

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received 7 22 1984
date entered SEP 20 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name 5DV1491

historic Carter-Rice Building

and/or common Carter-Rice Building

2. Location

street & number 1623-1631 Blake Street N/A not for publication

city, town Denver N/A vicinity of

state Colorado code 08 county Denver code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<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:

4. Owner of Property

name Blake Building Assoc., Ltd., a Colorado Ltd. Partnership

street & number c/o 1623 Blake Street, Suite 300

city, town Denver, CO 80202 N/A vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk & Recorder of Deeds

street & number City & County Building, 1440 Cherokee Street

city, town Denver state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no
(Lower Downtown Hist. Dist.)

date ongoing federal state county local

depository for survey records Office of Archaeology & Historic Preservation,
Colorado Historical Society

city, town Denver state Colorado

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Carter-Rice Building exhibits outstanding elements of Second Renaissance Revival detailing and composition, creating a significant example of the style in Denver, and particularly in the Lower Downtown Warehouse district.

The four-story Carter-Rice Building faces southeast on Blake Street in downtown Denver. It is situated mid-block in a district of predominately one to four story, 19th and early 20th century warehouses, many of which have recently been renovated to attract office, retail and restaurant tenants. Smaller brick, Victorian structures abut it on each side.

The building is rectangular in plan, nearly filling its two city lots, with a flat roof and unique bowed front parapet. The heavy bracketed cornice flares at the building corners. The facade, constructed of beige face brick and stone, is divided into three major bays marked by brick piers that become pilaster-like in the upper three stories where they frame pairs of square windows. The inset panels of paired windows culminate, above the fourth story, with segmental arches of vertically laid brick, alternating with stone, that suggest smooth voussoirs. A stone keystone decorates each of the arches' crowns.

The ground story is capped by a narrow, plain stone string course surmounting the deeply inset storefront openings. In the first bay, a single door, providing access to the upper stories, corresponds to the first windows above. The door is crowned by a console-supported cornice, the Carter-Rice emblem engraved in the smooth stone architrave. Above it, carved stone trim surrounds a circular window. A narrow storefront window corresponds to the second windows of the stories above.

Primary groundfloor access is gained through double doors opening in the center bay. Surrounded by narrow sidelights and a tall, fixed transom, the doors are framed by heavy, smooth painted columns with Ionic capitals, inset to remain flush with the building line. A large, multi-pane storefront window fills the third ground story bay. Each smooth brick pier on the first floor is decorated, just beneath the string course, by a carved stone cartouche.

Above a smooth brick spandrel, stone sills link the second story window pairs in each bay, as well as the pairs of windows in the floors above. Square, one-over-one windows provide views and light to the second and third stories; similiarly proportioned openings on the fourth floor are double hung with diamond-paned lights in the upper sash. Small circular windows with decorative surrounds pierce the facade above the segmental arches to cap the two center brick piers.

continued

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1903

Builder/Architect Architect:unknown; Builder:Vaughn & Son

Statement of Significance (in one paragraph)

The Carter-Rice Building, constructed in 1903, is one of few remaining examples of Second Renaissance Revival architecture in Denver's central business district. It is distinctive as a surviving typification of the small scale (two to five story) warehouse and commercial structures that dominated the Lower Downtown district after the turn of the century, many of which have subsequently been destroyed.

Carter-Rice and Company, a paper distribution firm, first appeared in Denver business directories in 1888, and in the following year was operating from a brick structure on Blake Street between Sixteenth and Seventeenth streets. Having outgrown their two story headquarters building by the turn of the century, the company constructed a larger, four-story building on the adjacent two city lots. The designer of the imposing structure that was completed in 1903 is unknown; Vaughn & Son was the construction contractor. The Graham Paper Company occupied the building after 1923 and it continued to be used as a warehouse and office building until its rehabilitation in 1983.

The edifice was conceived and constructed during a period of expanding warehouse and wholesaling development in the historic center of Denver. While "uptown" commercial and retail building slowed in the first decade of the new century, economic recovery in the years following the Silver Crash of 1893 continued to be felt in the area near the Union Depot. Proximity to the expanding rail network that centered at the station made the Lower Downtown area a prime location for a number of mercantile concerns. The optimistic spirit that characterized the period was felt in the choice of architectural style for the new warehouses on Wynkoop, Wazee and Blake Streets. Reflecting trends observed throughout the nation, Denver architects and their clients sought styles that represented stability, luxury and historical allusion.

Eclecticism marked American commercial architecture of the time, influenced by Ecole des Beaux Arts-trained designers and the Columbian Exposition of 1893. Architects and builders chose an historic style, studied its ornamental motifs, proportions and materials, and introduced variations to meet the functional needs of the owner.

The revival of Renaissance composition and ornamentation which became fashionable as a result of work by McKim, Mead & White, Richard Morris Hunt and others, was also seen in Denver after 1895. The Carter-Rice warehouse, while smaller than its contemporaries on Wynkoop Street, displays noteworthy organization of the facade and decorative detailing that make it an outstanding exemplification of Second Renaissance Revival warehouse architecture.

continued

9. Major Bibliographical References

Denver Building Permit #504, April 8, 1903
Denver City Directories: 1888 - 1926
Hitchcock, Henry Russell, Architecture: Nineteenth and Twentieth Centuries, Penguin, Baltimore, 1958
Kidney, Walter. The Architecture of Choice, Eclecticism in America, Braziller, NY, 1974

10. Geographical Data

Acreege of nominated property Less than one

Quadrangle name Commerce City

Quadrangle scale 1:24000

UTM References

A

1	3	5	0	0	1	2	0	4	3	9	9	9	2	5
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

The structure occupies all of lots 23 & 24, Block 20, East Denver

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Ronald P. Emrich

organization Preservation Consultant

date May 10, 1984

street & number 1555 South Grant Street

telephone 303/778-9253

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

Barbara Sudler

title State Historic Preservation Officer

date 8-14-84

For NPS use only

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

Alvora Byers
Keeper of the National Register

date 9-20-84

Attest:

date

Chief of Registration

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

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

For NPS use only
received
date entered

Carter-Rice Building, Denver County, CO
Continuation sheet

Item number 8

Page 2

The Lower Downtown warehouse district was, until recent years, exceptional in the central business zone of Denver for its continuity of scale, massing, materials and historical context. Destruction of much of the fabric of the district, particularly of smaller scale, mid-block buildings, has accentuated the contribution of the newly renovated Carter-Rice Building to the remaining streetscape and emphasized its significance as one of a few excellent examples of early 20th century eclecticism and the Renaissance Revival in Denver.