

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 22 1987

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Henry Webber House / Pioneer Park (Historic Resources of Aspen - MRA)

and or common Webber-Paepcke House / Pioneer Park

2. Location

street & number 442 West Bleeker Street n/a not for publication

city, town Aspen vicinity of n/a

state CO code 08 county Pitkin code 097

3. Classification

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

4. Owner of Property

name Jeff Weaver and Mary Parker Weaver

street & number 442 West Bleeker Street

city, town Aspen n/a vicinity of state CO 81611

5. Location of Legal Description

courthouse, registry of deeds, etc. Pitkin County Court House

street & number 506 East Main Street

city, town Aspen state CO

6. Representation in Existing Surveys

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

date Ongoing n/a federal state n/a county n/a local

depository for survey records Colorado Historical Society - OAHP

city, town Denver state CO

7. Description

Condition		Check one	Check one	
<u>n/a</u> excellent	n/a deteriorated	<u>n/a</u> unaltered	<u>X</u> original site	
<u>X</u> good	n/a ruins	<u>X</u> altered	<u>n/a</u> moved	date <u>n/a</u>
<u>n/a</u> fair	n/a unexposed			

Describe the present and original (if known) physical appearance

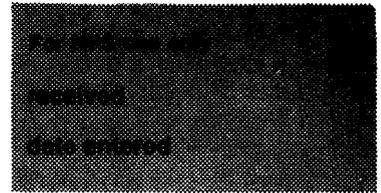
The Webber-Paepcke House, also known as Pioneer Park, sits mid-block on a large landscaped site which encompasses the whole half-block between North Third and North Fourth streets on the north side of West Bleeker Street. The site has a double row of mature cottonwood trees - one row between the street and sidewalk and one row beyond the sidewalk behind the low wrought iron fence which surrounds the property. The house, designed in the Second Empire Revival style, is rectangular in plan with a symmetrical street elevation, a Mansard roof and dormers with pediments. The first story is faced with brick, probably manufactured locally, and the second story Mansard has wood shingle facing. There are two large, one story polygonal bays at each side of the center entrance. The hipped bay roofs continue over the entrance to form a porch roof. The entry has double doors with panels in the lower portion and etched glass above. Over the doors is a transom with "Pioneer Park" painted across the glass pane. (photo 4e) The top of the doorway has a segmental arch. The windows throughout the house are one-over-one, double hung, wood sash with segmental arches and brick label molds. The eaves of the bays and between the first and second stories have sawn wooden brackets. On the east side, there is a long shallow bay with a flat roof with a center doorway flanked by three windows on each side. At the north rear, there is a two story kitchen ell which has a wood frame and clapboard addition to the west side, probably added by the Paepckes in the late 1940s. The first story of the house, carriage house and garage are painted "Paepcke Pink", a shade of pink which was used on a number of buildings in the 1940s.

The yard to the east of the house has grass and is heavily and randomly landscaped with trees and shrubs throughout. If there was an early landscape plan, it is no longer in evidence. Near the northeast corner is a small enclosed, octagonal, wooden summer house, probably built by the Paepckes. To the west of the house, the carriage house is located facing North Fourth Street at the alley. The design of the carriage house matches the main house. Extending from the east carriage house wall are several one story brick additions along the alley, including a garage added in the 1960s by owner Harold Pabst. Pabst also added the swimming pool directly south of the carriage house and the wood privacy fence along the south side of the pool. The carriage house, known as Schweitzer Cottage, was remodeled in the 1960s after the initial remodeling in the 1940s for Albert Schweitzer's visit. There is now a large second story picture window on the south. (photo #4b)

The interior of the house is notable for its fine black walnut woodwork found in the doors, the door and window frames, the baseboards, and the stairway. The black walnut woodwork is even found on the second floor, where usually a less expensive wood was more commonly used. (photo #4c, 4d, 4e) The ceilings are high with the door height reaching almost to the ceiling. The living room, east of the entry hall, has a

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

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



Continuation sheet Description Item number 7 Page 2

ceiling with a wide molding and a plaster medallion with a non-original chandelier. (photo #4d) The intricately carved marble fireplace face is non-original. (photo #4f) To the west of the entry hall is a second parlor or library with a fireplace surround of painted wood with carved wood panels in an abstract design and brackets supporting the mantle piece. (photo #4g)

The Webber House is designated a local landmark.

The swimming pool, the garage and the summer house are non-contributing. The carriage house is contributing.

8. Significance

Period	Areas of Significance—Check and justify below			
n/a prehistoric	n/a archeology-prehistoric	n/a community planning	n/a landscape architecture	n/a religion
n/a 1400-1499	n/a archeology-historic	n/a conservation	n/a law	n/a science
n/a 1500-1599	n/a agriculture	n/a economics	n/a literature	n/a sculpture
n/a 1600-1699	<input checked="" type="checkbox"/> architecture	n/a education	n/a military	n/a social/
n/a 1700-1799	n/a art	n/a engineering	n/a music	humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	n/a exploration/settlement	n/a philosophy	n/a theater
n/a 1900-	n/a communications	n/a industry	n/a politics/government	n/a transportation
		n/a invention		n/a other (specify)

Specific dates	Builder/Architect
1885	not known

Statement of Significance (in one paragraph)

The 1885 Henry Webber House, which Webber named Pioneer Park, is one of the most architecturally and historically significant houses in Aspen. It is one of the few houses constructed of brick, but more importantly, it is the only Second Empire Revival style house in Aspen which retains its original exterior integrity and many of the interior details. The house is also significant for its association with the original owner, Henry Webber, pioneer shoe and boot merchant who came to Aspen in 1880 and became very wealthy through his mining investments. Webber was elected mayor of Aspen in 1888 and built one of the more prominent business blocks, the Webber Block (the Elks Building).

BACKGROUND

The original owner of this house, Henry Webber, was a prominent, but controversial figure in Aspen. Webber came to Aspen in 1880 when it was little more than a tent mining camp. His wife was one of the thirteen hearty women who spent the winter of 1880-1881 in the camp. As soon as Webber arrived, he bought a lot on Deane Street at Galena and set up business as Webber and Company in a log building stocked with boots, shoes and clothing.¹

On May 29, 1881, Mrs. Webber died of strychnine poisoning, reported as accidental, but rumored to be suicide over her husband's affair with his niece, Julia Nevitt, whom Webber married four months later.²

As Webber's boot and shoe business thrived, he invested his profits in mining. He sold the business in 1889. Meanwhile, Webber had also become city treasurer in 1883 and was elected mayor of Aspen in 1888. In 1891, Webber built a large and handsome business block, the Webber Building (the Elks Building) at 210 South Galena. It was rivaled in size and cost only by the Wheeler Opera House and the Jerome Hotel. A year later, in 1892, the building was sold to the Aspen National Bank and became known as the Bank Building. Webber died in Aspen in 1911.³

The second owners of consequence of the Webber House were Walter Paepcke, president of Container Corporation of America in Chicago, and his wife, Elizabeth. The Paepckes bought the Webber House for their summer home after they came to Aspen in 1945 and saw the great recreational possibilities for the town. Under Paepcke's guidance, Aspen was transformed from a run-down Victorian mining town into a fashionable winter and summer resort. The 19th century mine sites on Aspen Mountain became a 20th century ski area with a chair lift. The Paepckes also initiated the Summer Music Festival, the Aspen Institute for Humanistic Studies and the International Design Conference.⁴

9. Major Bibliographical References

See footnotes

10. Geographical Data

Acreeage of nominated property under one

Quadrangle name Aspen

Quadrangle scale 1:24 000

UTM References

A

1	3	3	4	2	3	0	0	4	3	3	9	6	0	5
Zone	Easting				Northing									

B

Zone	Easting				Northing									

C

Zone	Easting				Northing									

D

Zone	Easting				Northing									

E

Zone	Easting				Northing									

F

Zone	Easting				Northing									

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification

Block 36, lots K thru S Aspen Townsite

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

state n/a code n/a county n/a code n/a

state n/a code n/a county n/a code n/a

11. Form Prepared By

name/title Barbara Norgren, Consultant

organization n/a

date August 15, 1986

street & number 7453 East Jefferson Drive

telephone (303) 740-7860

city or town Denver

state Colorado 80237

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

n/a national n/a state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Barbara Sudler

title State Historic Preservation Officer

date 1-8-87

For NPS use only

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

Melvin Byers
Keeper of the National Register

National Register

date 3-6-87

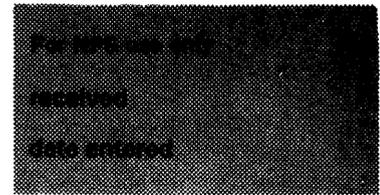
Attest:

date

Chief of Registration

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

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



Continuation sheet Significance

Item number 8

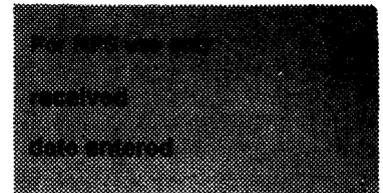
Page 2

In 1949, the Paepckes planned the Goethe Bicentennial Convocation and Music Festival in Aspen to honor the 200th anniversary of the birth of the German poet, Gohann Wolfgang von Goethe. They were assisted by Robert Maynard Hutchins, Chancellor of the University of Chicago and the chairman of the U. S. Goethe Bicentennial Foundation. Albert Schweitzer accepted the invitation to deliver the festival's keynote address which commemorated Goethe's birth. On this trip, which was Schweitzer's only visit to the U. S., he stayed with the Paepckes in the carriage house at the Webber House. It became known as the Schweitzer Cottage.⁵

In the early 1960s, the Webber House was bought by Harold "Shorty" Pabst. In 1969, the current owners, Mary Weaver and her son Jeff, bought the house.

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

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



Continuation sheet Significance Item number 8 Page 3

Footnotes

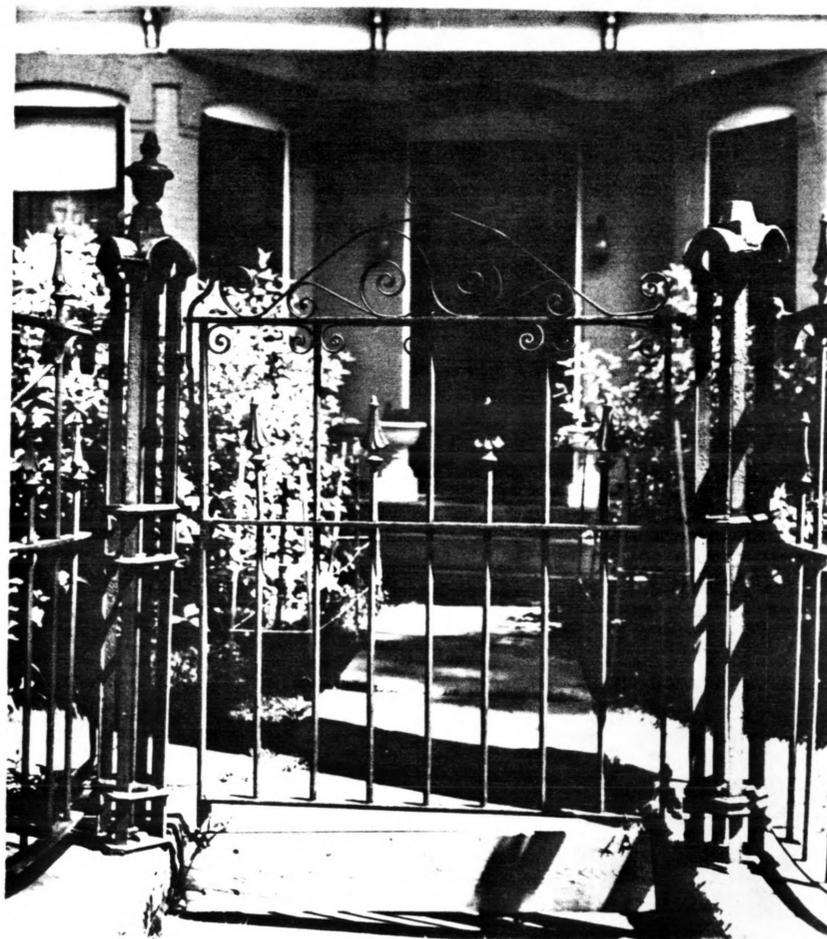
1. Aspen Times, April 23, 1881, p. 3.
2. Heather Hopton and Lilo Shuldener, Aspen's Early Days: A Walking Tour (Boulder: Aspen Historical Society, 1975), p. 39.
3. Aspen Daily Times, May 12, 1883, p. 1; April 11, 1886, p. 4; April 4, 1888, p. 2; January 1, 1891, p. 2; March 2, 1911, n.p.
Aspen City Directory, 1889, 1892, 1893.
Colorado Business Directory, 1881-1889.
Hopton and Shuldener, p. 39.
4. Janet Wiscombe, "The Paepcke Stamp", The Denver Post, Empire Section, August 10, 1986, p. 11-12.
5. Allen H. Merriam, "Albert Schweitzer in Aspen", Colorado Heritage Magazine (Denver: Colorado Historical Society, 1986, Issue 3) pp. 3-8.

The tent used for the Goethe festival in 1949 was designed by noted architect, Eero Saarinen for a gathering of some 2,000 people. This tent was used until 1964, when it was replaced with one designed by Herbert Bayer, well known artist and industrial designer, who was a close friend and an associate in Paepcke's Aspen venture.

NOTICE: THIS MATERIAL MAY BE
PROTECTED BY COPYRIGHT LAW (Title
17 U.S. CODE)
COPY PROVIDED BY THE WESTERN HISTORY
DEPARTMENT OF THE DENVER PUBLIC LIBRARY



The Henry Webber House (Pioneer Park) - Summer House
442 West Bleeker Street, Aspen, Colorado
Photo - ca. 1960s



Henry Webber House (Pioneer Park)- Front Entrance
442 West Bleeker Street, Aspen, Colorado
Photo - ca. 1960s



Street Trees in front of Henry Webber House
(Pioneer Park), 442 West Bleeker Street,
Aspen, Colorado Photo - 1909

Henry Webber House (Summer House)
Historic Resources of Aspen - MRA
Aspen, Pitkin County, Colorado

182

Photo: Sandra Dallas Atchison
Date: ca. 1960s
Neg: Denver Public Library Western Collection

If reproduced use credit line:

Denver Public Library Western Collection
Photo by

~~Subject: Aspen Colorado
Street
Source: Mrs. D.A. Bailey~~

Henry Webber House (Pioneer Park)
(Historic Resources of Aspen - MRA)
Aspen, Pitkin County, Colorado

Neg: Denver Public Library Western Collection
Date: ca. 1960s
Photo: Sandra Dallas Atchison

If reproduced use credit line:

Denver Public Library Western Collection
Photo by

Not to be Reproduced
Without Permission of
Donor until.....
or During Lifetime

Subject: Aspen Colorado Residences
Pioneer Park
Source: Sandra Dallas Atchison A940

Henry Webber House (Pioneer Park Avenue)
Historic Resources of Aspen - MRA
Aspen, Pitkin County, Colorado

Photo: Mrs. D.A. Bailey
Date: 1909
Neg: From the Denver Public Library Western
Collection

If reproduced use credit line:

Denver Public Library Western Collection
Photo by

Not to be Reproduced
Without Permission of
Donor until.....
or During Lifetime

Subject: Aspen Colorado Residences
Pioneer Park
Source: Sandra Dallas Atchison A941



Webber-Paepcke House, 442 West Bleeker Street. Photo - Aspen Historical Society, ca. late 1940s

Henry Webber House (Pioneer Park)
Historic Resources of Aspen - MRA)
Aspen, Pitkin County, Colorado

Photo: Aspen Historical Society
Date: ca. late 1940s

View: west side looking east



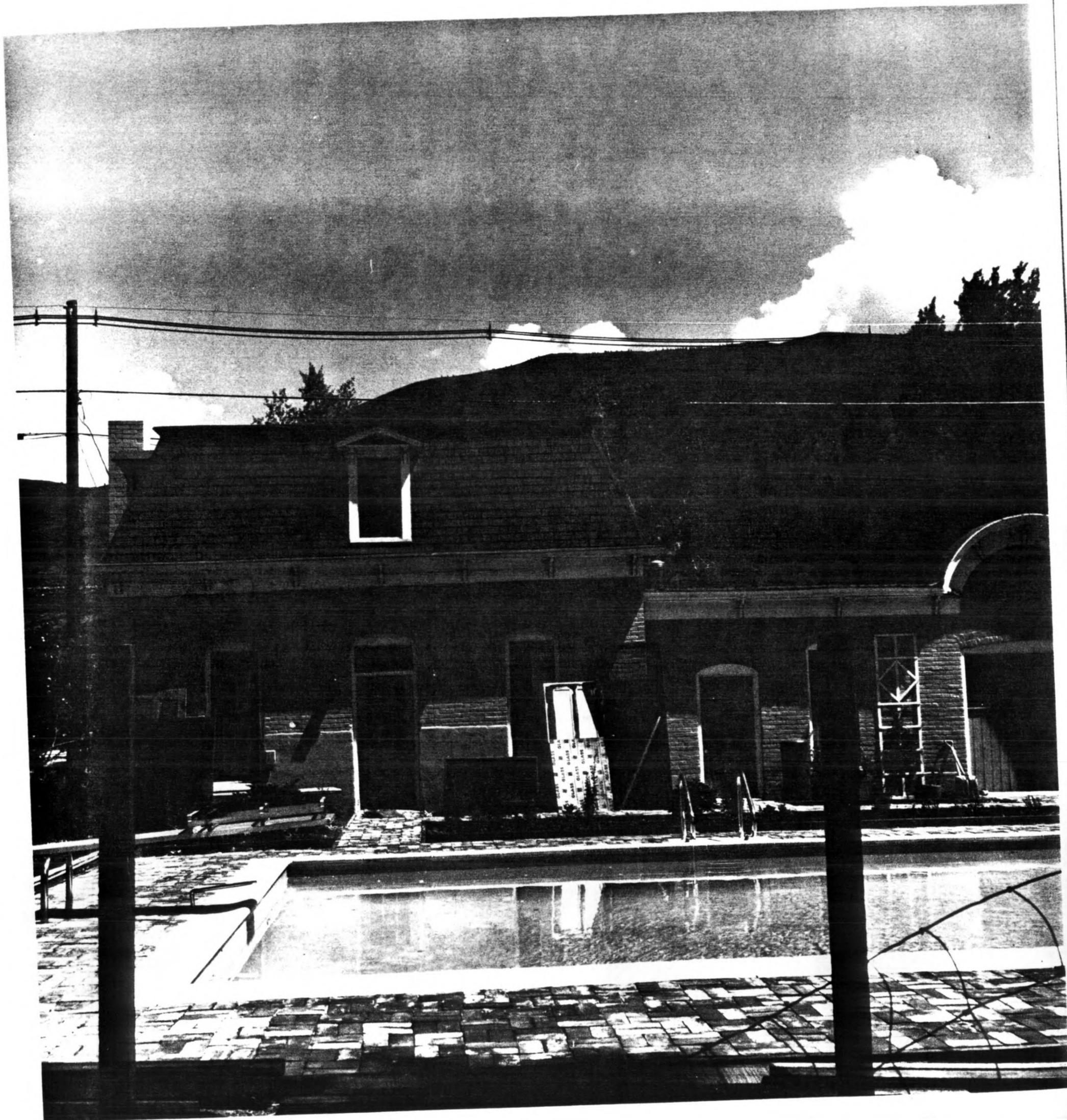
Webber-Paepcke House - Pioneer Park, 442 West Bleeker Street

Photo - Aspen Historical Society, ca. late 1940s

Henry Webber House (Pioneer Park)
Historic Resources of Aspen - MRA)
Aspen, Pitkin County, Colorado

Photo: Aspen Historical Society
Date: Late 1940s

View: N



Schweitzer Cottage (Carriage House) at the Henry Webber House, 442 West Bleeker,
Aspen, Colorado Photo - ca. 1960s

NOTICE: THIS MATERIAL MAY BE
PROTECTED BY COPYRIGHT LAW (Title
17 U.S. CODE)
COPY PROVIDED BY THE WESTERN HISTORY
DEPARTMENT OF THE DENVER PUBLIC LIBRARY

Schweitzer cottage on grounds
& added swimming pool

If reproduced use credit line

Denver Public Library Western Collection

Photo by Sandra Atchison

Henry Webber House (Schweitzer Cottage)
(Historic Resources of Aspen - MRA)
Aspen, Pitkin County, Colorado
Photo: Denver Public Library
Date: ca. 1960s

aspen, Colorado

Residences Pioneer Park

source: Mrs Robert Atchison (Sandra Dallas)

Mrs A. is to be consulted before
picture is copied