

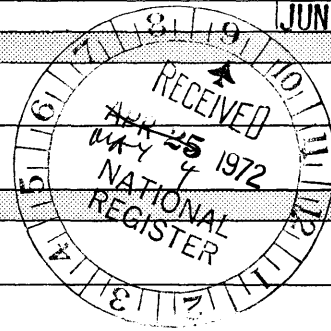
Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Colorado	
COUNTY: Denver	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 20 1972



1. NAME

COMMON:
McAllister Cottage

AND/OR HISTORIC:
Pearce-McAllister Cottage

2. LOCATION

STREET AND NUMBER:
1880 Gaylord Street

CITY OR TOWN:
Denver

STATE: Colorado CODE: 08 COUNTY: Denver CODE: 031

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	PUBLIC ACQUISITION	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME:
State Historical Society of Colorado

STREET AND NUMBER:
200 East Fourteenth Avenue

CITY OR TOWN: Denver STATE: Colorado CODE: 08

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Colorado State Museum

STREET AND NUMBER:
200 East Fourteenth Avenue

CITY OR TOWN: Denver STATE: Colorado CODE: 08

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey Inventory

DATE OF SURVEY: 1967 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Library, State Historical Society of Colorado

STREET AND NUMBER:
200 East Fourteenth Avenue

CITY OR TOWN: Denver STATE: Colorado CODE: 08

SEE INSTRUCTIONS

STATE: Colorado	COUNTY: Denver	ENTRY NUMBER JUN 20 1972	DATE
FOR NPS USE ONLY			

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Pearce-McAllister Cottage was designed by Frederick J. Sterner in a style reminiscent of Dutch Colonial architecture. Constructed of brick on a modified T-shape plan, the house features a 2 story servants' wing extended to the rear of the 2½ story (with basement) main building unit.

The slope of the wood shingled, gambrel roof is broken on the front (west) facade by 3 evenly-placed shed roof dormers, opening from second story level. The projecting second floor forms a major entrance porch below, within boundaries defined by a simple wood balustrade. Paired wood columns rise one story to a massive cornice at eaves level. The doorway, off-set to the left, is flanked by side-lights and pilasters. That section of the porch, to the left of the doorway, is screen enclosed. A single stack, brick chimney rises from each end of the house, in the spirit of Dutch end chimneys.

A dominant feature of both north and south facades is a one-story bay window, surmounted by a decorative wood balustrade. Of special interest is a small, one story solarium, constructed sometime prior to 1926 to adjoin the southeast corner of the house.

Roof dormers, comprised of up to three window openings beneath one shed roof, mark the second story of the servants' wing. The roof, designed in two sections to accommodate the irregular plan of the building below, is gambrel in shape.

Throughout the house, second story windows are decorated by wood shutters, painted green to match the wood roof shingles. First story sills, vousoirs and mullions are painted white to contrast with the grey painted brick walls.

SEE INSTRUCTIONS



8. SIGNIFICANCE

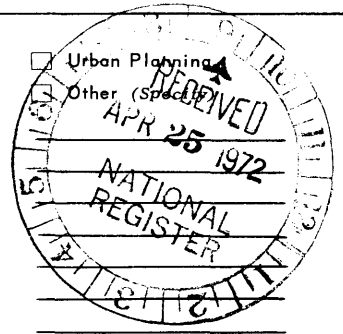
PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | |
|--|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | |
| <input type="checkbox"/> Conservation | | |



STATEMENT OF SIGNIFICANCE

The Pearce-McAllister Cottage was built ca. 1900 as a wedding present for Mr. and Mrs. Harold Pearce, a couple whose marriage joined together two families of consequence within the Colorado business community. Richard Pearce came to Colorado from London, as the representative of British capital invested in a Denver smelter company. The bride's father, Dr. William A. Bell, a prominent London physician, was best known in Colorado for his association with the Denver & Rio Grande Railroad Company. When the Pearce family returned to London, circa 1907, the house was sold to Henry McAllister, general counsel for the Denver & Rio Grande Railroad. The house remained in the McAllister family until 1971, when it was donated to the State Historical Society of Colorado.

While the families who have occupied the house are of local interest, the primary significance of the Pearce-McAllister Cottage lies in the quality of its design. Although the house did not meet Mrs. Pearce's original specifications for a reproduction "colonial cottage," the architect's loose interpretation of Dutch Colonial architecture served as a charming and acceptable substitute. Indeed, Frederick J. Sterner met the challenge of resurrecting an obsolete architectural style with such success that his copy inspired a wave of second generation duplicates. Sterner was not, however, unaccustomed to professional recognition. Among those architects practising in Denver at the beginning of the twentieth century, Sterner was recognized as a leader whose work helped set the style and tone of residential architecture throughout the city. Fortunately, several samples of original Sterner designs, including the well-known Daniels and Fisher Tower (National Register, 1969), have survived to enjoy a second round of acclamation from such qualified experts as the Denver Landmark Preservation Commission. The Pearce-McAllister Cottage is among those Denver buildings recognized by the Commission.

Restoration has been scheduled, in order that the cottage can be made available to the public at a future date.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Fisher, Alan. "The Importance of Historic Buildings: Varian and Sterner, Addenda (June 1964).

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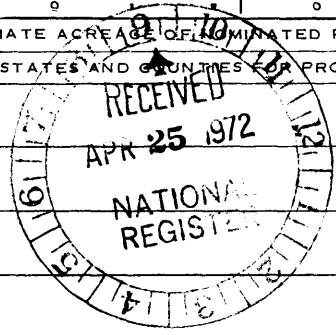
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR		LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE			LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds			Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "			39° 44' 46"	104° 57' 36"	
NE	° ' "	° ' "					
SE	° ' "	° ' "					
SW	° ' "	° ' "					

APPROXIMATE ACREAGE OF DESIGNATED PROPERTY: 12,500 square feet

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Susan A. Nieminen, Assistant to the Director

ORGANIZATION: State Historical Society of Colorado DATE: 11 April 1972

STREET AND NUMBER: 200 East Fourteenth Avenue

CITY OR TOWN: Denver STATE: Colorado CODE: 08

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: Stephen H. Hart
Title: Colorado State Liaison Officer
Date: 4/20/72

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

Robert M. Utley
Chief, Office of Archeology and Historic Preservation
Date: 6/20/72

ATTEST:
William M. [Signature]
Keeper of The National Register
Date: _____