

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	JUN 4 1979
DATE ENTERED	JUL 17 1979

**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

Old Highland Business District

AND/OR COMMON

Upper 15th Street Business District

2 LOCATION

STREET & NUMBER

15th and Boulder Sts

--- NOT FOR PUBLICATION

CITY, TOWN

Denver

--- VICINITY OF

CONGRESSIONAL DISTRICT

1

STATE

Colorado

CODE

08

COUNTY

Denver

CODE

031

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME

Mary C. Rae and Fred G. Gager; c/o Mary C. Rae & Associates

STREET & NUMBER

950 Logan Street

CITY, TOWN

Denver

--- VICINITY OF

STATE

Colorado 80203

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

DATE

Ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" 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 checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located in North Denver a short distance west of the Valley Highway (Interstate 25), the Old Highland Business District is a small commercial area that still reflects the feelings, associations, and ambience of a late nineteenth century business area. The District consists of seven structures and one vacant lot; of these, six buildings contribute to the historic and architectural fabric, while the lot and single intrusive structures are so small and insignificant that they have a negligible impact on the integrity.

The boundaries of the district are highly irregular, but well-defined. Beginning on the north corner of 15th and Central streets, the boundary moves northeasterly along Marquis Block #1, then turns and runs northwesterly along the rear property lines of the structures that face 15th Street until the boundary line reaches Boulder Street; here the line moves westerly to reach Union Hall, then swings first north and then west to reach the northwest corner of this property; from here the boundary runs due south across the street and along the west side of the Ashland Block until reaching the southwest corner of this property; from here the boundary runs east along the property line to reach 15th Street from where it makes a right angle with the street and crosses to intercept the boundary of the Slockett Block, from which point the boundary moves southeasterly to the corner of 15th and Central streets, the point of beginning. These boundaries may also be seen on both the sketch and U.S.G.S. quadrangle maps that accompany the nomination. This boundary has been selected and justified on the grounds that it encompasses all the structures still surviving from the Highland Business District built in the 1880s.

Buildings Contributing to the Integrity of the District:

1. Marquis Block #1 (2501 15th Street): 1889, architects: Wilson and Robinson, three stories. On the ground floor the facade consists of closely spaced cast iron columns on the 15th Street and Central Street sides; brick on the remainder. The upper two floors are decorated with rusticated stone stringcourses, checkerboard patterned brick, header laid, and brick pilasters. Some windows have brick relieving arches. The building is crowned by a stamped tin cornice, notable for its dentils, and a parapet. The exterior shows only minor changes from the original.
2. Marquis Block #2 (2509 15th Street): 1890, architect: F. D. Robinson, three stories. This brick building has a cast iron front at ground level. The facade is divided into three bays by pilasters, and the rectangular windows have double pilasters between them. The insistent repetition of rectangular forms is contrasted by the heavily decorated cornice, the equally elaborate iron pilasters of the first floor, a row of rosette-ornamented bolts, and by two windows with segmental arches above.
3. Slockett Block (2535 15th Street): 1890, architect: R. A. Wilson, three stories. The first floor facade is of cast iron, the second of rusticated stone, and the third of smooth cut stone, all topped with a decorative stamped tin cornice and parapet. The windows of the second floor have a Romanesque arch with decorative glass. Those of the third floor are closely spaced with segmental arches and outlined in smooth stone.

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4. Shannon Block (2563 15th Street): 1890, architect: S. A. Layton, two stories. This brick structure at the corner of 15th and Boulder streets, has a cast iron facade facing 15th Street, and has a bevelled corner. Corbelled pilasters divide the facade into three parts. The second story has windows that are segmentally arched with a pattern of checkerboard, header-laid bricks above.
5. Union Hall (1501 Boulder): about 1886, three stories. This structure, built at the meeting of three streets, has a bevelled corner; one facade disappears below the level of the sloping street. The hall is built of brick with some rusticated stone trim and a pressed tin cornice. The hipped roof may be a later addition, as there is a dome underneath.
6. Ashland Block (2550 15th Street): 1886, two stories. This is a trapezoidal building with two bevelled corners. It is of brick with wooden pilasters dividing the first floor facade and a pressed tin cornice. The windows of the second story have a shallow compound segmental arch and rusticated stone sills. There has been some restructuring of the first floor facade, but the building is in good shape.

Intrusions Detracting from the Integrity of the District:

7. Grocery Store (2545 15th Street): 1940s, one story, small white stucco structure.

Empty Lots:

8. Small lot between Marquis Block #2 and Slockett Block.

8 SIGNIFICANCE

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

PECIFIC DATES

BUILDER/ARCHITECT Old Highland Business District

STATEMENT OF SIGNIFICANCE

The Old Highland Business District is significant for its role in local commerce and for its architectural features. These buildings are all that remain today of a once-thriving business area in Denver, and their architecture, though not outstanding, is a good representation of the late nineteenth century commercial style in the mile-high city. The structures are well-related to one another and still maintain the ambience, feelings, and associations of a bygone era.

Highland was one of the three original areas, clustered around the confluence of Cherry Creek and the South Platte River, that became the City of Denver. General William Larimer, a determined land promoter, claimed Highland on December 11, 1858, only a few months after gold "color" had been found nearby. He and his associates joined Highland to Auraria and Denver the next year, eventually extended the boundary north to what is today West 32nd Avenue, and from 1861 called the general area North Denver (although the subsequent growth of the city really made this name an anomaly). In 1875 another group of promoters incorporated nearby the town of Highlands, which was planned to be a utopian suburb that would have clearer air, purer water, and higher morals than Denver, whose industry, commerce, saloons, and red-light district had cast the city into a bad light at least in the eyes of some. Because the developers of Highlands would not allow commercial buildings within the town limits, the growth and prosperity of the business area along 15th St. west of the South Platte River was assured. But more than this, 15th St. was a natural area for commercial development. An extension of the Overland Trail had crossed the river there; later came bridges, first wood and then iron. There were few places where one could cross the Platte in those days, and so the heavy traffic funnelling down 15th St. from the east side added to growth of the business area. Cable cars later improved transportation and fostered still more growth.

The buildings in the District rose in the very short five year period from 1885 to 1890. Scottish-born Robert Marquis, president of the Marquis Canning Company, a wholesale grocery establishment, built both the Marquis blocks; he had the iron fronts of both cast at iron works in Denver; later he lived in the older of the two buildings. Fred R. Slockett, a resident of Highlands and the owner of a meat business, built the Slockett block to house his market; his brother Henry Slockett, a manager of the Small Hopes Mine in Leadville and a state representative from Clear Creek County, may also have been involved in the project. H. N. Shannon, another resident of Highlands built the Shannon Block. By the 1890s these and other buildings in the District had a convenient mix of stores and offices. Here one could buy groceries, baked goods, dry goods, boots, drugs, and furniture, and one could obtain the services of realtors, bankers, carpenters, printers, and undertakers.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Wiberg, Ruth Eloise. Rediscovering Northwest Denver. Northwest Denver Books, 1976.
- Handley, William J. An unpublished paper on commercial structures in the North Denver Area.
- Denver Directories and various newspapers.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3 acres

QUADRANGLE NAME Arvada, Colorado

QUADRANGLE SCALE 1:24000

UTM REFERENCES

ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
A 1,3	49,90,6,0	4,40,0,7,6,0	B 1,3	49,91,7,0	4,40,0,6,6,0
C 1,3	49,91,4,0	4,40,0,6,3,0	D 1,3	49,90,4,0	4,40,0,6,8,0
E 1,3	49,90,4,0	4,40,0,7,5,0	F		
G			H		

VERBAL BOUNDARY DESCRIPTION

See item #7, paragraph 2 and the sketch and U.S.G.S. quadrangle map that accompany the nomination.

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 Eifenbein

ORGANIZATION

Home Histories, Inc.

STREET & NUMBER

170 Lafayette Street

CITY OR TOWN

Denver

DATE

April 1979

TELEPHONE

(303) 722-8162

STATE

Colorado 80218

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. Johnson

TITLE

State Historic Preservation Officer

DATE

May 21, 1979

FOR NPS USE ONLY

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

Charles A. Harrison
 ATTEST: *William H. Brennan*

DATE

7-17-79

CHIEF OF REGISTRATION

DATE

7-13-79

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CONTINUATION SHEET Business District ITEM NUMBER 8 PAGE 2

As time passed, however, changing residential and business patterns brought on urban blight, and the buildings decayed. Boarded and broken windows, flaking paint, and deteriorating brick cast a pall over the area. Several structures burned, and in the 1950s the construction of the Valley Highway (Interstate 25) carried other buildings to the wrecker's ball. By the late 1970s all that remained was a part of the original business district. These structures appeared to be threatened by not-too-distant demolition, but a short time ago developers interested in historic preservation purchased the buildings for renovation and rehabilitation.

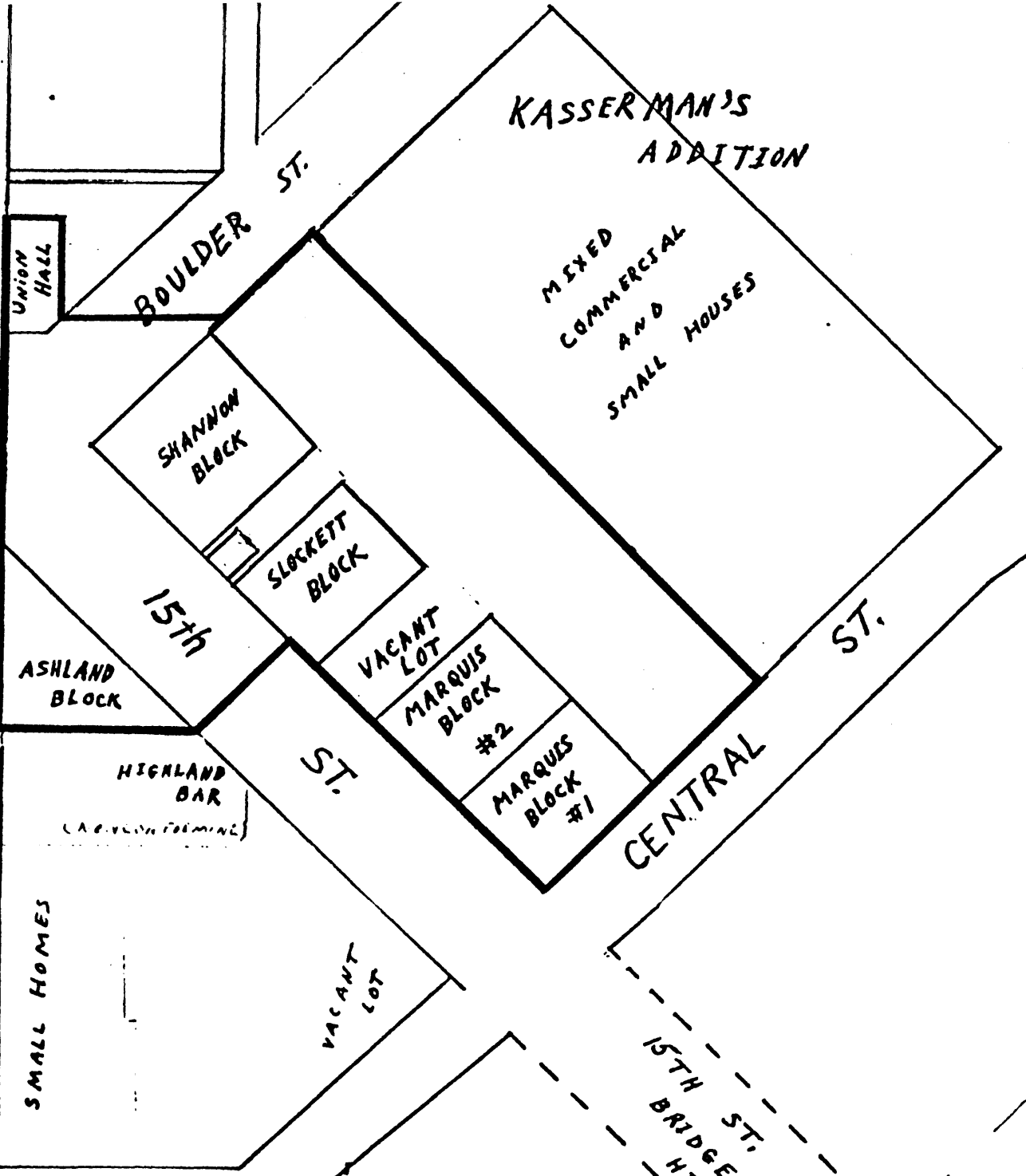
ADDITION

29th

ASEMENT'S
ADDITION

UMATILLA

OLD HIGHLAND
BUSINESS
DISTRICT



KASSERMAN'S
ADDITION

MIXED
COMMERCIAL
AND
SMALL HOUSES

UNION
HALL

BOULDER ST.

SHANNON
BLOCK

SLOCGETT
BLOCK

15th

ASHLAND
BLOCK

VACANT
LOT

ST.

MARQUIS
BLOCK
#2

MARQUIS
BLOCK
#1

CENTRAL
ST.

HIGHLAND
BAR
L.A. BUSINESS DISTRICT

VACANT
LOT

SMALL HOMES

15TH ST. OVER
BRIDGE HIGHWAY

VALLEY
HIGHWAY

TO BRIDGE
OVER RIVER

JUN 4 1979