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United States Department of the Interior National Park Service

DEC 29 1987

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hendrie & Bolthoff Warehouse Building
other names/site number Bradford Publishing Co. Building

2. Location

street & number 1743 Wazee
city, town Denver
state Colorado code CO county Denver code 031 zip code 80202

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: Barbara Sudler
Date: 12-21-87
State Historic Preservation Officer, Colorado Historical Society

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official: n/a
Date:
State or Federal agency and bureau:

5. National Park Service Certification

I, hereby, certify that this property is:
[checked] entered in the National Register.
[] See continuation sheet.
[] determined eligible for the National Register. [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:)
Signature of the Keeper: Beth Gussner DeLeon
Date of Action: 2/9/88

6. Function or Use

Historic Functions (enter categories from instructions)

Commercial/Trade: Warehouse

Current Functions (enter categories from instructions)

Commercial Warehouse

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and early 20th century

American Movement: Commercial Style

Materials (enter categories from instructions)

foundation Stone and Brick

walls Brick

roof Asphalt

other Wood windows

Cast Iron store front

Stone trim

Describe present and historic physical appearance.

Located in lower downtown Denver, 1743 Wazee sits in the middle of a block of warehouse buildings built during the late 19th to early 20th century. The building was constructed in 1907 and was designed to function as a warehouse for machinery parts with a ground floor storefront. The four-story brick structure is rectangular in plan with five bays and two entrances in front. It is symmetrical and has a strong horizontal feeling. A common detail that is repeated throughout the building is an inverted chevron. Another unique feature for Colorado is the use of "Semi-Mill" construction which is becoming increasingly rare as buildings are demolished. The building demonstrates the architect's transition from Victorian to Classical style in its use of refined detailing and classical proportions. Because there have been few alterations of the building over the years, the structure has retained more of its architectural integrity than many of the remaining warehouse buildings in lower downtown. The building is currently undergoing a certified rehabilitation for re-use as a warehouse and storefront for a publishing company.

1743 is a four-story brick building, rectangular in plan, measuring 75 x 115 feet with a full basement and sloped flat roof (see Photo #1). It sits on the north side of Wazee. A furniture warehouse building abuts the east side of the building. To the west is a non-contributing warehouse building which is slated for demolition this year. (The entire facade of the non-contributing building was removed and replaced with a stucco and stone facade in the fifties.) Wazee Street is one of the most intact historic blocks of lower downtown Denver (see Photo #2). Lower downtown is bordered on the north by Union Station and the south by the central business district.

The principle facade of 1743 Wazee (the front) faces south. The top three floors have pairs of 3 x 3 (vertical-paned) double-hung windows separated by brick pilasters. These pilasters have a rectangular panel inset in the brick that runs vertically. At the top of each pilaster is a simple horizontal stone cap with a small inverted stone chevron below each cap. Each window half is divided vertically into thirds by wood mullions. The windows have a deep reveal, creating a small shadow on the top of the windows which grows larger as the sun's angle changes. There are continuous stone sills below the rows of windows. The cornice is a continuous row of dentilled brick.

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Hendrie & Bolthoff Warehouse Building

The storefront is three bays interrupted by two entryways between the first and second bay and after the third bay (see Photo #3). One entry has been altered to accommodate a rolling overhead door. (This was altered in the late 1970's after a truck ran through the original entry.) The remaining entry is flush with the street with double doors in the center and two sidelight windows (see Photo #4). There is a transom at the top of the entry (now boarded up) divided into three sections. The small wood pilasters separating the transom glass lines up with wood pilasters separating the doors from the sidelights. The pilasters have small inverted chevrons at the top of the doors and top of the transom.

The original four slim cast iron pilasters, dividing the storefront bays, are in place. The detailing on these pilasters include three small diamonds at the top, and below that a long rectangular inset panel containing an inverted chevron at the top.

The storefront bays have undergone several minor remodelings over the years. The bays are glass with a metal (not original) kick-plate at the bottom. Underneath the metal is wooden siding. The top of the glass bay is boarded up. Behind the boards is some corrugated glass that is in disrepair. The glass is divided into thirds by aluminum mullions that were probably added in the 1950's. It appears that originally the glass was divided in half - probably with wood pilasters, similar to the entryways. The outside edge of the glass bays have embossed metal trim in some places with a Greek key pattern. This trim was probably added in a 1920's remodel (see Photo #5).

At either end of the ground floor are large brick pilasters with stone caps. There is an inverted stone chevron at the top, and a long rectangular vertical panel is set in the brick with an inverted brick chevron detail on top. This large brick pilaster and detailing is repeated on all four floors.

Most of the west facade is covered by the building slated for demolition. There is faint evidence of several overlaying signs that were painted onto the top front quarter of this facade.

The rear of the building contains three rows of windows on the upper three floors of the building, divided into five bays (see Photo #6). These windows are pairs of 6 x 6 double-hung windows with a deep reveal. There are black cast iron lintels over each window pair with stone sills underneath. The ground floor also is divided into five bays. It contains loading docks which are in disrepair. One entrance is boarded up, two contain wide wooden sliding doors, one has been boarded-in to hold an ordinary door, and the other bay contains a large 6 x 6 pair of double-hung windows. There are black cast iron lintels over each door or window.

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The interior is post and beam construction (see Photo #7). It is composed of wide open spaces with rows of original wooden columns. The floors are wood. There are no interior partitions except for bathrooms and a brick vault on the first floor and basement. The design was laid out for warehouse use.

According to engineer Michael Vanek, the building demonstrates a unique type of engineering which is rare in Colorado (see Photo #8). In a report dated 9/11/87, Vanek stated that the building is constructed with heavy timber for the interior framing and masonry construction for the exterior perimeter walls. The method of timber framing used is classified as "Semi-Mill" timber construction. This classification is used where heavy floor planks, usually two inches nominal depth or greater, are supported by intermediate beams in the range of four inches wide by twelve inches deep and spaced four to ten feet on center. The beams are covered by girders which run at right angles to the longitudinal axis of the building and are supported by large wood columns. The beams were supported directly on the girders which was a method favored by fire insurance underwriters at the time. This type of construction was more expensive than others because of the increased floor to floor height, but was used where fire resistance was important. The objective of "Semi-Mill" construction was to construct a building that was strong and durable, and would result in fire passing very slowly from one part of the building to the other. In Mr. Vanek's opinion, demonstration of this type of engineering is increasingly rare due to the demolition of a large number of older buildings in the late 70's and early 80's in lower downtown.

The building which will undergo certified rehabilitation in 1987 will retain its physical and functional integrity, as Bradford Publishing Company will house its warehouse and retail functions there within the next year.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

1907-1937

Significant Dates

1907

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Edbrooke, Frank E. (Architect)
Stocker & Fraser (Builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hendrie and Bolthoff Warehouse, constructed in 1907, meets criterion C as a relatively unaltered early Twentieth Century Commercial Style building in Denver's warehouse district. In continuous warehouse use, this building is the only known warehouse designed by Denver master architect, Frank E. Edbrooke.¹ Edbrooke's design for this building characterizes his transition from Nineteenth Century Victorian to Twentieth styles through the use of refined detailing such as the inverted chevron and the classical symmetry of the facade. The structural system, known as "Semi-Mill" timber construction, is also significant as an intact example of a warehouse/commercial structural system which is now becoming rare in Denver as older buildings are demolished.

The building meets criterion A for its association and ownership by the Hendrie and Bolthoff Manufacturing and Supply Company (H & B), a major manufacturer and supplier of mining equipment. Used as a warehouse for H & B products, this building reflects the prosperity and continued growth of the largest company of its kind in the Rocky Mountain Region.

Frank E. Edbrooke was one of the most significant architects in Denver by the turn of the century. Among his better known 19th century works are the Tabor Block, the Brown Palace Hotel, the Denver Dry Goods Company building, the Oxford Hotel, and the 16th Street Masonic Temple--all in Denver. All but the demolished Tabor Block are listed in the National Register of Historic Places.

Edbrooke came from a family of architects in Chicago and was one of the first architects in Denver. In 1879, he came to Denver to supervise the Tabor Block and the Tabor Grand Opera House. He stayed in Denver after this and went on to become Denver's premiere 19th century architect. Because of his connections in Chicago and New York, Edbrooke "introduced new styles and techniques to the isolated, provincial city of Denver."² Edbrooke was one of the few Denver architects to survive the Denver depression following the 1893 Silver Crash. Because of this, his firm was successful

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Hendrie & Bolthoff Warehouse

in making the transition from Victorian to Neoclassical by the time he closed his business in 1915.³ Edbrooke died in 1921 in California. Edbrooke in his day was called "one of the most successful architects in the West, having erected more buildings than any other member of the profession west of the Mississippi River."⁴

1743 Wazee meets criterion C because it is an excellent example of Edbrooke's transition from Victorian to Neoclassical. His earlier buildings displayed many of the characteristics of Romanesque Style with arched windows and layers of details. However, his later work had less architectural detail and showed his efforts to "refine, consolidate, and civilize American architecture."⁵ Architects of the turn of the century produced architecture that "was good, solid, respectable" architecture⁶ and the restraint shown on 1743 Wazee typifies this movement having a single window type, clean straight lines, refined detailing, and a rectangular and symmetrical facade. Here there are none of the Romanesque characteristics of his earlier works yet not as much Classical refinement as in his last building--the Colorado State Museum Building--built in 1915.

The H & B building achieves greater significance due to the fact that it has undergone less alteration and deterioration than many other lower downtown Denver warehouse buildings. Other than the modifications to one entryway and the storefront divisions, the building remains intact in front and back. It has always been used as a warehouse building, and will in its next life become the headquarters for another warehouse operation - Bradford Publishing Company.

1743 Wazee meets criterion A because it was associated with and housed the supply and warehouse operations for one of Denver's most significant and long-lived manufacturing businesses--Hendrie and Bolthoff Manufacturing and Supply Company. H & B was one of the first such operations in Colorado. It began as the Eureka Foundry and Machine Shop in Central City, Colorado in 1861. It had started after Charles Hendrie learned of the "Gregory Gold Discovery" outside of Central City and came to find that there was great demand for mining machinery. Because Mr. Hendrie was then owner of the Hendrie Iron Works in Burlington, Iowa, he was able to transport machinery to Central City in his own wagons and start the Eureka Foundry. Business grew so quickly that Hendrie's two sons came out to run the shop. Around 1873, Henry Bolthoff joined the firm and brought his expertise in designing new machines.

Because of Bolthoff's particular expertise in solving mechanical problems, orders for H & B machines came in from all over the West in 1874. By 1876, the company moved to Denver in order to fill orders and take advantage of the new transcontinental railroad. Denver had become a major distribution center for the West and lower downtown Denver became the headquarters for many of these businesses.⁷

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By 1882, the headquarters for H & B had moved to Denver at 17th and Wazee Streets (1601-1615 17th Street). During this time, the leadership of the company was taken over by E. B. Hendrie (another brother) and Henry P. Waterman. The company had become one of the largest supply houses in the West for everything from clothing and cooking utensils, to mining machinery. Transportation to the mountains of the various items was accomplished by using 30 draft horses in custom-made harnesses for this heavy equipment.

"During the first decade of this century, mining was extremely active throughout the West."⁸ As their business grew, it became necessary to purchase another building on the corner of 17th and Wynkoop. Eventually, the company bought three-quarters of this block, including the site for 1743 Wazee, to house their ever expanding business.

It was characteristic of H & B to continually adapt its business to the evolution of progress. For example, in 1902, an electrical department was added. In 1915, an auto supplies department was created. In 1921, H & B was appointed wholesale distributors for the West by RCA. 1930 was the year they added a builder's hardware department. In June of 1971, H & B moved out of its lower downtown Denver location to 550 West 53rd Place in Denver.

The group of contiguous buildings which covered most of the block between 17th and 18th and Wynkoop and Wazee Streets were the buildings most associated with the headquarters for Hendrie & Bolthoff Supply and Manufacturing Company. (This group of buildings is in the middle of lower downtown which was determined eligible as a National Register District in 1979.⁹) This area began as the city of St. Charles in the late 1850s with Blake Street as the main thoroughfare (one street east of Wazee). The fire of 1863 destroyed most of the buildings in the area, but the area was immediately rebuilt and became the business center by 1864.

The arrival of the railroad in 1879 stimulated tremendous growth and designated Denver as the major trade and distribution center of the region. It was in 1876 that H & B moved their headquarters to lower downtown to take advantage of the railroad.

Toward the end of the century, the retail trade moved up 16th Street toward the Brown Place Hotel; however, the manufacturing and wholesale operations remained in lower downtown Denver. H & B were well-positioned in their lower downtown location to sit through the economic setback of the 1890s and then take advantage of the surge in machinery and supply needs of the 20th century. It was necessary that H & B be located next to the railroads to carry out its role as a major western distribution center.

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The H & B Warehouse was built as the third generation of buildings to emerge in lower downtown.¹⁰ A 1979 survey of lower downtown states in reference to these buildings, "They are candidly industrial and share several characteristics; built as warehouses, they have the large bays and floor-to-floor heights typical of loft spaces." These buildings were built generally after 1900. 1743 Wazee typifies this type of construction. While the rest of Denver was concerned with joining the City Beautiful Movement, lower downtown continued to produce straightforward industrial buildings.¹¹

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Footnotes

- 1 Western History Department, Denver Public Library, Building Permits files, Permit #1230. The architect is F. E. Edbrooke and the builder is Stocker and Fraser.
- 2 Denver, The City Beautiful, Thomas J. Noel and Barbara S. Norgren, published by Historic Denver, Inc., Denver, 1987, pgs. 195 and 7. Hereafter cited as The City Beautiful.
- 3 Ibid., p. 7.
- 4 History of Colorado, Jerome Smiley, 1911, The Times - Sun Publishing Co., Denver. Hereafter cited as History of Colorado.
- 5 Historic Denver, by Richard R. Brettell, published by Historic Denver, Inc., 1973, p. 63. Hereafter cited as Historic Denver.
- 6 Ibid.
- 7 Rocky Mountain News, July 5, 1970, p. 49.
- 8 75 Years of Progress 1861 - 1936. Diamond Jubilee, published by Hendrie and Bolthoff, Denver. Unless otherwise noted, this was the source of the history of H&B.
- 9 Lower Downtown District, Application for Eligibility, 1979 and 1980. Kathy Hoeft. On file and the Colorado Historical Society.
- 10 Ibid.
- 11 The City Beautiful.

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All photographs are of 1743 Wazee, The Hendrie and Bolthoff Warehouse Building. They were photographed by Lisa Purdy and the negatives are in her office at 1033 Steele, Denver, Colorado. The photographs were taken in October of 1987.

- Photo #1 South elevation (front)
 Facing NE

- Photo #2 Block face 1700 Wazee
 Facing NE

- Photo #3 South elevation
 Facing NE

- Photo #4 Entryway detail
 Facing N

- Photo #5 Storefront and entryway detail
 Facing N

- Photo #6 North elevation (rear)
 Facing SW

- Photo #7 Interior on ground floor
 Facing S

- Photo #8 Interior ceiling and beam detail