

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED SEP 28 1982

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC BUTTERS, ALFRED, HOUSE

AND/OR COMMON

BUTTERS HOUSE

2 LOCATION

STREET & NUMBER

1129 Pennsylvania

N/A NOT FOR PUBLICATION

CITY, TOWN

Denver

CONGRESSIONAL DISTRICT

1

STATE

Colorado

N/A VICINITY OF

CODE

08

COUNTY

Denver

CODE

031

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Capital Improvements, a Colorado Limited Partnership

STREET & NUMBER

1207 Pennsylvania

CITY, TOWN

Denver

N/A VICINITY OF

STATE

Colorado

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Assessor's Office, City & County Building

STREET & NUMBER

1445 Cleveland Street

CITY, TOWN

Denver

STATE Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Sites Inventory of Colorado

DATE

Ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Preservation Office

CITY, TOWN

Denver

STATE Colorado

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Built in 1890, the Butters House is located in an older residential area (Capital Hill) near the downtown business district of Denver. The tall two and one-half story brick structure reflects the tasteful and restrained eclecticism characteristic of the work of its designer, Frank Edbrooke, Denver's eminent architect of the period.

The house is rectilinear in form and rests on a rusticated brown sandstone base. Separated from the brick facade by a cornice, the distinctive shingled gable set within the steeply pitched roof boldly displays a Palladian window with a sunburst fan above.

Perhaps the most striking feature is the Colonial Revival porch/loggia with recessed entry below. Supported by sturdy, squared Ionic columns, the bracketed architrave carries a turned portico balustrade. Unfortunately, most of the balustrade has not survived the erosion of the elements and will be replaced.

The entry is a handsome oak unit consisting of a large door and sidelights framed by Ionic columns and glazed with beveled glass. On the south side is a bowed bay capped by a small balcony opening to the attic story.

Despite the multitude of uses and tenants this building has known, its interior is surprisingly intact. Removal of paint has revealed the bird's eye maple trim and mantle in the parlors on the south side. The entry foyer and staircase are of oak paneling with an impressive stairrail. The dining room continues the same oak paneling and has an attractive buffet. The stained glass windows lighting the staircase are intact and have a simple pattern with rose glass set in patterned glass. The second floor bedrooms are mostly intact with original trim, doors and hardware.

Little changed since its construction, the Butters House presents the same elegant and harmonious appearance that it did when built.

The only other building on the lot is a two-story brick carriage house contemporary with the house. The exterior is little changed; however the interior has been extensively remodeled.

8 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1890-91

BUILDER/ARCHITECT Frank E. Edbrooke

STATEMENT OF SIGNIFICANCE

The Butters House attains significance by its association with its builder, Alfred Butters a prominent political figure in Colorado in the late nineteenth century, as well as being a noted businessman within the state. In addition, the house was the residence of Charles Willcox, important for his connection with one of the most successful dry goods businesses in Denver of the early 1900s. Because of the subtle elegance of its detailing and its state of preservation, the house can also be said to be a significant example in Denver of the blending of Queen Anne and Colonial Revival styles.

The house was designed by one of the Denver's most distinguished architects of the period, Frank E. Edbrooke (1840-1921), perhaps best known for his commercial architecture. Edbrooke was responsible for numerous buildings in the downtown area, including the Brown Palace Hotel (listed in the National Register in 1970) and the Equitable Building (listed in the National Register in 1978). However, it is also known that he designed at least forty residences in the city, of which the Butters House is one of few remaining.

The architectural style of the house is a successful combination of Colonial Revival and Queen Anne. It was one of a number of grand houses built in Capital Hill between 1885-1893. The area was known as "Quality Hill" because of the large number of wealthy industrialists, bankers, lawyers, and other prominent people who made their home there. The Butters House can be said to be an important surviving representative of this era, a period of tremendous growth and expansion, which was terminated by the silver panic of 1893.²

Two of the most notable residents of Capital Hill were Alfred Butters and Charles MacAllister Willcox, both of whom resided for a time at 1129 Pennsylvania. Butters built the house in 1890, where he resided until 1899. Butters' political career began with his election in 1874 to the House of Representatives in the territorial legislature, to which he was re-elected in 1876. In 1876 he was made Speaker of the House and, the same year, was nominated to the Senate of the first General Assembly of the newly admitted state of Colorado. He served two consecutive sessions in the state Senate.³ (At that time he lived on his ranch in Douglas County. It is not known if the residence is still extant.)

While residing at his house on Pennsylvania, Butters served as vice president of the Colorado Savings Bank, president (1878-79) of the Colorado Cattle Grower's Association, and a member of the Board of Directors and Supervisors who built the Colorado State Capitol Building between 1890 and 1891. "In 1881, having amassed a comfortable fortune from stock raising and real estate, he retired from active business."⁴

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Byers, William. "Alfred Butters." Encyclopedia of Biography. Vol. 1. Chicago: Century Publishing and Engraving Company, 1909, p. 257.
- "Frank E. Edbrooke." Encyclopedia of Biography. Vol. 1. Chicago: Century Publishing and Engraving Company, 1909, pp. 270-271.
- Edbrooke, Frank. Our Architecture and Scenes of Denver, Colorado. Denver: James Ingersoll, 1906.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1

QUADRANGLE NAME Denver, Colorado

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 113 501745 43980810
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lots 11, 12, & 13, Block 78, Porters Addition
 City & County of Denver, State of Colorado

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	N/A	CODE	COUNTY	CODE
STATE		CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Dr. Peter Konrad, President & General Partner Capital Improvements GM

ORGANIZATION Historic Shelter Management, Inc. DATE 3/18/81

STREET & NUMBER 1207 Pennsylvania TELEPHONE (303) 837-1550

CITY OR TOWN Denver STATE Colorado 80203

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL x

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: *William C. Zimmerman*

TITLE State Historic Preservation Officer DATE September 21, 1982

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Delores Byers Entered in the National Register DATE 10/29/82

TEST: Delores Byers CHIEF OF REGISTRATION DATE

CHIEF OF REGISTRATION

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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Although Butters continued to live in the house on Pennsylvania until 1899, title was transferred in 1893 to William Gordon Russell, who lived in the house for thirteen years, from 1894 to 1908--apparently sharing it with the Butters family for five years. In 1908 he rented it to one of the most powerful men in Denver's history, "merchant king" Charles MacAllister Willcox (1870-1932), vice-president and general manager of the Daniels and Fisher Dry Goods Company. Willcox lived at 1129 Pennsylvania from 1908-1916, at the height of his long and powerful career.

Before his employment with Daniels and Fisher, Willcox served in the 1890s as assistant adjutant general of Colorado and as such was in charge of the state National Guard during the bloody miners' strike in Leadville and Cripple Creek. These strikes, which took place in 1894 and 1896 are among the most noted strikes in United States labor history.

In 1898 Willcox was recruited by William Daniels to run the major dry goods store in Denver--Daniels and Fisher. Under Willcox, the store became one of the great merchant businesses in the West. Willcox remained the major force behind the business until his retirement in 1929.

One of his most visible achievements was the construction of the Daniels and Fisher Tower (listed in the National Register in 1969). It was Willcox who conceived and built the tower between 1910-12. In his later years Willcox became a tireless civic benefactor. As a director of the Denver National Bank, he built up the fortunes of both the bank and the city. He allied with Mayor Robert Speer to plan both Denver's impressive mountain park system and the Civic Center. He was also instrumental in the building of the Moffat Tunnel, one of the greatest engineering feats in the state of its era.

In 1917 Willcox moved to 900 Pennsylvania (since demolished), the only other residence in Denver he considered home. Willcox died in 1932. The Rocky Mountain News, citing his place as Denver's first citizen," called his death an "occasion of great sorrow."⁵

On the exterior, the house remains essentially as it was when built in 1890. The interesting use of materials, the effectiveness and fineness of the detailing make it an important example of its style. Interior features, such as the oak paneling, the impressive stairrail and mantels in the front parlors, have been retained.

FOOTNOTES

¹Edbrooke is described in William Byers' Encyclopedia of Biography (p. 257), as arriving in Denver in 1879 "and at once took first rank in the new order of building which within a decade transformed the rude landmarks of the pioneer town to the beautiful and imposing features of a splendid city. In this development of Denver, no man of his profession has taken so large a part or accomplished so much.... He is in fact the architect under whose elaborate designs the city began and attained the most notable part of its structural greatness and beauty. He has designed and erected some of the most admirable business blocks, hotels and dwellings in Denver, while the evidences of his architectural skill are scattered through many cities of the State."

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² As a boom town during the late 1880s and early '90s, Denver attracted many rich and flamboyant characters as residents, many of whom built homes in Capital Hill. This period of rapid growth in the city's history ended with the Silver Panic of '93, when the United States went off the bi-metal standard. In that Colorado was the major producer of silver, this federal action sent Colorado's economy into a state of depression from which it did not fully recover until some four years later.

³ Byers, p. 257.

⁴ Byers, p. 257.

⁵ Upon Willcox's death, a Denver national bank booklet said that his life had been a "precious legacy," that "it is with poignant grief and a deep sense of deprivation" that it recorded his loss. It summed up his life with a poem:

One born to lead, to plan, to teach
With virile mind and cultured speech--
Craved greatest good for all and each,
Devout of soul with ardent ken
He honored God by serving men.
Lover of lore thro' Art's keen sense
He cherished truth, abhorr'd pretense.
Wise, winsome, genial to the end
A proven guide, a loyal friend.