

**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
	APR 11 1973

**1. NAME**

COMMON:  
Tivoli Brewery Company (Vorkwaert's Turnhalle & tower building)

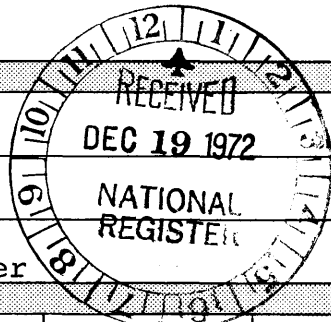
AND/OR HISTORIC:  
Milwaukee Brewery

**2. LOCATION**

STREET AND NUMBER:  
1320-1348 Tenth Street

CITY OR TOWN:  
Denver

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



**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
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 type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input checked="" type="checkbox"/> Comments vacant

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
M. Occhiato Manufacturing Company

STREET AND NUMBER:  
P.O. Box 2037 c/o Carl and Joseph Occhiato

CITY OR TOWN: pueblo      STATE: Colorado      CODE: 08

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
Tax Assessor's Office

STREET AND NUMBER:  
City and County Building

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  
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ENTRY NUMBER: APR 11 1973  
DATE:

7. DESCRIPTION

CONDITION	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair			(Check One)		
	<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 main building of the Tivoli Brewery is a four-story brick structure with basement and tower, located central to the brewery complex. Of the several one and two story buildings added to the Tivoli complex through the years, the Turnhalle building, adjoining the southeast facade of the tower building, is considered to be the most significant. Built in 1882 of brick on a coursed stone foundation, only the symmetrical main entrance facade of the two story Turnhalle is visible from the street. Windows are evenly spaced between two story brick piers rising to a plain cornice at eaves level, beneath a truncated medium gable roof. Straight-sided arches, each formed of a keystone and radiating brick voussoirs, head all six (6) second story windows openings. A row of straight-topped windows with stone sills opens from the ground floor level. One of the original ground floor windows has been enlarged to form a loading door. Straight steps lead up to the main building entrance, an unornamented, linteled opening, off-set to the right. A secondary entry opens from street level at the far right. The name of the building and the date of construction are carved in stone below the cornice. The brick exterior is painted white, with window framing and the arches accented in blue. The plain character of the Turnhalle facade, designed in the unadorned Italianate style of the late 19th century Denver commercial architecture, contrasts sharply with the rich facade of the adjoining tower building.

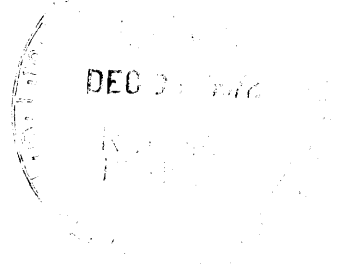
The tower building is joined to Vorkwaert's Turnhalle by a shallow three story brick overpass which forms a covered entry to the court area between the two buildings. The entry was originally arched to repeat the round arch motif used throughout the facade. It is possible that this section was constructed at a later date as a connecting unit because although its main facade is designed to repeat decorative motifs utilized in the adjoining tower structure, the scale and alignment of features do not correspond exactly to the adjoining facade. An iron gate, now painted white, spans the width of the covered entry.

The main section of the tower building facade is symmetrical in design, featuring a combination of structural opening shapes beneath a central tower in a style reminiscent of High Victorian Italianate design. Windows headed by lintels and by round-headed and segmental arches open from walls decorated by corbeling, pilasters and entablatures at first and third story levels. The original entry, set back within a round-headed archway, has been filled in to form a smaller entrance set flush with the building facade. This modern entrance is framed by the original pilasters set beneath a wide entablature. The central tower features a painted blue mansard roof with curbing (originally topped by cresting), wall dormers, corbeling, arcading on two facades and a

SEE INSTRUCTIONS

7. Description (continued)

six-pointed star set within a large round-headed arch above a plate inscribed with the company name. The shapes of structural openings introduced on the main facade are repeated on the side and rear facades on walls devoid of ornament. The building is painted white with accents in blue.



**4. SIGNIFICANCE**

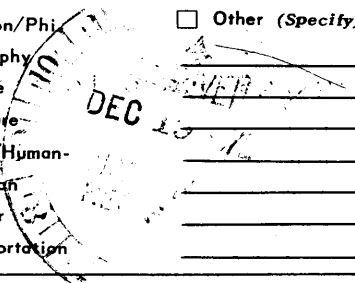
PERIOD (Check One or More as Appropriate)

<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 checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1882; 1890-1891

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input checked="" 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	<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

SEE INSTRUCTIONS

According to records maintained in the Office of the Tax Assessor, the main (tower) building of the Tivoli Brewery complex was constructed during the period of 1890-1891, at a location which coincides with the address listed for the Milwaukee Brewery Company in the 1891 edition of the Denver Business Directory. The first deed to that parcel of land was recorded in 1894, in the name of an officer of the Milwaukee Brewery Company.

Although the Milwaukee Brewery Company was not Denver's first brewery, it was, at the very least, a pioneer concern, known to have produced lager beer as early as 1879, in a plant located on the same block as the later tower structure. In 1901 the Milwaukee Brewery Company was merged with the ten-year-old Union Brewing Company, to form the Tivoli-Union Brewery Company, a well known Denver concern which produced beer continuously (with a break for prohibition) until the mid-1960's. The Milwaukee plant was maintained to house the Tivoli-Union concern, and through the following years, numerous additions were constructed on to the main building.

Adjoining the Tivoli tower building unit, is a building constructed in 1882 to house activities of Vorkwaert's Turn Hall. In addition to physical proximity, the turn halle is associated with the brewery through management. The first proprietor of the Milwaukee Brewery was a principal in the turn halle concern.

The unique architecture of the Tivoli Brewery--turn halle complex is of significance in the Auraria section of Metropolitan Denver. The tower has become, through the years, an emotional landmark in the lower downtown area, which should be preserved as a visual reminder of pioneer Denver industry.

HB

13/499600  
4399ZSC

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

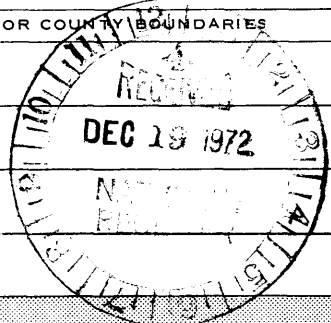
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY		
CORNER	LATITUDE	LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds
NW	° ' "	° ' "
NE	° ' "	° ' "
SE	° ' "	° ' "
SW	° ' "	° ' "

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
LATITUDE			LONGITUDE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
39°	44'	43"	105°	00'	18"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 3/4 acre

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

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: \_\_\_\_\_

STREET AND NUMBER:  
200 East Fourteenth Avenue

CITY OR TOWN: Denver STATE: Colorado CODE: 08

12. STATE LIAISON OFFICER CERTIFICATION

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 December 13, 1972

NATIONAL REGISTER VERIFICATION

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

Robert M. Utley  
Chief, Office of Archeology and Historic Preservation

Date 4/11/73

ATTEST:  
W. J. [Signature]  
Keeper of The National Register

Date 4 4 73

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

Tivoli Brewery, Denver County, Colorado

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date entered

Continuation sheet

Item number 7

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ADDENDUM

#7 Physical Description

The Tivoli Brewery is composed of a complex which contains several buildings, some of which have multiple additions that together illustrate the brewing process. (See Site Plan, Sheet 1 for location for all buildings and aerial photo.) The structures consist of the following:

I. Tower Building("B", "C", "D", Site Plan)

The building is made up of the following three sections:

"B" is a 5-story brick structure with tower. It is the most ornate of the Brewery complex and is visually the building most associated with the Brewery. It is of 1891 construction. (See Sheet 2.)

"C" is a 2-story brick addition, dating to the turn of the century. Little ornamentation. (See aerial photo.)

"D" is a 1-story brick addition, with smokestack, dating to the turn of the century. (See aerial photo.)

II. Turnhalle Building("P" on Site Plan)

The building dates to 1882 and is physically connected to the Tower Building by a 3-story connector. It is the earliest of the dated buildings and the most historic. The building is brick, six bays in width, with the bays separated by pilasters. (See Sheet 2.)

"K", "L", and "M" is a separate building made up of three sections that connect underground with the Tower Building. (See Sheet 4.)

"K" is a 4-story stone building of turn of the century construction. (See Sheet 4.)

"L" is a 3-story addition, with the first two stories of stone, the third story of brick. Turn of the century construction. (See Sheet 4.)

"M" is a 2-story addition of brick with raised basement. It has three arched windows on the south. (See Sheet 4.)

"N" is a 1-story utilitarian building with little exterior ornamentation. (See Sheet 3.)

"O" is a 2-story late 19th century building once used as a bar. It has segmentally arched windows on the second floor and corbelled brackets supporting a corbelled cornice. Entrance is from the corner of the building. (See Sheet 3.)

III. "E", "F", and "G" are all separate buildings. "E", however, is connected to "D" by an underground passageway. (See Site Plan.)

"E" is an ornate 1-story boiler house with tower. Bays are arched, corbelled brick cornice. (See Sheet 4.)

"F" is a 1-story building once used as a bottling plant for the Brewery. It sits on a raised basement. Brick corbelled cornice. Plaque centered in cornice, indicating its use as a bottling plant. (See Sheet 6.)

"G" Warehouse building where empty bottles were stored. It is a 2-story brick building with raised basement with a corbelled cornice similar in styling to "F". (See Sheet 6.)

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

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

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Tivoli Brewery, Denver County, Colorado

Continuation sheet

Item number 10

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ADDENDUM

#10 Verbal Boundary Description

See Site Plan for nominated area. The boundary is drawn to include the historic complex.

Corrected acreage: 1.1 acres

#4 Owner

Tivoli Development, Ltd.  
410 Seventeenth Street  
Suite 2460  
Denver, Colorado 80202