

AUG 13 1990

NPS Form 10-900
(Rev. 8/86)
NPS/CHS Word Processor Format
(Approved 03/88)

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: Caroline Bancroft House
other names/site number: 5DV.2942

2. Location

street & number: 1079-81 Downing St. & 1180 East 11th(N/A)not for publication
city, town: Denver (N/A)vicinity
state: Colorado code: CO county: Denver code: 031 zip code: 80218

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
(X) private	(X) building(s)		
() public-local	() district	<u>2</u>	_____ buildings
() public-State	() site	_____	_____ sites
() public-Federal	() structure	_____	_____ structures
	() object	_____	_____ objects
		<u>2</u>	<u>0</u> Total

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

N/A

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

8-8-90

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:

- 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:) _____

Coy A. [Signature]

8/29/90

Signature of the Keeper

Date of Action

6. Functions or Use**Historic Functions**

(enter categories from instructions)

Domestic-single dwelling**Current Functions**

(enter categories from instructions)

Domestic-multiple dwelling**7. Description****Architectural Classification**

(enter categories from instructions)

Queen Anne**Materials**

(enter categories from instructions)

foundations Stonewalls Brickroof Asphalt Shingleother Wood Trim**Describe present and historic physical appearance.**

On June 1, 1892 the architect William A. Lang of the firm Lang & Pugh received building permit #141 from the City and County of Denver for what was eventually to be known as the Caroline Bancroft residence. William Lang is considered to be one of the foremost architects in nineteenth century Denver. In Richard R. Brettell's definitive work, Historic Denver: The Architects and the Architecture, Mr. Brettell calls William Lang "the domestic architect" and devotes an entire chapter to him and his work. The University of Colorado has also recognized Mr. Lang and his architectural contributions. In 1976 in partial completion of his Master's degree Rhett Adams wrote From Broken Stones: The Colorado Work of William Lang.

The building permit was for two, two-story brick dwellings. The cost was estimated at \$3000 dollars for one and \$6000 for the other. The buildings would front on Hallett Street between 10th & 11th avenues on lots number one through four. Cunningham & McIntosh were the builders and William Lang listed himself as the owner.

Legend has it that soon after the houses on Hallett (now Downing St.) were finished Lang sold the house built on the corner lots 1 and 2 on Hallett (1079-81 Downing) to George J. Bancroft. City directories of the period though do not list Bancroft as living there until 1902-1903. That house, with the brief exception of the year 1912, in which a Horton Pope rented the house, was home to the Bancrofts until 1975.

(X) See continuation sheet

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Section number 7 Page 2
Bancroft Residence

The Caroline Bancroft House was originally a detached single dwelling house facing due east. It sits on less than one acre at the corner of 11th and Downing. It is a two story Queen Anne style house. The first floor is made of brick, the upper stories are brick with decorative fishscale shingles in the gable ends. The house has a steep pitched front gable with a pent roof across the bottom of the gable which is supported by large brackets. There is a small one story brick porch with a gable roof supported by six wood columns at the front entryway. There are square and diamond shaped decorative shingles on the gable face. The second story of the front of the house has a large oriel window accented with dentils. A new arched window has been installed in the roof gable, but it does not destroy the historic integrity of the facade. The peak of the gable also has an entrelacs or scrolled wood design painted blue.

The fenestration on the north side of the house is interesting. Under the eaves there is a small projecting window with two three by three windows supported by a bracket. On the first floor there are two double hung round arch windows surrounded by decorative brick work. The north side of the house also boasts a large brick chimney and next to it is a new metal chimney. The south side of the house has a two story sunroom addition, put on in 1901 by the Bancrofts. The sunroom, where Miss Bancroft wrote her Colorado history books, is being used now as an author's study by the woman who lives there. In 1923 the Bancrofts divided the house making it a two family dwelling. The upstairs of the house was altered in 1983, although the first floor remains unaltered.

The first floor interior has all of its original woodwork extant. The living room has a small fireplace that is the focus of the north wall. The fireplace has a carved wood mantel and painted tile surrounds the metal firebox. The cove base, window sills, and doorways are all well taken care of. The archway between the living and dining rooms has bead and ball detailing. The dining room has french doors that lead to the bedroom, which has in turn two french doors leading to the sunroom/office. In the kitchen the wood cabinets retain their glass doors and the breakfast nook, although missing its large table, retains its long built-in bench.

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Bancroft residence

At the rear of the house on the west side, there are two doors leading to the bricked courtyard, next to the old carriage house. The carriage house is a two story brick building. On the east side there is an entrance door, on the north side there is a modern, double garage door. On the south side there is a small wood covered opening, about three feet above ground level, possibly used for coal deliveries. The carriage house/garage interior has been converted to an apartment on the second floor. With the exception of the garage door and new metal frame second floor windows, the exterior structure is otherwise unaltered. The carriage house is a contributing building.

The Bancroft house is in excellent condition, as are the grounds. There are mature shrubs and grass in the front and a few trees on the north side. The flagstone walkway in front of the house adds to the character of the property.

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 () A (X) B () C () D
 Criteria Considerations (Exceptions) () A () B () C () D () E () F (x) G

Areas of Significance

(enter categories from instructions)

Literature

Period of Significance

1929-1968

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Bancroft, Caroline

Architect/Builder

Lang, William A.

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

The Caroline Bancroft House is being nominated under criterion B for its literary significance in association with Caroline Bancroft, a nationally recognized and widely read author of Colorado history. Bancroft, who wrote and published the popular Bancroft booklets, was born in the house and wrote her books there. The house is nominated under criterion exception G because the period of significance extends from 1929, when Bancroft first began writing history up to 1968 when her last book was published. Bancroft was the first Colorado history author to write for broad, popular appeal and brought Colorado's history to hundreds of visitors to the state and countless Colorado residents.

Miss Bancroft was born on September 11, 1900 in this house located at 1079-81 Downing Street Denver, Colorado. Miss Bancroft made her home in this house until 1975. It contains the sunroom where she did her writing.

Tracing the family history of the Bancrofts and their contributions to Colorado's history in the nineteenth century, it becomes clear that as a Bancroft in Denver Caroline was bound to be noticed. Caroline's grandfather, Dr. Frederick J. Bancroft was a pioneer physician. History has it that Frederick J. Bancroft had served in the Civil War as the jailor/doctor for Jefferson Davis. Soon after the war was over, Dr. Bancroft travelled by ox wagon to settle in Denver. Dr. Bancroft was the organizer and charter member of the Denver Medical Society. More importantly for the historical community in Denver Mr. Frederick J. Bancroft was the founder and president of the Colorado Historical Society. George J. Bancroft, Caroline Bancroft's father, was a mining engineer involved in projects throughout the United States and Europe. George Bancroft was involved in

(X) See continuation sheet

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Bancroft Residence

such local projects as building a mountain lake reservoir system and in trying to divert water to the Denver area. He was also the editor for Mining Science Magazine and the mining editor of the Rocky Mountain News. But Miss Bancroft was not noticed exclusively because of her family name. It was her self assurance, popularity as a noted author, her eccentricities and generosity that made her one of Colorado's most colorful characters in the twentieth century.

In 1923, Miss Bancroft graduated from Smith College an all women's college in Northampton Massachusetts and taught school in New Canaan, Connecticut. Upon her return to Denver Miss Bancroft convinced her former neighbor, Frederick G. Bonfils, publisher of The Denver Post, that the newspaper was in need of a book review section. When Mr. Bonfils agreed that there might be such a need, Caroline promptly joined the staff of the Denver Post as the head of that project, in 1928. Bancroft also lived and worked overseas during this period. In 1928 she interviewed Tagore in India for the London Observer. In 1929, Bancroft wrote a series of articles for the New York Evening Post on literary personalities in Europe. Among those she interviewed were John Galsworthy in London, George Bernard Shaw in Ireland and Hendrik Van Loon in Amsterdam. In 1929 Miss Bancroft was asked to write a five part serial for True Story Magazine on the "rags-to-riches" story of Baby Doe Tabor. Baby Doe Tabor was the second wife of silver mining magnate H.A.W. Tabor. The Tabor's were among the most prominent people in nineteenth century Colorado history. At the time that Miss Bancroft wrote about Baby Doe Tabor, in conjunction with her book column called "Literary Flashlights" and literary page that she edited, she began to include popular interviews with Colorado pioneers in a column called "Old Timers" (around 1933).¹

Bancroft also worked in Denver as an instructor. According to Contemporary Authors, she taught creative writing at the University of Denver Extension from 1931 to 1935. In 1936 she was a teacher of Colorado history at the Randall School in Denver.

As Miss Bancroft became more interested in Colorado's history she decided to further her education. She attended the University of Denver and obtained her Master of Arts degree in 1943. During her studies Miss Bancroft specialized in independent research projects in Colorado history topics and folklore. Her masters thesis was on Central City, Colorado. Given her academic background, and obvious interest in history, it is not surprising that the body of work that she created gained her the 1969 Colorado Author's League Top Hand Award for non-fiction.

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Bancroft Residence

The Bancroft House is being nominated for its association with Caroline Bancroft who achieved exceptional significance in Colorado literature. Caroline Bancroft is most commonly known as the author of the so-called Bancroft booklets. These were inexpensive, chatty books dedicated to giving the tourist or, the non-historian the flavor of Colorado and its history. Titles such as; Six Racy Madames, The Unsinkable Molly Brown, Silver Queen, The Fabulous Story of Baby Doe Tabor and Colorful Colorado tell of just a few of the subjects Caroline wrote about. Bancroft contributed to, not only the New York Evening Post, but also the Woman's Home Companion, New York Herald Tribune, and the New York Times. She wrote two full length books (Colorful Colorado and Gulch of Gold), co-authored a cookbook and wrote twenty-one of these booklets and made a living from the royalties, a truly unbelievable feat and evidence of her popularity! Bancroft often paid for the publication of her booklets and then distributed them herself to local hotels, restaurants and tourist centers. Caroline Bancroft should be remembered as one of the greatest contributors to Colorado's folklore, as an author, and an individual. She exposed hundreds to Colorado's colorful past and made it palatable, in the process probably gaining more exposure than ten times as many "serious writers" on the subject.

Bancroft produces her own version of The Unsinkable Mrs. Brown for a national broadcast by the American Broadcasting Companies (ABC) in 1957 as the "Unsinkable Molly Brown." According to Contemporary Authors, Bancroft may have been the original source for the Broadway musical, The Unsinkable Molly Brown, as well. "Miss Bancroft told CA that, although the Meridith Willson-Richard Morris Broadway musical (and subsequent Metro-Goldwyn-Mayer film, scripted by Helen Deutsch) was based on her material, she was given no official credit for her work."

If perhaps Caroline Bancroft was not always scholarly in her treatment of her subjects she did write entertaining history. She would not tolerate inaccuracies (or perhaps a dissenting opinion) given by other authors in the field. To her credit though, many Colorado and western history authors wrote "...with a sense of Caroline looking over our shoulders... More than one author went back to the library to double-check a fact for fear Caroline would catch an error..."

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This vibrant character was known for her generosity to and criticism of budding writers. Her entire collection of historical photographs and papers were left to the Western History Department of the Denver Public Library, an awesome resource that anyone doing research in the field is indebted to her for. She was involved in many cultural organizations and civic works. She was an active member and contributor to the Colorado Historical Society, The Central City Opera House Association, Friends of the Denver Public Library, The Denver Art Museum, Historic Denver, The Colorado Author's League, president of the Monday Forum, and others. She was a founding member of the Colorado Corral of Westerners and a charter member of the Western History Association. She was partly responsible for the establishment of a museum at the H.A.W. Tabor's Matchless Mine in Leadville Colorado as well.

Miss Bancroft has been listed in such publications as Who's Who of American Women (1974 - 1975), Contemporary Authors - Permanent Series (1978), Personalities of the West and Midwest (1979) and Who's Who in Colorado (1958). People and organizations to have honored her have been Governor Richard Lamm, The Denver Public Library, CCOHA, and the Centennial-Bicentennial Commission. In 1981 the American Association for the Preservation of State and Local History gave her a certificate of commendation for "a lifetime of contributions to Colorado through preserving, documenting, and recording its heritage."

When Caroline Bancroft died in 1985 many scholars and local historians paid tribute to her life's work. Agnes Wright Spring, Colorado state historian emeritus and author: "I think she is one of the finest historians we ever had. She has been aggressive, and, of course, some people didn't get along with her. But she was a real pioneer..." Professor of American History at Colorado State University, Liston Leyendecker: "It was Caroline Bancroft who gave me my first big interest in Central City (Colorado), about which I did my master's and doctoral degrees--Caroline and her books like Gulch of Gold (a story of Central City). I know a lot of people have criticized her work, but I found it to be very good, and certainly of the sort that a scholar coming after her could follow very well..." Louisa Ward Arps, a historical writer: "Caroline recognized the interest in Colorado history before anyone else did..." Dr. Robert C. Black III, retired history professor, Trinity College, Hartford, Connecticut, and Colorado Women's College: "...She wrote history that was read by more people than the histories written by better-trained historians. She could market her work, and she was a good thing for Colorado..."

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Bancroft Residence

Caroline Bancroft travelled through all 63 counties in Colorado doing research for her work. She was familiar with and a part of twentieth century Colorado history. Through her contributions to the community she has left invaluable resources and information for the public to learn from. During her lifetime she was active in the preservation of many state and local landmarks. Listing Miss Bancroft's house on the National Register would be a fitting tribute to, and remembrance of, Caroline Bancroft. These recognitions by historians and public institutions establish the fact that Bancroft is regarded as making exceptionally significant contributions in the public consciousness.

¹ It is not known exactly who Bancroft interviewed or the dates of her interviews. Her notes, found in the Bancroft collection at the Denver Public Library are undated.

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Bancroft Residence

LIST OF PUBLICATIONS BY CAROLINE BANCROFT

<u>Baby Doe Tabor</u>	1938	
<u>A Guide to Central City</u>	1946	
<u>Silver Queen: The Fabulous</u>		
<u>Story of Baby Doe Tabor</u>	1950	
<u>Historic Central City</u>	1951	
<u>The Melodrama of Wolhurst</u>	1952	
<u>Mile High Denver</u>	1952	
<u>Denver's Lively Past: From a Wild and</u>		
<u>Wooly Camp to Queen City of the Plains</u>	1952	
<u>Photo Story of the Matchless Mine</u>	1953	
<u>Famous Aspen</u>	1954	
<u>Augusta Tabor</u>	1955	
<u>The Brown Palace Hotel</u>	1955	
<u>The Unsinkable Molly Brown Cookbook</u>	1955	- Co-authored
<u>The Unsinkable Mrs. Brown</u>	1956	
<u>Glenwood's Early Glamour</u>	1958	
<u>Gulch of Gold</u>	1958	- book
<u>Colorful Colorado</u>	1959	- book
<u>Tabors Matchless Mine</u>	1960	
<u>Colorado's Lost Gold Mines</u>		
<u>and Buried Treasures</u>	1961	
<u>Unique Ghost Towns</u>	1961	
<u>Six Racy Madames</u>	1965	
<u>Estes Park and Grand Lake</u>	1968	
<u>Trail Ridge Country</u>	1968	
<u>Two Burros of Fairplay</u>	1968	
 <u>Tabor Luck</u>	 Date Unknown	

Also a contributor to the New York Evening Post, New York Herald Tribune, Town and Country, Woman's Home Companion, Western Folklore Quarterly, Colorado, Western's Brand Book, (both Denver and New York).

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Bancroft Residence

ARTICLES BY BANCROFT (incomplete list)

- Bancroft, Caroline. "A Century of Gold," Denver Post. March 11, 1956.
- Bancroft, Caroline. "Aspen and the Lady Duelist," Empire Magazine, Denver Post.
April 20, 1952. p. 37.
- Bancroft, Caroline. "Beeloc, Chesterton and Compnay Stand as Paradox in Mergers,"
New York Evening Post. November 9, 1929. p. 2 M.
- Bancroft, Caroline. "Colorado's Cloud City," Ford Times. August 1956.
- Bancroft, Caroline. "Holy Week in Old Mexico," Denver Post. March 27, 1955.
p.11.
- Bancroft, Caroline. "Jamaica Truly Different As Tourist Attraction," Denver Post.
July 5, 1964. p. 27.
- Bancroft, Caroline. "The Legend of Pat Casey," Empire Magazine, Denver Post.
September 21, 1958.
- Bancroft, Caroline. "Malraux: Another Lawrence," New York Evening Post.
- Bancroft, Caroline. "Mrs Alander's Dope," Denver Saturday Night. p 6-7, 15.
- Bancroft, Caroline. "Mrs. Hersch Marshals Lions, Demigods at the Dome," New York
Evening Post. November 16, 1929. p. M 3.
- Bancroft, Caroline. "The Naming of a Lake," Empire Magazine, Denver Post. date
unknown. pp. 8-9.
- Bancroft, Caroline. "A Night in Old Denver," Historic Denver. date unknown.
- Bancroft, Caroline. "Romance of China Polly," Denver Post. November 29, 1953.

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Bancroft Residence

Bancroft, Caroline. "The Sport of the Silver Kings," Empire Magazine, Denver Post. date unknown. p. 8-9.

Bancroft, Caroline. "To Red Rocks Park by Rail and Burro," Denver Post.
August 9, 1953.

Bancroft, Caroline. "Van Loon Feels Happy Among a Simpler Mankind," New York Evening Post. October 12, 1929.

9. Major Bibliographical References

Adams, Rhett. From Broken Stones: The Colorado Work of William Lang. Thesis (M.A.) University of Colorado. 1970.
Aronstein, James K. Owner 1079-81 Downing Denver, Colorado. Historic Building Inventory Survey.

Previous documentation on file (NPS):

- | | |
|--|--|
| <input type="checkbox"/> preliminary determination of individual listing (36 CFR 67) has been requested | Primary location of additional data:
<input type="checkbox"/> State Historic Preservation Office
<input type="checkbox"/> Other State agency |
| <input type="checkbox"/> previously listed in the National Register | <input type="checkbox"/> Federal agency
<input type="checkbox"/> Local government |
| <input type="checkbox"/> previously determined eligible by the National Register | <input type="checkbox"/> University
<input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> designated a National Historic Landmark | Specify Repository:
<u>Denver Public Library</u> |
| <input type="checkbox"/> recorded by Historic American Buildings Survey # _____ | |
| <input type="checkbox"/> recorded by Historic American Engineering Record # _____ | |

10. Geographical Data

Acreeage of property: under one acre

UTM References

A <u>1</u> <u>3</u> <u>5</u> <u>0</u> <u>2</u> <u>3</u> <u>2</u> <u>5</u> <u>4</u> <u>3</u> <u>9</u> <u>8</u> <u>9</u> <u>7</u> <u>0</u>	B <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
Zone Easting Northing	Zone Easting Northing
C <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	D <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
Zone Easting Northing	Zone Easting Northing

() See continuation sheet

Verbal Boundary Description

Lots 1-2, Block 11, Inslee's Addition Amended

() See continuation sheet

Boundary Justification

The nominated property constitutes the two lots on which the Bancroft residence is located.
The boundaries encompass the property historically associated with the Bancroft residence.

() See continuation sheet

11 Form Prepared By

Name/Title: <u>Leigh A. Fletcher</u>	Date: <u>11-29-89</u>
Organization: <u>None</u>	Telephone: <u>(303)789-4511</u>
Street & Number: <u>1812 East Girard Place #1528</u>	State: <u>CO</u> Zip Code: <u>80110</u>
City or Town: <u>Englewood</u>	

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Section number 9 Page 2

Bancroft Residence

"Caroline Bancroft", Aspen Times. July 21, 1955. p.2.

"Bancroft Clipping File" Western Histories Collection, Denver Public Library.

Brettell, Richard R. Historic Denver: The Architects and the Architecture.
Denver: Historic Denver Inc., 1973.

Brief Sketch of Colorado Author, Denver Westerners Monthly Roundup, v.20, #1,
January 1964, p.14.

Griggs, Marilyn, "Carolyn Bancroft: Portrait of a 'Popular Historian'." The
Center Program volume 2, #10, August 1977. pp. 4,6, and 9.

Contemporary Authors - Permanent Series. Detroit: Gale Research Co. 1978.

Historic Building Inventory Survey as prepared by James K. Aronstein, owner.

Personalities of the West and Midwest, 1979.

Who's Who in American Women - 1974- 1975. Chicago: Marquie Who's Who, Inc.
1973.

Who's Who in Colorado, 1979.

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Bancroft Residence

1. Bancroft House
2. Denver, Colorado
3. Leigh A. Fletcher
4. Summer and Fall 1989
5. Colorado Office of Archaeology and Historic Preservation
6. See below
- 7.

Photo # Description

1. East facade, view west
2. East facade, view west
3. East front, north side, view southwest
4. East front and south 1901 Sunroom addition, view west
5. Detail of front gable, view west
6. North side, view south
7. North side detail - view south
8. North attic detail - view south east
9. Contributing carriage house and west rear addition, view east
10. Sunroom interior
11. Doors into sunroom
12. Fireplace detail
13. Register cover
14. Interior view from dining room into living room