of white wood 10-light doors with a brick soldier segmental arch lintel in the south brick wing (between the brick wing and the attached wood frame porch), and one set of white wood 10-light doors in the south sunroom wing. Windows on the south elevation of the main house include one 10/10 double hung sash on the first floor, one 8/8 double hung sash on the second floor, and two 6/6 double hung sashes on the third attic floor. All of these windows have limestone lugsills, brick segmental arch lintels, and fixed white wood shutters. Windows in the south brick wing include two 8/8 and two 4/4 double hung sashes (facing west) with limestone sills, brick segmental arch lintels and fixed white wood shutters, along with one circular window set in the south gable wall in a rosette frame and surrounded by a single circular course of brick rowlocks. Windows in the south elevation of the south sunroom include two 8/8 double hung sashes, with white wood pilaster mullions, and horizontal wood panels above and below.

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Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION (continued)

Description of the North Elevation of the Foster-Buell Mansion

The north elevation of the Foster-Buell mansion is identical in general appearance to the south elevation, however it is different in some of the closer details. The north sunroom is identical to the south sunroom in all exterior details. The north brick wing terminates on its north end wall with a white wood frame porch with a flat roof and horizontal wood panel balustrade, although the east half of the porch is screened while the west half is fully enclosed with white wood panel walls. The door into this porch is a 12-light over one panel wood door with a heavy metal storm door identical to the others on the building.

Basement windows with brick sills are evident around the west and north sides of the north wing, including five 8/8 double hung sashes with plain wood surrounds. Windows on the brick wing include two 6/6 and one 8/8 double hung sashes facing west, and two 6/6 double hung sashes facing north. All of these windows have limestone sills, brick segmental arch lintels, and fixed white wood shutters. Windows on the north elevation of the main house include one 6/6 double hung sash on the first floor, two 6/6 double hung sashes on the second floor, and two 6/6 double hung sashes on the third floor. All of these windows also include limestone sills, brick segmental arch lintels, and fixed white wood shutters. Finally, hidden between the north brick wing and the sunroom wing is a modern metal skylight that was added to bring more light into the kitchen and butler's pantry area.

Description of the Interior of the Foster-Buell Mansion

The interior of the Foster-Buell mansion is characterized by some features that appear to be original to the building. The large basement rooms are finished with concrete walls and floors, although none of the original household or utility equipment are present. A concrete tunnel runs from the mansion basement toward the carriage/caretaker's house to the east. The main floor central entry hall includes a random ashlar flagstone floor and semi-elliptical wood arches supported by engaged squared columns off the vestibule. An elegant double staircase notable for its wood treads and handrails, and delicate balusters, rises from the entry hall to the upper floors. The living room (south of the entry hall) has a maple floor, wood arch entry with arched pocket doors and classical pilasters, wood paneled walls, dentils on an ornamental cornice traveling the entire perimeter of the room, a formal fireplace mantle decorated with pilasters and urns, and multi-light doors on the east and south walls of the room. The south sun room, entered via the living room, has a brick and flagstone floor, fluted pilaster mullions on the south and west window walls, and fluted pilasters with a wreath pattern in the frieze on the two interior walls.

The dining room (north of the entry hall) has a maple floor, paneled walls, and two swinging doors into the butler's pantry and kitchen on the east wall. The butler's pantry and kitchen retain much of the original cabinetry and metal hardware, and an old metal-lined sink, however the rooms have been significantly altered and updated for modern use. The north sun room, entered via the dining room, is largely identical to the south sun room, except for the lack of ornamentation on the walls. Practically all of the walls and wood trim in the house have been painted white. The second floor contains a large stairway landing, four bedrooms with baths, and a fully enclosed four season sleeping porch over the front entrance to the mansion. The most notable historic features in these rooms are some original bathroom finishes, maple floors, and

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Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE DESCRIPTION (continued)

the original metal hardware on all of the doors and cabinets. The third floor of the main house contains a large ballroom. The north brick wing serves as the current caretaker's residence and was inaccessible. The south brick wing, formerly the mansion's guest quarters, has been converted to office use. The one notable feature in this wing is a small library, lined on three sides with floor to ceiling dark wood shelving.

Description of the Carriage/Caretaker's House

The second structure on the Foster-Buell Estate is the carriage/caretaker's house, located approximately fifty feet directly east of the mansion. This building exhibits the same English bond brickwork as the mansion. The carriage house portion of the building, essentially a four bay garage structure that faces toward the east, has a flat roof with a limestone parapet cap, a white wood cornice that projects from the brick walls approximately three feet below the roof line, and wingwalls capped with angled brick soldiers extending to the north and south from the northwest and southwest corners of the structure. The south wall of the carriage house has two 6/6 double hung sash windows, and the east wall is characterized by four overhead white wood garage doors separated by wood piers topped with a diamond-shaped ornament. The north wall has a solid wood door with a brick lintel, and the west wall has a recessed brick statuary niche at the center. The marble statue formerly located in this niche is now located in Temple Hoyne Buell's crypt at Fairmount Cemetery in Denver.

Attached to the northeast corner of the carriage house is the caretaker's house. This structure has an open side gabled roof with asphalt shingles on the east slope and slate shingles on the more visible west slope. An early shed roof wood addition extends the entire length of the east wall of the structure. The south wall contains a wood door with a single small light and a brick arch lintel. A small circular window is present in the upper gable, with a rosette window frame matching those found on the mansion. The east addition wall contains fifteen 6-light fixed and eight 6-light casement windows, along with a solid wood door with an old wood screen. The north wall contains three 6-light fixed and one 6-light casement windows in the east addition, along with one 6/6 double hung sash and a small circular gable window in the brick end wall. The west wall of the structure has one new 4/4 metal storm window, one 6/6 double hung sash, and a modern glass door with a brick lintel that opens onto a brick floor patio.

Description of the Gazebo

Approximately 100 feet southwest of the mansion is a large wood frame octagonal gazebo, the exterior of which is painted white. This structure rests on a stone foundation, and is in good but deteriorating condition. The gazebo has a wood floor, lower walls finished with wainscoting, and upper walls with window spaces all around. All but a handful of the window frames are missing from the structure. A heavy rustic random ashlar stone fireplace with brick lining is found on the northeast wall of the gazebo, its tall stone chimney piercing the roof. The structure has an open ceiling featuring a vertical center hanging beam with two radial sets of horizontal wood beams connecting to the rafters. The center beam also extends upward, tapering to a point about eight feet above the peak of the asphalt singled roof. Finally, the overhanging eaves are characterized by exposed rafters and old electrical light sockets strung around the perimeter.

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Section number 7 Page 6

Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

Description of the Grounds and Gardens

About 100 feet directly south of the mansion's south sunroom is a sunken garden lined on the east and west sides by two long wood frame pergolas. These old structures are unique due to their arched tops. The southern extensions of the pergolas have not been rehabilitated, while the longer northern portions have been restored and repainted white. The sunken garden between the parallel pergolas is still in place, however many of its plantings appear to be overgrown and some are no longer present. Approximately 200 feet southeast of the mansion is an old tennis court constructed with iron pipes and chicken wire. This deteriorated feature apparently had a clay court, which is now overgrown with grass and weeds.

Finally, the Foster-Buell Estate property contains numerous mature trees and garden areas planted with flowers and bushes. The west lawn is expansive, extending from just north of the house and wrapping around the mansion toward the gazebo and sunken garden to the south. The small formal garden and fountain area in the east circular drive is centered directly in front of the main entrance to the mansion. This feature is bordered with brickwork, is sunken in the middle and lined with brick flower pot pedestals, and contains a small pool with a pillar fountain in the center.

Alterations to the Foster-Buell Estate

The Foster-Buell mansion has undergone some alterations due to the fact that it was unoccupied for over thirty years and had suffered from both neglect and vandalism. When the house was renovated in 1988-89 for Temple Hoyne Buell to move back in, the following changes were made:

- The second story floor was added to the west two-story porch, which was previously open from the first floor flagstone patio to the roof. In addition, the massive square pillars were replaced with new identical pillars due to deterioration. The two second floor multi-light doors onto the porch were added in spaces that previously held multi-light windows.
- The multi-light sunroom windows were changed from casements to double hung sashes, changing their overall appearance only slightly but adding a greater degree of weatherization. Also, several multi-light doors on the west elevations of the sunrooms were replaced with multi-light double hung sash windows for the same reason.
- The projecting entrance porch on the east elevation of the south wing was added to provide separate access into the offices of the Buell Foundation. Care was taken to match this new porch with the original projecting entrance porch found on the north wing.
- The kitchen area was updated for modern use.

The carriage/caretaker's house has experienced very minor alteration over the past fifty years.

The grounds and gardens on the Foster-Buell Estate have undergone some alterations over the decades, primarily limited to the removal of some original plantings due to damage caused by severe weather.

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Section number 8 Page 7

Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

SIGNIFICANT PERSONS

Buell, Temple Hoyne

NARRATIVE STATEMENT OF SIGNIFICANCE

Statement of Significance

The Foster-Buell Estate, built in 1919-1920, is a beautiful example of the Colonial Revival style with Neoclassical ornamentation, applied to a mansion and its related secondary buildings. The Colonial Revival style is present in the form of the symmetrical side-gabled English bond brick mansion with brick wings, the tall brick endwall chimneys, the gabled dormers, the multi-light windows with shutters, and the slate shingle roof. The side-gabled carriage/caretaker's house was designed to match the basic style of the mansion. The Neoclassical ornamentation is evident in the form of columns and pilasters, entablatures and dentils, flat-roofed sunroom wings with balustrades, and the two story massive porch with squared columns.

Designed by Fisher & Fisher, one of Colorado's most prominent early 20th-century architectural firms, the mansion is a masterpiece of architectural design. Together with the skilled design work of prominent Denver landscape architect Saco DeBoer, the Fishers created a country estate that exemplifies the elegance of an upper class country home in a high plains setting, yet is distinctly reminiscent of plantation houses from the upper South. For these reasons, the property meets National Register Criterion C in the area of architecture for its distinctive characteristics of a type or style of construction. In addition, the property meets Criterion C for its association with the body of work of noteworthy Colorado architects, William E. Fisher and Arthur Addison Fisher, and the body of work of Denver's master landscape architect, Saco R. DeBoer.

The Foster-Buell Estate is also historically significant due to its long association with two prominent Denver figures, specifically prominent banker and businessman Alexis C. Foster, and prominent architect, developer and philanthropist, Temple Hoyne Buell. The Estate was originally designed and constructed as a primary residence for the Foster family, and was then acquired and occupied by the Buell family for many years. For this reason, the property meets National Register Criterion B due to its association with the lives of persons significant in our past.

Historical Background

The Foster-Buell Estate came into existence due to the prominence and wealth of Denver banker and businessman Alexis C. Foster. Born in Nashville, Tennessee in 1867, the son of a prominent attorney and district court judge, Alexis C. Foster attended Montgomery Bell Academy and then worked for three years in Texas as a cowboy. In 1890, he arrived in Denver and went into the booming real estate business, not only as an investor but also as a developer. During the 1890s, Foster also worked for the Denver Hardware Co. as a bookkeeper and office manager until the company went out of business, and then as a securities broker

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Section number 8 Page 8

Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

and member of the Denver Mining Exchange. In 1897, after marrying Alice Eddy Fisher of Chicago, Alexis Foster gave up his brokerage business to work in the credit department of prominent Denver retailer, the Daniels & Fisher Stores Company. With the founding of the Daniels Bank shortly afterward, he became the cashier of this new financial institution.

Firmly settled in a financial career, Foster formed a partnership with successful banker Gordon Jones and several other prominent Denver businessmen, who in 1904 purchased the Daniels Bank and renamed it the United States National Bank. He was elected cashier and a bank director that year, and soon became vice-president of the prominent new bank. In 1908, the United States National Bank acquired the business of the National Bank of Commerce, and then in 1912 it took over the business of the Central National Bank of Denver. (In 1959, the United States National Bank finally merged with its primary competitor, Denver National Bank, to form the Denver United States National Bank, later to become the Bank of Denver.)

Five years after founding the United States National Bank, Alexis Foster became a partner in a new bond brokerage firm known as Sweet, Causey, Foster & Co., which before long came to dominate the investment brokerage business in Denver. Together with partners William Sweet (Colorado governor, 1923-1925) and James Causey, Alexis Foster created the Foster Building Co., which sold shares and provided financial backing for the 1910 construction of the prominent 12-story A.C. Foster Building. More commonly known as the University Building, this elegant Fisher & Fisher-designed structure is located at 912 16th St. in downtown Denver.

Alexis Foster's growing importance in the Denver financial community brought opportunities to serve in positions of significance with various business organizations as well. He served as president of the Retail Credit Men's Association of Denver, as vice-president of the National Credit Men's Association, and vice-president of the Investment Brokers' Association of America. Foster was also appointed to serve on the board of directors of the Denver branch of the Federal Reserve Bank of Kansas City. In addition to these activities, Alexis Foster belonged to the Denver Club, the Denver Country Club and the Rotary Club, and served on the Art Commission of Denver.

In 1919, having risen to a position of importance and wealth in the community, Alexis and Alice Foster hired the prominent Denver architectural firm Fisher & Fisher to design a home for their family on a 160-acre tract they had purchased in the emerging elite residential enclave known as Cherry Hills Village, a new automobile suburb located in the countryside south of Denver. By this date, the Fishers were well known in the Denver area for their creative talents in architectural design. William Ellsworth Fisher and his younger brother, Arthur Addison Fisher, were brought to Denver by their parents in 1885. In 1890, William was working as a draftsman for the architectural firm Balcomb & Rice, however two years later he started a solo architectural practice and began to build his professional reputation. Seven years behind him in age, Arthur attended the Beaux-Arts Institute of Design in New York and studied architecture while traveling abroad. After apprenticing in New York for a few years, he returned to Denver to join his brother's established practice in 1907. William had spent the intervening years designing homes, apartments, and commercial buildings for Denver's growing financial and social elite. In 1910, Arthur was accepted as a full partner in his brother's firm, which became known as William E. Fisher & Arthur A. Fisher, Architects.

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Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

In addition to their design of the 1910 A.C. Foster Building in downtown, William and Arthur Fisher became known for their work on a number of prominent commercial and residential buildings throughout the area. Included among these pre-1920 structures are the Denver City Tramway Building and Car Barn, the Railway Exchange Building, the Colorado National Bank Building, the International Trust Company Building, and numerous residences in the Capitol Hill, City Park West, and Country Club areas of Denver. By 1920, the company had grown in size and reputation to become one of the most prominent architectural design firms in the region. William Fisher became the regional director of the A.I.A. in 1922 and Arthur Fisher served on the Denver Planning Commission after it was established in 1929.

The firm designed numerous important structures in downtown Denver during the 1920s, including the Voorhies Memorial (1920), the United States National Bank Building (1921), the Midland Savings Building (1926), the Denver National Bank Building, Neusteter's Department Store, and the Davis & Shaw Furniture Co. Building. During the same period, Fisher & Fisher was retained to design the homes of a number of prominent Denverites moving to Cherry Hills Village, among them the Foster-Buell mansion and the adjacent George W. Gano mansion. Examples of public buildings designed by the firm during this period include Morey Junior High School, South High School (1926), the University of Denver Stadium, Presbyterian Hospital, and the B'nai B'rith Infirmary Building (1926) at the Jewish Consumptives Relief Society campus in Lakewood. During the 1930s, the firm was forced to scale back its staff due to the Depression, however it did plan some landmark residential structures during this decade, including the Katherine Mullen O'Connor residence and the Senator Laurence Phipps Mansion in Denver, and the Donald Gilpin residence in Colorado Springs.

Having worked with Fisher & Fisher on the design of the A.C. Foster Building, Alexis Foster turned to them again in 1919 to design his new home. The original plans for the Alexis C. Foster mansion, dated from March through June 1919, are located in the archives of the Denver Public Library's Western History Collection. Review of these documents shows that the house was built in close accordance with the final design plans (dated 24 June 1919) prepared by Fisher & Fisher. The north brick wing was clearly designed for a kitchen and maids' quarters, while the south brick wing was designed as guest quarters. The north sunroom was designated to be the breakfast porch, while the third floor ballroom was generously conceived as a playroom for the Foster children. The plans were shown to have been prepared for Mrs. A.C. Foster, indicating that Alice had significant input into the final design. The estate was referred to by the Fosters as "Alcynka Farm," clearly a combination of *Alice*, along with daughters *Cyrnthia* and *Katherine*.

For this project, William and Arthur Fisher turned for inspiration to the country estates of the upper South, the home territory of Alexis Foster. Siting the house on the highest point on the property to take best advantage of the view, they designed a quintessential Colonial Revival mansion with Neoclassical ornamentation. Utilizing the Denver area's abundance of brick types and the skills of local bricklayers, the Foster-Buell mansion and its adjacent carriage/caretakers' house offer fine examples of English bond brickwork. By 1900, the Colonial Revival and Neoclassical styles had become popular in the Denver area, both of them used on this showplace home. In addition, the white columns and other Classical Revival ornamentation found on the Foster-Buell mansion had become popularized a few decades earlier during the 1893 Columbian Exposition in Chicago, a characteristic image of cleanliness that fit well with the ambitions of Denver's City Beautiful movement.

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Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

The Colonial Revival style arrived in Denver during the 1890s and became popular as the Victorian styles of the late-1800s fell out of favor. In 1906, Alexis Foster's brokerage firm partner, William Sweet, constructed a residence in the Colonial Revival style in the Humboldt Street Historic District. After spreading throughout the more prosperous neighborhoods of central Denver, including the Fisher & Fisher-designed Millet House at 860 Vine St., the Colonial Style began to move into newly developing neighborhoods, including Cherry Hills Village to the south. A 1924 article about the Foster-Buell Estate that appeared in the upstate New York magazine *Country Life* described the mansion as a "dwelling house. . . of modified Southern Colonial style." Other notable historic houses in Cherry Hills Village exhibited a variety of eclectic styles, such as the Tudor Style Gano Mansion and Mayfield-Maitland Mansion, and the English Cottage Style Owen Mansion.

In addition to the fine work of Fisher & Fisher, the Foster-Buell Estate benefited from the brilliant design work of prominent Denver landscape architect Saco Rienk DeBoer. DeBoer, born in 1883 in the Netherlands, studied engineering, horticulture, architecture and city planning in Europe prior to immigrating to the United States in 1908 in search of a cure for his affliction with tuberculosis. In 1910, Denver's Mayor Speer appointed DeBoer to the position of city landscape architect, and he began to transform the city into a virtual garden of parks and parkways.

In 1918, DeBoer opened his own landscape architecture firm, offering his services to private clients throughout the region. As he gained prominence and notoriety in his field, DeBoer was hired to work as a landscape and planning consultant by the City of Boulder, the US Bureau of Reclamation, the US Department of Agriculture, the National Park Service, and for the Natural Resources Boards of New Mexico, Wyoming and Utah. In addition, DeBoer was hired to provide landscape architecture services for numerous private estates, school development projects, and residential subdivisions. In his spare time, he participated in the American Institute of City Planning, the American Society of Municipal Engineers, and the American Society of Landscape Architects. He also authored numerous articles on landscape design and horticulture during the 1910s and 1920s under titles such as "Camouflaging Civic Ugliness" and "Some New Plant Varieties Suitable for Denver," for the City of Denver's publication, *Municipal Facts*. During the early 1920s, DeBoer served on the newly-established Denver Zoning Commission, and during the late-1920s served as the first city planner for Denver at the request of Mayor Benjamin Stapleton.

Alexis Foster contracted for the landscape design services of Saco DeBoer in 1919. DeBoer's plan for the estate, published in 1924 in the magazine *Country Life*, features a wonderful array of fountains, formal rock, flower and vegetable gardens, stone walkways, sculpture, and lily pools. Particular attention was also paid to maintaining panoramic views of the mountains to the west. Many of these features were completed on the site, although a few of them (such as the vegetable garden and the enclosed garden south of the mansion) are no longer present. Overall, however, the landscape design conceived by DeBoer has maintained much of its original integrity and can still be clearly seen and experienced. The Foster-Buell Estate exhibits a good degree of the landscape design prepared by DeBoer, evidenced by the existing and well-groomed park-like setting found there today. In addition to the general layout of the estate, features designed by DeBoer that are still present include the large west yard with its informal border of clustered trees and bushes, the curved entry drive and formal garden west of the mansion, and the sunken garden with parallel pergolas south of the mansion.

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Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

In 1929, after less than a decade in their beautiful country home, the Foster family apparently suffered financial setbacks with the economic crash and moved to New York, where Alexis Foster continued his career with Calvin Bullock, a pioneer in the investment trust industry. The history of the Foster estate during the years right after 1929 is sketchy, however in 1935 the property was acquired by prominent Denver architect and developer, Temple Hoyne Buell. Temple Buell was born in Chicago in 1895, received a bachelor's degree in architecture in 1916 from the University of Illinois, and then a master's degree in architecture in 1917 from Columbia University. Following his studies at Columbia, Buell served as a 1st Lieutenant in the 101st Trench Mortar Battery of the Allied Expeditionary Forces during World War I. Returning from the war, Buell first found employment with the Chicago architectural firm Marshall & Fox, after which he worked for Rapp & Rapp, known for their unique designs of theaters across the country.

In 1921, he married wealthy Chicago socialite Marjorie McIntosh and the couple moved to Denver the following year due to Temple's battle with tuberculosis. Not one to let illness slow him down, in 1923 "Sandy" Buell established his own architectural firm, T.H. Buell & Co., and went back to work. Through the 1920s and 1930s, this creative young architect made a name for himself with his stunning design work on numerous Denver-area landmarks, including the Paramount Theater, the Mullen Home for Nurses, the City and County Building, the US Customs House and Federal Building, and the Leslie J. Savage Library. Among his most notable of 26 plans for Denver schools over the decades were Ebert, Whiteman and Asbury elementary schools, Horace Mann Junior High, and Kennedy, Regis and Lincoln high schools.

Foreshadowing his future impact upon economic development in Denver, in 1925 Buell purchased 49 acres of vacant land at the intersection of 1st Ave. and University Blvd. This property, bordered to the west by the Denver Country Club and to the south by Cherry Creek and the Polo Club, was in a prime location but subject to periodic flooding. With the threat of flood abated by the construction of the Cherry Creek Dam, the property was developed by Buell during the early 1950s into Denver's first significant retail area outside of downtown, known as the Cherry Creek Shopping Center. This new trend in outlying retail and office centers sparked a development trend that shaped the growth of Denver for many decades to come.

In 1935, having achieved a degree of wealth and notoriety among the Denver business and social elite, Buell purchased the former Foster estate in Cherry Hills Village, renaming it SanMar (a combination of his nickname, "Sandy," with his wife's name, Marjorie). The couple moved their four children to the estate, and Buell improved the property by purchasing water to fill Buell Lake for recreational and irrigation use. In addition, he and neighbor George W. Gano are said to have conceived the idea of establishing the Cherry Hills Country Club, which came into being after they invited other prominent Denverites to join them at the new club site just west of the Foster-Buell mansion.

By 1940, the Buell architectural firm was one of the most prominent design companies in the region, producing an eclectic variety of plans for commercial and residential structures. In addition, Temple Buell served as the city planner for Arapahoe County and Cherry Hills Village. Over the years, Buell received numerous awards for his architectural design work, and was named to the College of Fellows of the American Institute of Architects. In addition, he became known as a prominent philanthropist, providing funds to a wide variety of charitable causes in Colorado over many years, as well as a \$5 million donation to Columbia University for the establishment of the Temple Hoyne Buell Center for the Study of American Architecture.

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Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

When the Buell marriage ended in divorce in 1958, Temple Buell retained title to the mansion and surrounding grounds, while Marjorie ended up with estate land on the south and west sides of Buell Lake. By this time, he had become intensively involved in the development of the Cherry Creek Shopping Center area, and was well known as a developer in addition to his prominence as an architect. Although he continued to own the Foster-Buell Estate, Temple Buell boarded up the mansion following the divorce and moved into another sizable home adjacent to his shopping center on University Blvd. The Foster-Buell mansion sat vacant for the next thirty years, subject to deterioration caused by vandals and a lack of regular maintenance.

Finally, with his life drawing to a close, Temple Hoyne Buell decided in the late-1980s that he wanted to spend his final days at his old Cherry Hills Village estate. He asked Harold Crumrine, an architect at the Buell Co. since 1953, to oversee the rehabilitation of the Foster-Buell Estate, which was undertaken and completed in 1988 and 1989. Significant changes made to the mansion at that time included the addition of a second story floor to the west full facade porch and the replacement of some multi-light doors and casement windows on the west side of the house with multi-light double hung sash windows that weatherized the residence more efficiently. Overall, however, the general appearance and historic integrity of the mansion and of the surrounding structures and grounds were retained. Temple Buell moved back into his former home, along with his art collection and museum quality furniture, where he lived for two years prior to his death. Since then, the mansion has been used as the offices of the Temple H. Buell Foundation, which oversees the philanthropic distribution of funds earmarked by Buell for needy causes in the Denver area.

The Foster-Buell Estate, as an elite country home, represents the economic growth of the City of Denver into a thriving modern metropolis during the early decades of this century. Perhaps most significantly, the advent of the automobile spurred the development of suburbs such as Cherry Hills Village during the first decades of the century, allowing wealthier suburban residents to quickly and comfortably travel by car into the city for work and shopping, and eliminating their previous reliance upon horse-drawn vehicles and streetcars. As a result of the expansion of the city and diversification of its economy during the first three decades of the century, newcomers such as Alexis Foster and Temple Hoyne Buell, both of whom arrived with eastern social standing and excellent educations in development-related fields, were able to quickly establish themselves as business leaders and members of the social elite.

As Foster reached a position of wealth and influence in the community as a prominent banker, broker and developer, he hired the respected architectural firm of Fisher & Fisher and the prominent landscape architect Saco DeBoer in 1919 to design a unique and beautiful country home for his family, reminiscent of the privileged cultural geography and architectural preferences of the Upper South from where he came. Only fifteen years later, in 1935, the property was acquired by Temple Buell, who had also reached a high level of prominence in the city as an architect, developer, philanthropist and darling of Denver's high society. Both of these men left behind great legacies of influence on the development of the city, one in the area of banking and investment, and the other in the areas of architecture, city development, economic growth patterns, and philanthropy. For these reasons, the Foster-Buell Estate has great historical significance as the home of two of Denver's most prominent 20th century leaders, designed in a magnificent Colonial Revival style by two of the city's most historically important architects, and with grounds designed by one of the city's most important historic landscape architects.

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Property FOSTER-BUELL ESTATE

ARAPAHOE COUNTY, COLORADO

VERBAL BOUNDARY DESCRIPTION

All of Block 1, Buell Mansion, Cherry Hills Village, Arapahoe County, Colorado.

BOUNDARY JUSTIFICATION

The nominated property includes, and is limited to, the land and improvements within Block 1 as described above, including the Foster-Buell mansion, the carriage/caretakers' house, the gazebo, the sunken garden and pergolas, and all gardens, fountains, and yard areas adjacent to the mansion within the Block 1 boundaries. These boundaries were selected due to the fact that they include all of the historically significant developed features on the property that were originally designed by architects Fisher & Fisher, and by landscape architect Saco DeBoer. The boundaries do not include the large expanses of vacant buffer land surrounding the Foster-Buell Estate that were originally part of the 160-acre property purchased by Alexis Foster, since they were not developed and are not historically significant in light of the Narrative Statement of Significance provided above.

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ARAPAHOE COUNTY, COLORADO

PHOTOGRAPH LOG

The following information applies to all photographs submitted with this registration form:

Name of property:	Foster-Buell Estate
City, county and state:	Cherry Hills Village, Arapahoe County, Colorado
Photographer:	Ron Sladek, Tatanka Historical Associates Inc.
Date of photograph:	22 August 1997
Location of negative:	Tatanka Historical Associates Inc. P.O. Box 1909 Fort Collins, CO 80522

- Photograph #1: General view of the east elevation of the Foster-Buell mansion, with the main entrance at center. View to the west.
- Photograph #2: General view of the west elevation of the Foster-Buell mansion, with the full facade porch at center and the south sunroom wing right of center. View to the east.
- Photograph #3: View of the east and south elevations of the carriage/caretakers' house, located east of the mansion. View to the northwest.
- Photograph #4: View of the octagonal gazebo, located southwest of the Foster-Buell mansion. Note the wood pergola behind the gazebo. View to the southeast.

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Foster-Buell Estate
Arapahoe County, Colorado

USGS TOPOGRAPHIC MAP
Englewood, Colo.
7.5 Minute Quad
1965, Revised 1994

