

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED JUN 25 1980
DATE ENTERED SEP 4 1980

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
Bouvier-Lothrop House
AND/OR COMMON

2 LOCATION

STREET & NUMBER
1600 Emerson Street
CITY, TOWN
Denver
STATE
Colorado
VICINITY OF
CODE
08
COUNTY
Denver
CODE
031
CONGRESSIONAL DISTRICT
1
NOT FOR PUBLICATION

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
Oliver P. Farinholt and Michael A. Richardson
STREET & NUMBER
1409 Gilpin 5200 Vail Drive
CITY, TOWN
Denver CO 80118 Denver, CO 80222
STATE
Colorado

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
City and County Building
STREET & NUMBER
1445 Cleveland Place
CITY, TOWN
Denver
STATE
Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Colorado Inventory of Historic Sites (16/01/0295)
DATE
Ongoing
DEPOSITORY FOR SURVEY RECORDS
Colorado Heritage Center; 1300 Broadway
CITY, TOWN
Denver
STATE
Colorado 80203
FEDERAL STATE COUNTY LOCAL

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 type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 1600 Emerson Street in Denver, the Bouvier-Lothrop House is a single detached structure that stylistically reflects a mixture of Queen Anne, Richardsonian Romanesque, and neoclassical elements, all of them common to Denver's architecture of the late nineteenth century. The building is rectangular in shape, two and one-half stories in height, and built of brick with stone used for decorative purposes. The main or west facade has two large, central bays on the first story, and several more bays on the second, including a cluster of three windows. There is a tower on the northwest corner. Heavy stones are used to accentuate and decorate the main fenestration in the first story, while smaller stones are used to create entablatures on both the first and second stories, particularly at the sill line. The roof is gabled with a central dormer on the western side. Several chimneys rise through the roof lines, and each is topped by a chimney cap.

The main facade is a balanced combination of elements. There is a neoclassic portico over the entry, a conical roofed tower with a finial in the northwest corner, and an elliptical arched window and a gable toward the southwest corner. The second story is punctuated with transomed windows, the upper part of leaded glass. The decorative detailing on the pediment of the portico, the capitals of the columns and pilasters, and similar elements on the gables are all the foliated forms of the Romanesque. Richard Brettell in his book Historic Denver writes that this facade "bristles with life, but a life contained by the insistent rectangle of the plan and the rusticated stone corseting."

The house has been neglected over the years, but the exterior is presently undergoing restoration. The ample interior is being converted into condominiums.

ED. JEF 3/80

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	XARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	XCOMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT Robert G. Balcomb
Eugene R. Rice

STATEMENT OF SIGNIFICANCE

The Bouvier-Lothrop House is significant for its architectural features which make it one of the best and most interesting buildings on Capitol Hill in Denver. The structure is also significant because many of its owners and inhabitants were prominent businessmen or public-spirited citizens in the Colorado of the late nineteenth and early twentieth centuries.

Robert G. Balcomb and Eugene R. Rice, the architects of the home, were popular and prolific designers during Denver's boom period of the late 1880s and early 1890s. While not as original in style as some of Denver's architects, their buildings are nevertheless important in that they reflect so well the taste of Denverites of the period. If eclectic in style, so Denver residents were eclectic in taste. The home at 1600 Emerson displays a control of its many elements which makes it among the best examples of their work. The rich details, particularly its lavish use of leaded glass, make it outstanding.

The home's history is unusual in that it never had a permanent resident, fascinating in that it is connected with so many important names, and poignant because Denver's devastating depression after the Silver Crash of 1893 played such a large part in its story. The home was built on speculation during Denver's boom period, by the firm of Flower and Patterson. They built many houses in the area, several using Balcomb and Rice as designers.

Of the two builders, John S. Flower is the better known. He was president of the Denver Real Estate Commission, founded the Colorado Realty Association, and served as first president of the Denver Planning Commission. A close friend of Mayor Robert W. Speer, the man who is given the most credit for the attractive elements in the Denver landscape, Flower had a vital role in the conception and construction of these improvements. It was at his instigation that the Pioneer Monument at Civic Center was erected, and he also led the fight for a civic auditorium.

Less is known about John B. Patterson's contribution to Denver history. However, he did sell 1600 Emerson to an uncle who was absentee landlord from 1891 until 1921. The uncle was Michel Charles Bouvier of New York, the most important member of his family during his generation - the second for the family in America - a millionaire stockbroker and real estate speculator, who made enough money to keep the Bouvier family comfortable for the next two generations. Michel Bouvier was a bachelor. Most of his money devolved upon the descendants of his brother John Vernou Bouvier. Among these was a grandniece of Michel Bouvier's - Jacqueline Bouvier Kennedy Onassis.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Brettell, Richard. Historic Denver. Denver: Historic Denver, Inc., 1973.
 Davis, John H. The Bouviers, Portrait of an American Family. New York: Farrar, Strauss & Giroux, 1979.
The Denver Social Yearbook, The Denver City Directory, various early Denver newspapers, biographical and historical works.

ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY Less than 1

QUADRANGLE NAME Englewood

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 1,3 5,0,2 1,1,0 4,3,9,8 9,0,0
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lots 20-21, Block 23, Park Avenue Addition to the City of Denver.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Sharon M. Efenbein

ORGANIZATION

Home Histories, Inc.

DATE

September 1979

STREET & NUMBER

170 Lafayette Street

TELEPHONE

(303) 722-8162

CITY OR TOWN

Denver

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

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

Arthur C. Townsend

TITLE

State Historic Preservation Officer

DATE

June 16, 1980

FOR NPS USE ONLY

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

Charles O. Shull
KEEPER OF THE NATIONAL REGISTER

DATE

9-4-80

ATTEST

Paula Stone Reed
CHIEF OF REGISTRATION

DATE

9/29/80

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In the meantime, 1600 Emerson was rented or leased, sometimes to a single family, sometimes to multiple residents. The first family to occupy the home was that of Wilbur C. Lothrop. Mr. Lothrop was active in political and school affairs from the time of his arrival in Denver in 1865. As Territorial Superintendent of Schools from 1870 to 1873, he helped establish the public school system in Colorado, and in 1887 he was among the group who took the initial step toward the founding of Colorado Woman's College. He made his money in real estate, and was probably forced to leave 1600 Emerson because of the Crash.

The next residents, the George W. Bailey family, were also victims of the Crash. Bailey came to Colorado in 1882 after a career as a college professor in Illinois. He made a fortune in real estate speculation which enabled him to build a splendid mansion at 1600 Ogden. After having lost everything in the Depression, he and his family in 1896 moved to 1600 Emerson which they ran as a boarding house. Mrs. Bailey, according to a descendant, died there of overwork.

The lives of two of the confirmed boarders of the Bailey's were also affected by the Silver Crash. Alonzo Rice, an early day Denver pioneer and yet another real estate speculator connected with the house, had lost most of his property during the Depression, much of it in an attempt to help friends. The second boarder, William Alexander Platt, was a newspaperman, particularly an editorial writer for several New York papers before continuing his career in Colorado Springs because of his health. The year 1899 found him living at 1600 Emerson while he executed his duties as the appointed receiver for two national banks that had failed in Denver. He was noted in later years as having helped to establish the first newspaper bureau for any political party during a national campaign.

From 1900 until 1905 the home was occupied by the William R. Owen family. Owen was one of the founders of the Denver Dry Goods Company and a large contributor to that store's success during its early years.

When Michel Bouvier sold the property in 1921, the next owner converted it into a twelve unit apartment. It had many owners over the next half century, including Max and Mary Bezoff, parents of Democratic leader and mayoral advisor Ben Bezoff; and Eric Crabtree of the Denver Broncos. The home has been allowed to deteriorate over the years, but has been given a new lease on life with its present owners.