

## A racist incident in Golden

In 1942 a group of Black people, (called Colored at the time) had bought 30 acres of land in what is now North Golden, near Boyd street.<sup>1</sup> This was during WWII and building materials were in short supply. Using rules from wartime rationing, legitimately or not, the people were told they could not improve their property in the manner they sought. It is very apparent that regardless of the supposed reasons, they were forced out of town due to their race. The sequence of events is as follows:

Our story begins in August of 1942 when 38 year old Logus Butler, and Susie A. Allison aged 55 and others bought 30 acres from the estate of Charles Quaintince for \$1500<sup>2</sup>. In December of that year city council and others acted to stop the construction of any buildings.<sup>3</sup> Yet, in October these buyers had offered to sell because they were clearly unwanted. In fact, citizens protested to city council and formed a committee to get help from the Federal Government to drive them out<sup>4</sup>. One of the people pushing for the sale was Casper Bussert. In December of 1942 he was able to get a deed to the land for \$10 and other consideration<sup>5</sup>. In 1944 he offered for sale plots on what appears to be this same parcel but restricted the sale to Caucasians only.<sup>6</sup>

*Ownership in this subdivision shall be restricted to members of the Caucasian race.*

*Easements for rights of way for sewers and drains are hereby reserved for and are dedicated to the use of said sewers and drains across all tracts herein as required for the benefit of this subdivision.*

*Easements for rights of way five feet wide along each side of boundary lines of adjacent tracts are hereby reserved for and dedicated to the use of utilities other than sewers and drains for the benefit of this subdivision.*

*Casper Bussert*

Trustee

Four of the 5 people who were on the citizens committee protesting the sale to Blacks were later listed as interested parties on the sale of the land, or attempted to purchase plots themselves.

That land now near Boyd Street and Plateau Parkway is worth 10s of millions of dollars. What ever happened to those who were forced to make this sale?

Logus Butler, born in Louisiana, was married to Thelm L., born (1905) in Missouri and was 38 in 1942. They had a son, Edward, who was 13 in 1942.<sup>7</sup> Logus was a carpenter for the

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<sup>1</sup> Butler Purchase from Quaintance Estate

<sup>2</sup> The Colorado Transcript, Number 50, October 15, 1942

<sup>3</sup> The Colorado Transcript, Number 8, December 24, 1942

<sup>4</sup> The Colorado Transcript, Number 51, October 22, 1942

<sup>5</sup> Butler deed transfer to Bussert

<sup>6</sup> The Colorado Transcript, Number 39, July 27, 1944

<sup>7</sup> 1940 Census

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defense department at Rocky Mountain Arsenal. Little is known of his wife, whom he married in 1926, and she died in March of 2000 and had worked for the Veterans Administration. It appears that their son Edward Butler perhaps worked for the railways and is buried in Fort Logan cemetery and had no direct descendants<sup>8</sup>

Susie Augusta Allison lived on Downing Street in Denver. She did not have any children. She was killed by a Tramway vehicle in Wheatridge in 1946.<sup>9</sup> Before she was killed however she had again tried to build a home in Golden. This home was burned down by “white hooligans”, though no serious inquiry was done or charges filed.<sup>10</sup> Prominent citizens were part of the inquiry into her death but no charges were filed in that incident. The inquiry into her death included O.L. Dennis, who was one of the owners of the property later, as was D. H. Quaintance, who may have been a cousin related to the A.D. Quaintance from whom Butler obtained the land<sup>11</sup>. Neither Quaintance is listed in KKK roles as are CB (Cregar B) and CF (Charles F) Quaintance, who are brothers of A.D. Quaintance. Ironically Chas F Quaintance is the deceased person from whom Butler et.al bought the land. So ironically the land, later platted for Caucasians only had been owned by the father of KKK members, but was originally sold to a Black man and other investors.

No one alive today was involved in the sale of this land. But what if this property had been developed by these buyers? How would history have changed for Golden or their families? We don't know, and we can never know, but we can acknowledge this took place.

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<sup>8</sup> Edward Butler obituary, Rocky Mountain News

<sup>9</sup> The Colorado Transcript, Number 11, January 9, 1947

<sup>10</sup> Colorado Statesman Jan 11 1947, obtained from Laura Ruttum Senturia Archivist/Librarian Western History and Genealogy Department Denver Public Library 10 W. 14th Avenue Parkway Denver, CO 80204 720-865-1821

<sup>11</sup> Richard Gardner [goldenhistory@gmail.com](mailto:goldenhistory@gmail.com) private correspondence.

## Appendix of associated articles and documents

ted President and Secretary, and item

# A racist incident in Golden

## Sale of land from Butler to Bussert

Recorded at 385 JUL 14 1944 BOOK 491 No 357  
 Subscribes No. 104166

THIS DEED, made this twenty-sixth day of June, 1944, in the year of our Lord one thousand nine hundred and forty-four, between Logus Butler, Grace Cohen, Julia Waller, and Julia Augusta Allison of the County of Jefferson and State of Colorado, of the first part, and Cassius Bussert of the County of Jefferson and State of Colorado, of the second part:

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of \$100.00 Dollars, and other good and valuable consideration, have granted, bargained, sold, conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part 2nd of the second part, all the estate, right, title, interest, claim and demand whatsoever of the said part 1st of the first part, lying and being in the County of Jefferson and State of Colorado, to-wit:

The West thirty (30) acres (also known as the West one-fourth (1/4) of the southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of Section twenty-seven (27), Township three (3), Range twenty (20) west, except that portion, if any, now owned by the Colorado Central Railroad Company by virtue of a deed dated July 6, 1908.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part 1st of the first part, either in law or equity, of, to and in the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part 2nd of the second part, heirs and assigns forever. And the said part 1st of the first part, do hereby, execute, and administrators, do hereby, execute, and assigns, that at the time of the making and delivery of these presents, they are well advised of the premises above conveyed, as of good, true, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, encumbrances and exactions, of whatever kind or nature soever.

And the above bargained premises in the quiet and peaceable possession of the said part 2nd of the second part, heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part 1st of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part 1st of the first part has hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Logus Butler (SEAL)  
 Grace Cohen (SEAL)  
 Julia Waller (SEAL)  
 Julia Augusta Allison

STATE OF COLORADO,  
 County of Jefferson ss.  
 The foregoing instrument was acknowledged before me this 14th day of July, A.D. 1944, by Grace Cohen, Julia Waller, and Julia Augusta Allison.  
 My commission expires Dec. 3, 1947. Witness my hand and official seal.

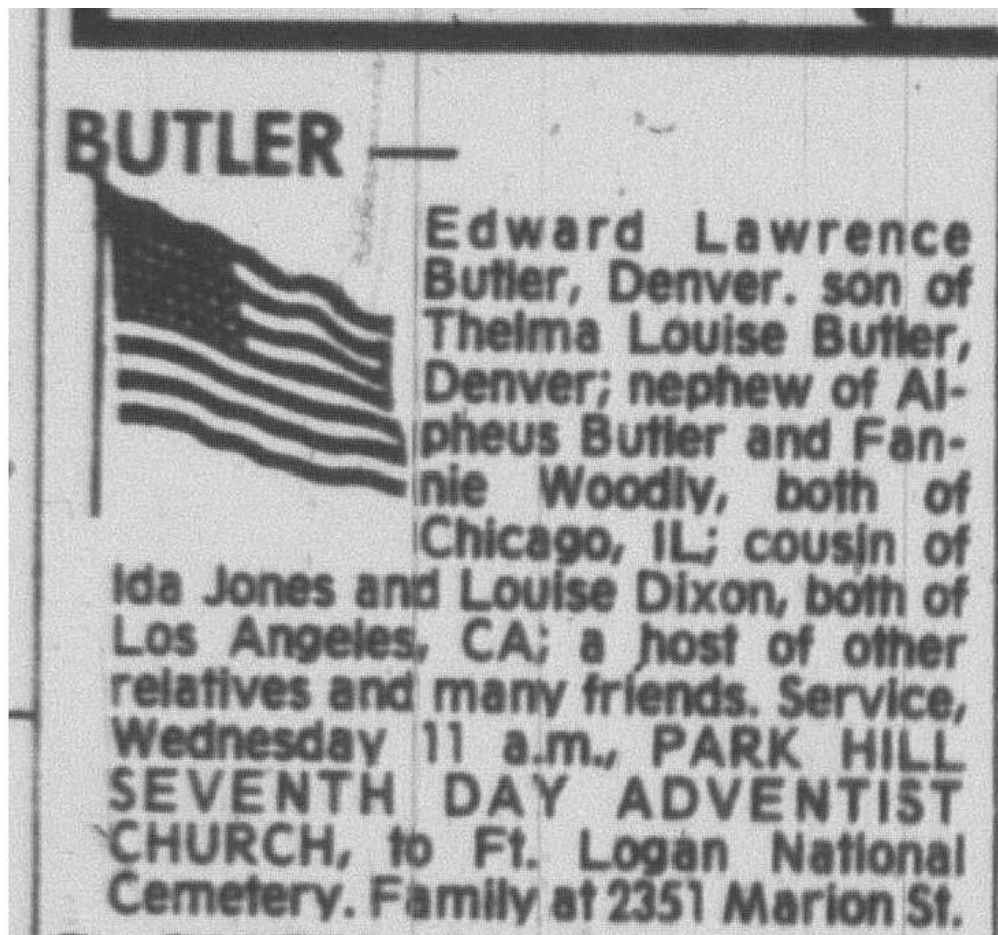
OVER

STATE OF KANSAS  
 COUNTY OF Sedgewick ss.  
 The foregoing instrument was acknowledged before me this 1 day of July, 1944, by Logus Butler.  
 My commission expires:  
 Witness my hand and official seal.

Notary Public

My term expires 4-15-1946





## Edward Lawrence Butler

in the U.S., Chicago and North Western Railroad Employment Records, 1935-1970

Detail

Source

|               |                         |
|---------------|-------------------------|
| Name:         | Edward Lawrence Butler  |
| Gender:       | Male                    |
| Race:         | Negro (Black)           |
| Birth Date:   | 14 Mar 1928             |
| Birth Place:  | Denver, Colorado        |
| Father:       | Henry Logus Butler      |
| Mother:       | Thelma Wilburt Williams |
| Hire Date:    | Nov 1945                |
| Record Date:  | 14 Nov 1945             |
| Record Place: | Chicago, Illinois       |
| Occupation:   | 3rd Cook                |

### Send Your Feedback

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### Suggested Records

U.S., Social Security Index, 1936-2007

Edward Lawrence Butler

[Back to search results](#) **The Colorado Transcript, Number 50, October 15, 1942**  **– Colored People Buy 30 – Acre Tract in Golden City Limits [ARTICLE]**

## Colored People Buy 30 - Acre Tract in Golden City Limits

The unimproved thirty-acre foothill terrace tract at the southwest corner of North Table mountain, just east of Clark's Garden addition, within the city limits of Golden, has been purchased by a Denver group, consisting of Logus Butler, Grace Cohen, Susie Walker and Susie Augusta Allison.

The contracts were signed August 27, 1942, and ordered confirmed by the Jefferson county court September 24. The consideration was \$1,500. The property formerly belonged to the Chas. Quaintance Estate. The land is more specifically described as being the West 30 acres of the southwest quarter of the northwest quarter of Section 27, township 3 south, range 70 west.

This property has never been platted because, according to reports, it was thought the expense to the community of proving roads, streets, water and sewer would be excessive.

For what purpose the new owners intend to use the property and when the development will start has not been announced. Since Golden is in the defense area and is so greatly in need of homes, it is possible that some arrangements might be made with the Federal government for development of this property.

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The Colorado Transcript, Number 8, December 24, 1942  — City Council Stops Work on House Until Permit is Secured [ARTICLE]

## City Council Stops Work on House Until Permit is Secured

Logus Butler, Grace Cohen, Susie Walker and Susie Augusta Allison, colored people from Denver, who recently purchased 30 acres of unplotted and unimproved land said to be within the city limits of Golden, started building on the premises last week and have the foundations just about completed.

The site of the building under construction is located about 300 feet East of the present plotted area of Golden on what would be extension of High street if the property were to be platted.

The Golden city council has notified the parties, in person and by posting the property, to stop construction until an application for a building permit has been filed and approved in accordance with City Ordinance No. 11.

This action was taken by the council on December 18, and carried out the following day by Policeman Tom Rowe posting the notice on the property, a copy of which notice was given to Logus Butler by City Clerk Wm. H. Bolitho.

Soon after buying the property the colored people, finding that there was some opposition to them using this property for a home site, came to the Transcript and said that although they liked the place very much and hated to give it up because it was just what they wanted, they didn't want to make any confusion and would sell it for just what they had in it.

Casper Bussert told the Transcript he thought this was a fair proposition and he would see to it that the offer was accepted. This was thought to have disposed of the matter to everybody's satisfaction.

The owners of the property were under the impression when they made the purchase that the property was not in the city of Golden. If this were the case, they would not have had to have a permit from the city of Golden to erect a building.

The land is described as the west 30 acres of the Southwest quarter of the Northwest quarter of Section 27, Township 3 South, Range 70 West, of the 6th P. M.

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**The Colorado Transcript, Number 51, October 22, 1942 iii — Colored People Offer to Sell Property if Not Wanted  
In Community of Golden [ARTICLE]**

# Colored People Offer to Sell Property if Not Wanted In Community of Golden No Intention to Colonize or Profiteer; Wanted Land for a Home, Victory Garden and Poultry Farm

Logas Butler and Susie Augusta Allison called at the Transcript office last evening. They stated that they have no intention of starting a colored colony here, but they hoped to make the property they purchased their home for a Victory Garden and poultry farm.

They intended to put in cluding water, sewer and lights all improvements necessary in- at their own expense to conform with government requirements. It was understood by them that this property was not within the Golden city limits. "However we do not want to make any confusion," they said. "If the people who object to our use of this property for a home would care to take it off of our hands at the total cost it has been to us up to this time, we will be glad to turn it over to them."

These colored folks seem like real nice people. They have the best of Denver references from those for whom they have worked. They say they are law abiding, Christian people, who have lived in Denver for many years and want to get out into the country.

## **Citizens Protest to City Council**

A large number of citizens appeared before the city council Wednesday evening, and stated that a group of colored people had taken possession of the land recently purchased by them east of the Clark's Garden addition, within the city limits of Golden, and were apparently staking out some proposed building sites. These citizens protested to the city council the starting of a colored settlement in Golden.

It was pointed out in the meeting



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that the sale of the property had been approved by the county court on September 24, and that the purchase price for the 30-acre tract was \$1,500, not including some legal and abstract of title cost.

Fred Richards, acting Mayor, told the delegation that the city council had passed a motion requiring permission to be granted by the National Housing administration for any major project before a permit can be granted by the city.

It was suggested that the Mayor appoint a committee to confer with the Federal Housing administration and point out the lack of water, sewer and sanitation improvements in this district. The FHA to be told that the taxpayers of Golden are not now in a position to finance so huge an expenditure as would be required for a 30-acre colonization project.

The Mayor appointed the following committee and assured those present the cooperation of the council: William Wheeler, chairman, Alderman Dave C. Johnston, Casper Bussert, Mrs. Mildred Delaney, Mrs. Don Frederick.


The committee has been in contact, by telephone, with the Federal Housing administration. Dave Johnston who did the phoning was advised by the Federal officials that in this defense district at the present time no building, addition or improvement can be made costing more than \$200. Those violating this regulation are subject to a severe penalty.

This regulation applies to every one regardless of color, race, creed or wealth. No matter how much money a man may have, he cannot now build a shack that costs more than \$200. Neither would the city itself be in a position to equip this land with water mains and sewerage outlets.

It is understood that this freezing of home construction for defense workers is only temporary. As soon as production plant construction will permit workmen and materials will be released for the construction of homes for these workmen.

Logan Butler is a carpenter working at the Rocky Mountain Arsenal north of Denver. If the government assists him to build a home on this property, he intends to do a great deal of the work himself.

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**The Colorado Transcript, Number 39, July 27, 1944**  — **Sunshine Park News [ARTICLE]**

**Sunshine Park News**

Streets and alleys will be known as parks and lanes in the new Sunshine Park addition to Golden. Casper Bussert has been appointed trustee to deliver the title deeds to the forty purchasers. Sewers have been laid out to all plots in the addition.

# SUNSHINE PARK ADDITION TO THE CITY OF GOLDEN

SCALE  
1 INCH=100 FEET

DEDICATION:

Know all men by these presents, that the undersigned, Gasper Bussert, acting as such, the under a declaration of trust duly made of record at page 565, in book 498, in the records of the County Clerk and Recorder for Jefferson County, State of Colorado, for the owners of the West half, east of the SW¼ of the NW¼ of Section 27, T. 3 S., R. 70 W. of the C.R.# 1, have laid out subdivided and plotted the same into blocks, lots, streets and alleys as shown hereon under the name and style of Sunshine Park, addition to the City of Golden, and does by these presents dedicate and grant to the public, the perpetual use of all such streets and alleys.

Certain portions of and included in the above described subdivision are owned by Public Utilities and are not intended to be sold by this filing.

Ownership in this subdivision shall be restricted to members of the Golden Road.

Easements for rights of way for sewers and drains are hereby reserved for and one dedicated to the use of sewer owners and drains across all tracts herein as required for the benefit of this subdivision.

Easements for rights of way five feet wide along each side of boundary lines of adjacent tracts are hereby reserved for and dedicated to the use of utilities other than sewers and drains for the benefit of this subdivision.

Gasper Bussert  
Trustee

NOTARIAL

State of Colorado } ss  
County of Jefferson }

The foregoing instrument was acknowledged before me this 24th day of July, 1944 by Gasper Bussert as Trustee.  
My notarial commission expires May 11, 1951.  
Witness my hand and official seal.

Hugh E. Hume  
Notary Public

W 1/4 Cor Sec 27-3-70

ENGINEER'S AFFIDAVIT

State of Colorado } ss  
County of Jefferson }

I, Harold Ward Gardner, being first duly sworn, on his oath deposes and says that this survey and accompanying map were made under his supervision and instructions and that such survey is prepared and drawn accurately hereunto.

Harold Ward Gardner  
Licensed Engineer

Subscribed and sworn to before me this 24th day of July, A.D. 1944.  
Witness my hand and official seal.  
My notarial commission expires May 11, 1951.

Hugh E. Hume  
Notary Public

CLERK AND RECORDER'S CERTIFICATE

State of Colorado } ss  
County of Jefferson }

I hereby certify that this instrument was filed for record in my office at 10 o'clock P.M. of July 26, 1944, on page 6 of Book 498.

William Johnson Clerk and Recorder  
by \_\_\_\_\_ Deputy

[illegible]

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The Colorado Transcript, Number 11, January 9, 1947  — Absolved Of Blame In Death Of Woman  
[ARTICLE]

## Absolved Of Blame In Death Of Woman

Paul Thompson, motorman for the Denver Tramway Co., was absolved of blame by a coroner's jury in the death of Susie A. Allison, colored domestic of Wheatridge, who was struck and killed by a street car at Ward station on Monday, December 30.

The inquest was conducted by Coroner O. A. Saunders at the Woods Mortuary on January 2. The jury composed of George F. Ganser, D. H. Quintance, O. L. Dennis, E. B. Krueger, Dean Smith and George Marshall, brought in the following verdict:

"Deceased met her death on December 30 at about 9:45 a. m. at Ward station on the Denver Tramway line, which is about 4 miles east of Golden, Colo., by being struck by car number 03, operated by Paul R. Thompson, as she stepped from the shelter house and in an attempt to cross the tracks from the north to the south side of the tracks and upon reaching a point midway between the rails she hesitated a few seconds and then was struck by the street car. In our opinion the operator of the car used all effort to avoid an accident."





Persons listed on the Sunshine Parkway listing as handed by Casper Bussert

C.H. Herron  
J.M. Kellog  
H.W. Ryland  
R.W. Middlemiss  
W.D. Wheeler  
Elisabether R. Bussert  
Birdie E. Shannon  
E.D. Dulaney  
J.R. Morgan  
H.S. Hamlin  
Ashley Bussert  
George and Vida G. Reisbeck  
O.L. Dennis  
Robert Shepard  
Fern Joyer and John Webster  
D.M. Frederick  
Robert A. & Alma P. Baxter  
Roy Frank Bussert  
John Feathers  
Clark F. Barb