

5DV 3364  
Listed 3/14/91

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: William Norman Bowman House "Yamecila"  
other names/site number: Savio House 5DV 3364

**2. Location**

street & number: 325 King Street (NA) not for publication  
city, town: Denver (NA) vicinity  
state: Colorado code: CO county: Denver code:031 zip code:80219

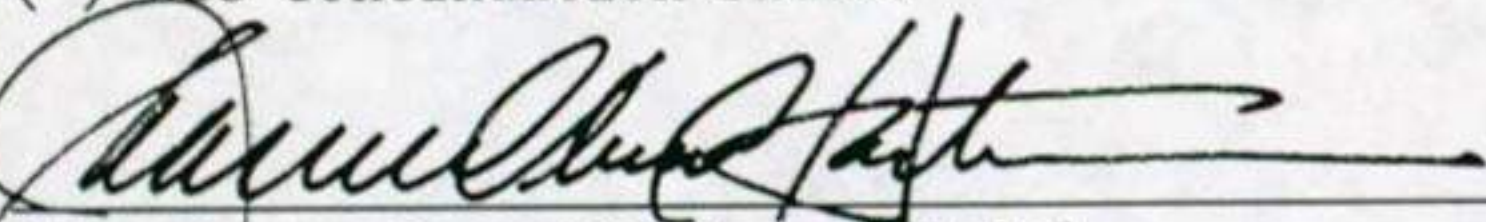
**3. Classification**

Ownership of Property	Category of Property	No. of Resources within Property	
(x) private	(x) building(s)	contributing	noncontributing
( ) public-local	( ) district	<u>3</u>	<u>      </u> buildings
( ) public-State	( ) site	<u>      </u>	<u>      </u> sites
( ) public-Federal	( ) structure	<u>      </u>	<u>      </u> structures
	( ) object	<u>      </u>	<u>      </u> objects
		<u>3</u>	<u>0</u> Total
Name of related multiple property listing:		No. of contributing resources previously listed in the National Register <u>0</u>	
<u>N/A</u>			



**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.



1/31/91  
Date

Signature of certifying official

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:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action



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## 6. Functions or Use

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### Historic Functions

(enter categories from instructions)

Domestic: Single dwelling

Religion: Church related residence

Health: Sanitorium

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### Current Functions

(enter categories from instructions)

Education: Education related housing

Education: School

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## 7. Description

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### Architectural Classification

(enter categories from instructions)

Other: Eclectic

Colonial Revival Elements

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### Materials

(enter categories from instructions)

foundations Stone

walls Brick

roof Asphalt

other \_\_\_\_\_

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### Describe present and historic physical appearance.

The large house located southwest of downtown Denver at 325 King Street is currently owned and occupied by Savio House, an institution for delinquent boys and a community project of the Lions Club of Denver. It was originally designed by architect William Norman Bowman for his family in 1910. The style of architecture is Eclectic with Colonial Revival elements. Prominent elements include such features as the large porch and porte-cochere, irregular plan and the two towers.

The site consists of 3 acres of land that slopes sharply from north to south and is surrounded by King Street on the east and Lowell Boulevard on the west, West 4th Avenue on the north and West 3rd Avenue on the south. There are only two other houses on this block. One is at the corner of West 3rd and King and the other is mid block facing onto Lowell. Modest vernacular style homes, mostly wood frame bungalows, surround the site across the perimeter streets. These are not part of the nomination. The nominated buildings consist of the two story Bowman House, the attached one story chapel and dormitory, a small detached two story house at the southwest rear of the main house and a detached one story frame garage west of the small house. The property is informally landscaped with mature evergreens, maples and elms and later additions of aspens. The entire site is planted in grass.

The Bowman House is sited at the highest point in the neighborhood and is well above King Street. Entrance to the house is by a flight of concrete stairs from King Street, a drive from King Street and a drive from 4th Avenue.

(x) See continuation sheet



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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 2

Bowman/Savio House

The house has a formal symmetrical facade, two stories plus an attic and basement, brick exterior bearing walls and a stone foundation. The roof is hipped and covered with composition shingles. There are dormers on the east, north and south elevations with hipped and gable roofs. The bricks, deep red in color, are laid in a running bond. The structural frame consists of wood joist and wood rafters. The interior walls have wood framing with wood lath and plaster and the floors are oak.

The front east elevation has two octagonal two story bays on each side of the front porch which rise above the main walls and are topped with conical roofs that extend above the main roof. These bays, a predominant feature, are not usually found on traditional Colonial Revival residences. The main entry, centered on the east facade that faces King Street, is reached by a flight of concrete steps leading to the front porch. The flat roofed porch has Doric columns paired with brick piers on each side of the broad porch entrance. The wide front door has two vertical glass panes and is flanked by multi-pane sidelights, a Colonial Revival feature. On the north side, there is a porte-cochere with a low hipped roof supported by brick piers. In the center of the west rear is a five sided, two story bay with a low conical roof. The primary windows throughout the house are double hung, one-over-one wood sash with stone sills. The second story windows have 9 panes in the upper sash. There are small rectangular stained glass windows in the front wall of the living room and dining room. The dormer windows are multi-pane casements. The front and north dormers have diamond shaped panes.

The interior has been minimally remodeled to serve as administrative and office space for Savio House. The first floor entry hall is directly off the porch. To the north is the original living room now being used as a waiting and lounge area. This unaltered room is open to the entry hall but separated from it by two wooden columns at each side. There is a fireplace on the west wall with a wood mantel and original small ceramic tiles.

To the south of the entry hall is the original dining area now used as a reception and office area. Sliding oak doors separate this area from the entry. On the west wall is an elaborate and unaltered built-in buffet and china cabinet of oak with glass pane doors. The woodwork in the living room, dining room and front entry hall has the original hand-graining. The light fixtures on the first floor are period reproductions. The original kitchen in the southwest corner of



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Bowman/Savio House

the first floor was remodeled into office space sometime after 1966. Off the entry hall toward the rear of the house is a back hallway with a stairway to the second floor on the south and the entrance to the chapel addition on the north. The stairway has wood balusters and a broad landing with a built-in window seat and a window looking to the south at the dog-leg in the stairs.

On the second floor the bedrooms, now used as offices, are otherwise unaltered and contain the original woodwork. The house has been refurbished in the spirit of the original design of the house which has consisted mainly of painting and new carpet with no structural changes.

In 1924, the Sisters of St. Francis purchased the house from the Bowmans and established Mt. Alverna Convent and St. Francis Sanitorium to care for tubercular nuns. They did some initial remodeling to meet their needs such as enlarging the kitchen and remodeling the back hall area in the northwest corner of the house into a small chapel. In 1925, the two story cottage at the south rear of the main house was stuccoed and re-roofed and the entire site was landscaped. In 1927 the sisters had Bowman design a new chapel which was constructed at the northwest corner of the house and connected by a short hallway from the main house. They also needed more rooms to house the sick nuns under their care and Bowman also designed a U-shaped sanitorium building west of the chapel connected by a short hallway. The sanitorium contained 11 rooms, all with hot and cold water and several rooms had private baths.

The chapel, designed in the Colonial style, is a small rectangular, one story building of red brick which matches the main house. The short hallway connection to the house is also one story and of red brick with a single one-over-one wood sash window. The roof of the chapel is hipped with a steep pitch and there is a triangular brick parapet centered over the north front entrance. The double door entrance has a fan light above and is flanked by narrow vertical multi-pane windows. Originally the doors into the chapel had panes of colored glass similar to a French door, but these doors were replaced after 1966 with solid wood doors. At the south rear of the chapel is a small rectangular wing with a sloping roof and round arched entrance which served as a dressing room for the priest. The room is now used for storage. The interior of the chapel has been remodeled into a large conference room used for family counseling. The chapel furnishings have been removed and the walls covered with wood paneling.



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Bowman/Savio House

The sanitorium is attached to the west side of the chapel by a short hallway which leads to the U-shaped building that originally contained the private hospital rooms. These rooms are now used as dormitory and classroom space by Savio House. The bottom of the U faced north and the open space at the top faced to the south. In 1983, the inside of the U was filled in to create a dining hall and community meeting room for Savio House.

Even though the chapel and sanitorium were built at the same time, the exterior of the sanitorium was of light tan color brick. This is a sharp contrast to the red brick of the house and chapel, but Bowman used the chapel's parapet design on the north wall of the sanitorium to tie it to the chapel design. The north facade has a large triangular pediment near the east end of the building with smaller pediments over the central entrance and the window at the west end.

Since the chapel and sanitorium additions are attached to the rear northwest corner of the house, they have little impact on the overall integrity of the house. The additions are an important part of the history of the house when it became a convent and sanitorium.

To the south rear of the sanitorium and down the sloping hill, is the one story garage which is long enough for two automobiles. The roof has a front gable above the garage doors which face onto Lowell Boulevard. The exterior of the garage is faced in square cut shingles. It is believed that the garage was built at the same time as the house or shortly after. It is considered a contributing building.

The small two story house is located directly south of the infill portion of the sanitorium. Because of the steep slope of the hill, the south side of the house is two stories high, but is one story on the north. It is constructed of stucco over wood frame with a front gable roof faced in composition roofing. There is a small shed roof porch over the front door. This building is also believed to have been constructed at the same time as the main house or shortly after. It is considered as contributing.

At the south rear of the house, chapel and sanitorium, there are a number of walkways with wood railings and handicap ramps with metal railings which connect the various buildings. Near the southwest rear of the main house is a small



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Bowman/Savio House

picnic area with wood and concrete tables and benches. Along King Street at the south end of the property is the current construction of a new two story administration and classroom building for Savio House. Because of the sloping site the building will appear as one story from the top of the hill and is not expected to have a significant impact on the integrity of the Bowman House.



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**8. Statement of Significance**

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

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

**Areas of Significance**

(enter categories from instructions)

Architecture

**Period of Significance**

1910

**Significant Dates**

1910, 1927

Health/Medicine

1924-1941

1924, 1927

**Cultural Affiliation**

N/A

**Significant Person**

N/A

**Architect/Builder**

Bowman, William Norman

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

The Bowman House meets National Register Criterion C for its architectural significance and its association with William Norman Bowman, a prominent Denver architect from 1910 - 1924. It is an unusual example of early 20th century Eclectic architecture with Colonial Revival features. The house is also significant under Criterion A for its history as a tuberculosis sanatorium when it was owned by the Sisters of Saint Francis. Because of its religious ownership, Criterion Exception A has been used. The house is the only large residential building in the Barnum subdivision of the City and County of Denver.

In 1878, P. T. Barnum of Barnum and Bailey Circus, purchased 760 acres in the area southwest of Denver. The first subdivision was formed in 1882 and was named for Barnum. Mr. Barnum envisioned the area as a development of luxury homes because of its location south and west of downtown and the splendid view of the mountains and the Platte valley. His involvement with the property was short lived and before any major development occurred he transferred the property in 1884 to his daughter, Mrs. Helen M. Buchtel. The area did not develop according to Barnum's visions. The city failed to build viaducts and bridges across the tracks and the Platte River for easy access to the area and the major development of the city went to the east. It wasn't until 1908, when a streetcar line was built serving the area, that construction in the Platte subdivision began. Even then the large homes envisioned by Barnum never materialized. The Bowman House was the largest one ever built in the neighborhood.

(x) See continuation sheet



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Bowman/Savio House

From 1910 up to the present time the Bowman House is a prominent feature of the Barnum area occupying nearly a block and sited high on a hill with a commanding view.

Mr. Bowman and his wife Alice May settled in Denver in 1910 and in the same year built their home "Yamecila" at 325 King Street. In 1910 Mr. Bowman also opened his architectural office in Denver.

Bowman became one of Denver's prominent architects in the early 20th century. Among his accomplishments was the design of the 1929 Mountain States Telephone building at 14th and Curtis Streets. The first Denver building with step back design, it was 15 stories high (the highest in Denver at the time). The Telephone building is "American Perpendicular" with setback or terraced construction and Gothic turrets and was one of the first buildings in Denver to use concrete service core in the center of the building. In 1924 Mr. Bowman designed the Norman Apartments, at 99 South Downing Street, which were referred to as the "Aristocrat of Apartments." His other architectural achievements include the State Office Building at Colfax and Sherman Streets, the Montview Boulevard Presbyterian Church designed in the English Gothic style, the Park Hill Methodist Church, the Denver Theatre, now demolished, and numerous school and college buildings in Colorado.

The Bowman House has architectural significance, not only through the association with Bowman as a prominent architect, but for its Eclectic design with two prominent towers on the front of the house and the unusual floor plan with the living room open to the entry hall and the principal stairway to the second floor at the rear of the house. Many of the original features, such as the stained glass windows, fireplaces and dining room buffet, still remain intact.

Bowman and his wife lived in the King Street house until 1924 when they moved to the recently constructed Norman Apartments, which he had designed. Bowman lived at the Norman until his death in 1944. The house was purchased in July of 1924 by the Sisters of St. Francis of the Congregation of Our Lady of Lourdes, of Rochester, Minnesota, as a home and hospital for tubercular sisters of the order. The Sisters of St. Francis, who operated the well known St. Mary's Hospital at



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Bowman/Savio House

the Mayo Clinic in Rochester, had purchased a house in 1915 in Sierra Madre, California for the same purpose, but the climate was not beneficial and was too far from Rochester so the decision was made to move to Colorado.

The Bowman House proved to be an ideal location for the Mt. Alverna Convent and St. Francis Sanitorium. The main house had twelve rooms and there was a two story frame cottage with five rooms and a two car garage. The house was surrounded by 10 lots which were not landscaped and a great deal of work was necessary to grade and seed for lawn, lay sidewalks and plant trees and shrubs, many of which still exist today. In 1925 the sisters purchased additional lots bringing the property to its current size.

In 1927, a new chapel was built and connected to the northwest corner of the house in the area of the original chapel inside the house. The new chapel was built of the same red pressed brick to match the house. Also in 1927 it became necessary to provide more rooms for the sick so a one story, U shaped wing of light colored brick was built to the west of the chapel and was connected to it by a short hallway. The hospital wing had 11 private rooms, all with hot and cold water and several rooms had private baths. Bowman designed the chapel and hospital wing. H. W. Hammond was the contractor.

St. Francis became an established sanitorium for the treatment of tuberculosis. By 1931 the requests from local physicians for patients to be admitted were so frequent that the sisters began to admit patients other than sisters.

The Bowman House has significance in the area of health and medicine and meets criterion A for its history as a facility for the treatment of tuberculosis. While the property served as a sanitorium from 1924 to 1966 the period of significance has been arbitrarily ended at 1941, the 50 year cut off date. It was the only Catholic institution of its kind in Denver that was specifically designed to care for nuns who were ill with the disease. According to the Denver Catholic Register, November 13, 1941, Sister Aquin Glockner founded the original tubercular home in Sierra Madre, California in 1913, but when the climate proved unsatisfactory in the treatment of the disease, she moved to Denver, bought the Bowman House and established Mt. Alverna Convent and St. Francis Sanitorium. Sister Aquin made frequent trips to the midwest to accompany sick nuns back to the sanitorium in Denver.



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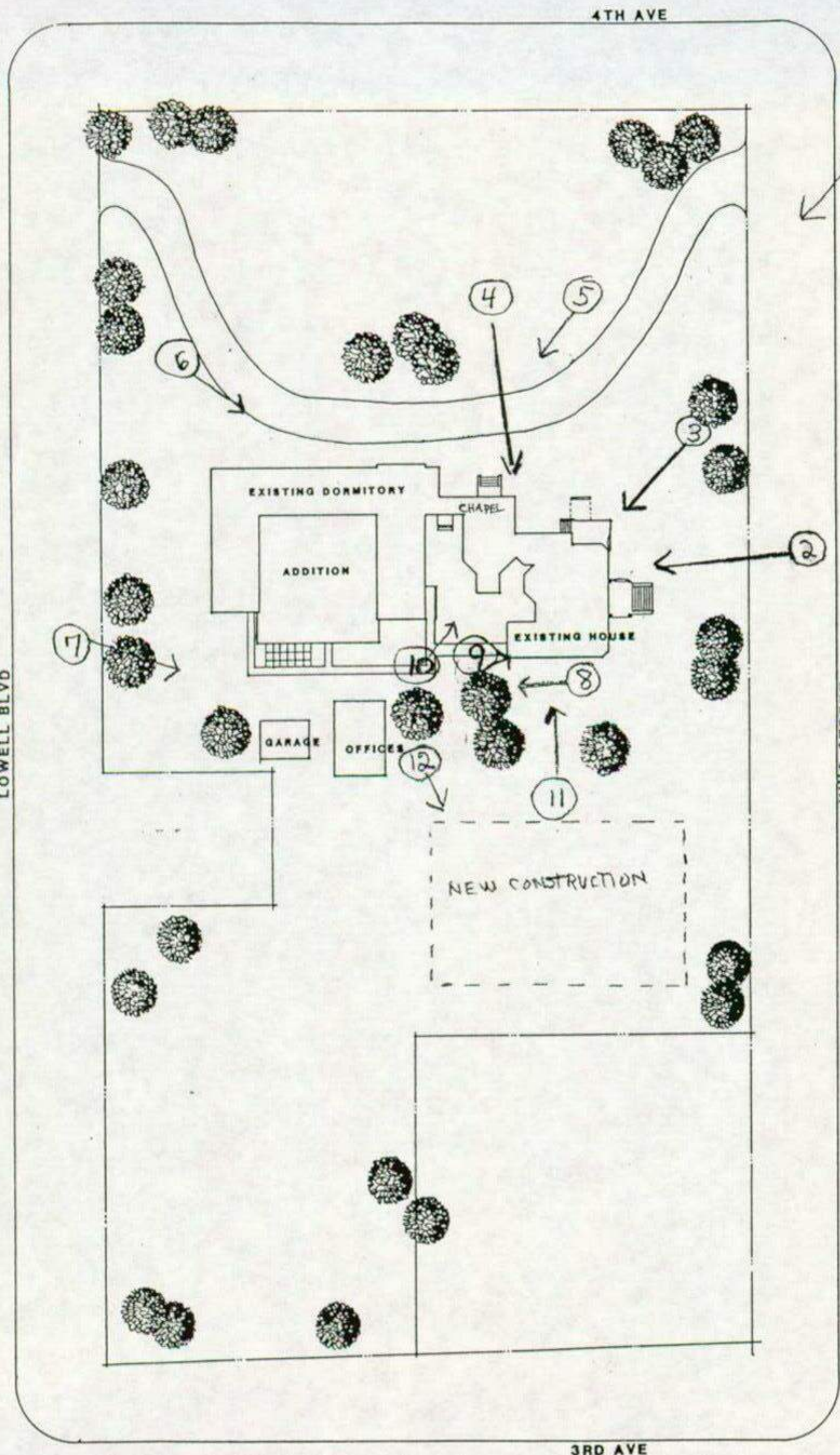
Bowman/Savio House

Because of Colorado's arid climate, the state became a haven in the late 1890s and early 1900s for hundreds of people who came to Colorado suffering from tuberculosis and other lung ailments. Colorado Springs and Denver were the principal treatment centers. In Denver, a number of large sanitoriums were designed specifically to take advantage of the Colorado fresh air and bright sunshine which were prescribed by doctors as part of the treatment and cure. The Jewish Consumptive Relief Society (JCRS) in Lakewood just west of Denver, was one of the largest and is listed in the National Register of Historic Places. The buildings at JCRS, designed by prominent Denver architects, Fisher and Fisher, were arranged in a campus-like setting around a central open park. The Fishers also designed the 1923 Presbyterian Hospital in a U plan around a south garden court where patients would be protected from the wind and yet be in the fresh air and sunshine. This south facing U plan was also utilized at the Bowman House/St. Francis Sanitorium. The many large and small treatment centers throughout the city had out-of-doors facilities for the patients such as courtyards, open balconies with wind shelters, large south facing window areas and screened-in south porches for daytime activities and for sleeping at night.

While St. Francis was one of the smaller tuberculosis facilities it contained the requisite building features for the treatment of the disease. In addition to the south facing courtyard surrounded by the sanitorium building, the spacious, informally landscaped grounds afforded the patients a park-like setting in which to spend their time outdoors. The Bowman House with attached chapel and sanitorium still retains the integrity of setting, location, design, materials, feeling and association present from the 1924-41 Sisters of St. Francis period of significance. In the 1940s penicillin was developed which effectively cured tuberculosis and many facilities became treatment centers for other ailments and diseases.

In 1966, St. Francis Sanitorium was sold to a group of Denver businessmen to become a home and educational facility for delinquent children. The facility, named Savio House, was taken on as a project by the Denver Lions Club who continue to raise funds for the continued operation of Savio House.





*BOWMAN HOUSE / SAVIO HOUSE*

*KEY TO PHOTOS*

*MAP 2 of 3*

**SITE PLAN**  
 SCALE 0 10 20 30 40 50  
 ADDITION TO  
**SAVIO HOUSE**  
 DENVER COLORADO  
 WILLIAM C HALDEMAN & ASSOCIATES ARCHITECTS



*9-1-87*



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**9. Major Bibliographical References**

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Noel and Norgren, Denver, The City Beautiful and Its Architects, 2893-1941,  
Denver, CO: Historic Denver, pp. 191, 192.

(x) See continuation sheet

**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:
- ( ) State Historic Preservation Office
  - ( ) Other State agency
  - ( ) Federal agency
  - ( ) Local government
  - ( ) University
  - ( ) Other
- Specify Repository: \_\_\_\_\_

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**10. Geographical Data**

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Acreage of property: 3 acres

**UTM References**

A 1|3 4|9|7|1|2|0| 4|3|9|6|7|4|0|  
Zone Easting Northing

B | | | | | | | | | |  
Zone Easting Northing

C | | | | | | | | | |  
Zone Easting Northing

D | | | | | | | | | |  
Zone Easting Northing

( ) See continuation sheet

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**Verbal Boundary Description**

(x) See continuation sheet

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**Boundary Justification**

The nominated property consists of the original property owned by Bowman until 1924 and the additional lots and buildings under the ownership of St. Francis beginning in 1924.

( ) See continuation sheet

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**11. Form Prepared By**

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Name/Title: Jack K. Naber, Board - Savio House

Organization: Sponsor - Denver Lions Club

Street & Number: 325 King Street

City or Town: Denver

Date: May 10, 1990

Telephone: (303) 922-5576

State: CO Zip Code: 80219



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(Rev. 8/86)  
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"Forty Year Barnum History" Herald-Dispatch, 22 April 1965, pp. 13-19.

"Barnum Addition - A Dream of P.T." Rocky Mountain News, 22 May 1921, Mag. Sec.

Gene Fowler, Timberline (A Story of Bonfils and Tammen), 1933, p.53.



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Bowman/Savio House

Lots 1 to 19 and Lots 27 to 33, incl. Blk 119, SUBDIVISION OF Blocks A, B, C, D, E, F, G, H, J, K, L, AND 105 AS MARKED ON PLAT OF P.T. BARNUM'S SUBDIVISION, according to the recorded plat thereof, and Lots 1 to 11, Blk 11, CRISP'S ADDITION TO THE CITY OF DENVER, according to the recorded plat thereof. In addition thereto, those portions of all abutting public rights of way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.



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Bowman/Savio House

Photographs:

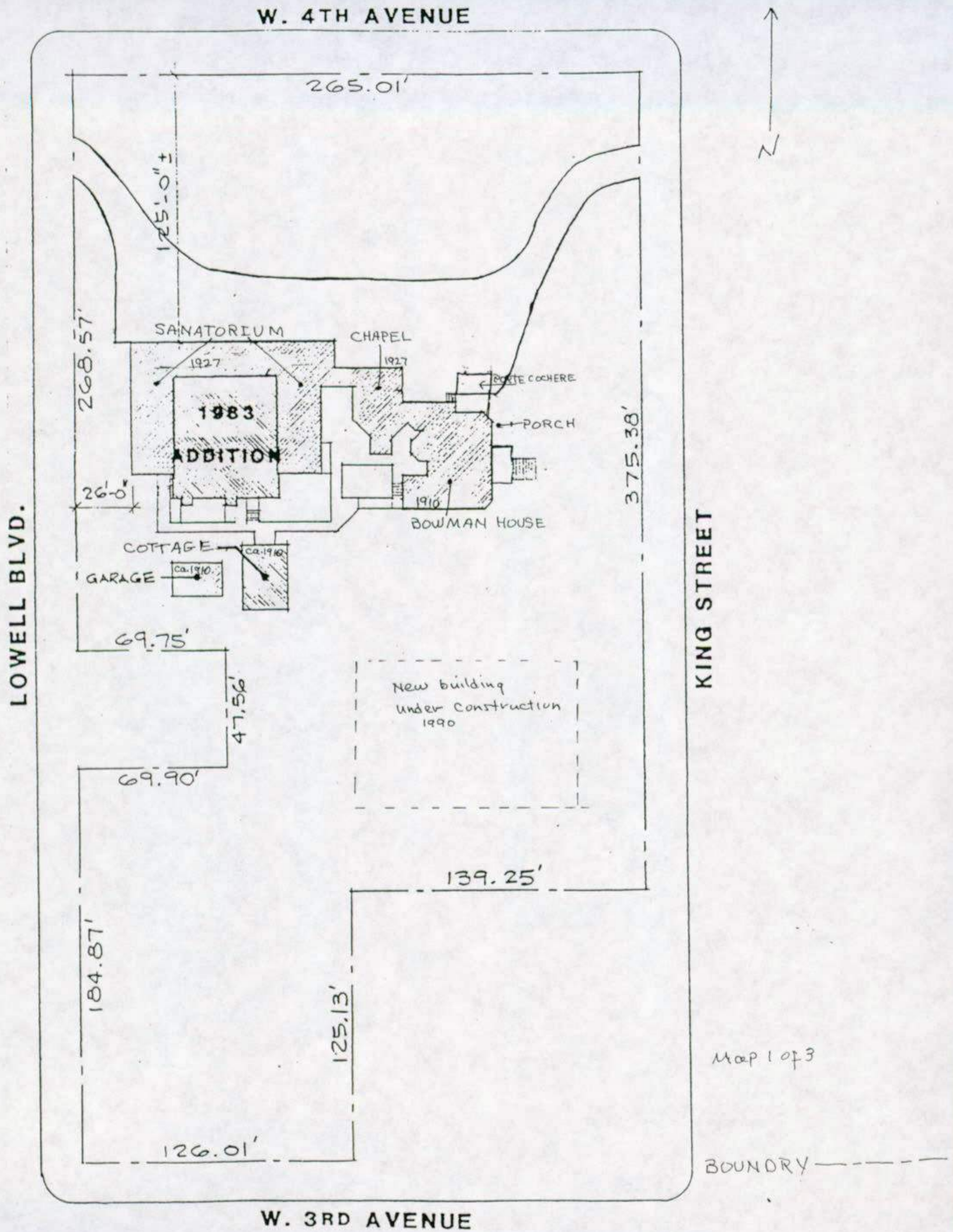
Common information for all photographs:

1. Bowman House/Savio House, 325 King Street, Denver, Colorado
2. Photographer - Jack K. Naber
3. Date of photographs - May 24, 1990
4. Negatives - Savio House, 325 King Street, Denver Colorado

Photo #

1. View of house from King Street facing SW
2. East front facade view W
3. NE corner view SW
4. Chapel, North facade View SE
5. Chapel and sanitorium, North facade view SW
6. Sanitorium, North facade view SE
7. Garage from Lowell Street, West facade view SE
8. Small house to Southwest of Bowman House view W
9. Rear of Bowman House view E
10. Rear of chapel in center view NW
11. South elevation view N
12. New construction on the south of the property view S
13. Interior detail front entrance
14. Interior detail living room fireplace
15. Interior detail dining room buffet





Map 1 of 3

BOWMAN HOUSE  
**SAVIO HOUSE - SITE PLAN**

CITY & COUNTY OF DENVER, DENVER, CO 80219



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

1963 1 SW  
(GOLDEN)



Map 3 of 3

Bowman-Savio House  
UTM  
13 497 120  
4396 740  
325 KING ST  
DENVER, CO





1



2





3



4





5



7





10



11



Site Number: 5DV.3364

## **Photographs Removed Please Note**

Some of the photographs for this nomination are not included here for privacy reasons.

Photograph numbers removed: 13





1990  
North elevation



1990  
Southwest elevation





1990