

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

For NPS use only

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

received **NOV 21 1985**
date entered

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

1. Name

historic Spratlen-Anderson Wholesale Grocery Company/Davis Brothers Warehouse

and/or common None

2. Location

street & number 1450 Wynkoop Street, 1626 15th Street NA not for publication

city, town Denver NA 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 type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input 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	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> other: Vacant

4. Owner of Property

name Charles Callaway & Confluence Properties

street & number 1616 17th Street, Suite 578

city, town Denver NA vicinity of state Colorado

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

As part of Lower Downtown Historic District

title Co. Inventory of Historic Sites has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Colorado Historical Society--OAHP

city, town Denver state Colorado

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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

The Spratlen-Anderson/Davis Brothers Warehouse, located on the corner of 15th and Wynkoop streets in Denver's "warehouse row", is a six-story, flat-roofed rectangular building. It is constructed of moulded and pressed brick with elements of Neo-Classical Revival in its massing and trim. The building is joined to an older three-story warehouse with tripartite windows that suggest the Chicago School in style.

Original plans for the building in 1905 were for four stories, but an additional permit was taken out several months later to add one more story. In 1911 an additional sixth floor story was built with detailing identical to that of the fifth floor.

Building elevations of the eight-bay Wynkoop and five-bay 15th Street sides are identical in design. This design is regular, simple and elegant with each of the elevations divided into three parts like a column, a formula used often in early high rise construction: base, shaft, and capital.

The first story, built on a cement loading dock podia along Wynkoop and an exposed basement pierced with narrow windows at 15th Street, is the base in the manner of an Italian Renaissance palazzo. This story, delineated by a moulded stone stringcourse, is articulated with large show windows and warehouse-type doorways all, with glazed transoms. Transom bars are ornamented with dentils. The first floor windows, several of which have been lowered, are smaller square openings with awning-type, multi-light sash. These window heads align with those of the large openings. All the openings are detailed with moulded brick architrave trim and have stone sills. The 15th Street facade has a pressed metal cartouche with a bell flower swag suspended from the stringcourse set between each opening. The main, central entrance doorway has a modern door. A warehouse doorway is located to the east. A canopy originally extended over the Wynkoop loading dock and was supported on metal brackets which remain in place. Unused train tracks border the loading dock.

Floors two, three, and four form the column shaft with vertical window bays. Each three-story bay, detailed with moulded brick architrave trim rising from the stringcourse at the first floor, contains pairs of window openings at each floor. The openings with one over one double hung sash, have brick mullions, stone sills, and recessed brick panel spandrels.

The original top floor--the fifth floor--formed the capital of the column, altered by the duplication of the detailing for the sixth floor. The original design, round arched and paired window openings above the lower bays and interspersed with pressed metal trimmed and glazed roundels, suggests Louis Sullivan's work. Store window sills are connected with brick stringcourses. The pressed metal cornice is supported on paired brackets set above each roundel. The frieze is panelled.

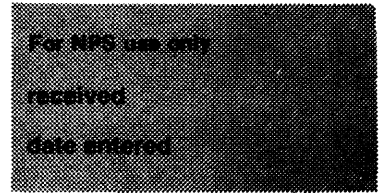
The other two elevations are unadorned except for small segmentally arched window openings. A large water tower for the sprinkler system added in 1915 projects from the roof at the southwest corner.

The warehouse was joined to the earlier adjacent 15th Street structure in 1923 by opening large entryways on each level between the two interiors. Constructed some

(continued)

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time in the 1890s, the three-story, three-bay building is of brick except for the rusticated sandstone basement level and stringcourse over the first floor windows, and the stone stringcourse between the first and second floors. Windows are double hung, one over one, and tripartite. The larger central sash are also double hung. The window bays are set within pilasters having simple Tuscan capitals that support a full entablature with a dentiled brick frieze and pressed metal cornice. The building is flat-roofed. There is a west entryway.

The interiors of the buildings are almost entirely open except for various partitions and the iron clad wooden columns which support the heavy wooden joists of the floors above. On the first two levels where showrooms and offices were once housed, the columns have been finished with wood or wood and plaster.

The exterior of the building is in good condition. The interior has been less well maintained. The building is awaiting an imaginative adaptive reuse.

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 1905; 1911 (addition) **Builder/Architect** Architect: Frank E. Edbrooke

Statement of Significance (in one paragraph)

The Spratlen-Anderson Wholesale Grocery Company/Davis Brothers Warehouse is significant architecturally as an extant example of the later buildings of Denver's greatest nineteenth century commercial architect Frank E. Edbrooke¹ and as one of the finest buildings in Denver's "warehouse row".²

Frank E. Edbrooke (1840-1918), according to Richard Brettell in his book Historic Denver, was "almost single-handedly responsible for the architectural maturity of Denver's downtown in the late 1880s and 1890s." Unfortunately, Denver's latest period of great growth has left but few of his buildings still standing. (Edbrooke's buildings on the Register include the Oxford Hotel, the Masonic Building and his masterpiece, the Brown Palace Hotel, all of which are located in Denver.) Stylistically Edbrooke's designs displayed much of the same advanced thinking as his contemporaries of the Chicago School and continued to evolve until his retirement in 1915.

The Spratlen-Anderson Building/Davis Brothers Warehouse was designed toward the end of Edbrooke's career and shows his successful transition into the twentieth century. As with most structures built in Denver, and indeed in America, during the years after the 1893 silver crash and following depression, the warehouse is considerably simpler, more sober, more refined than pre-crash buildings. All the elements that Edbrooke used in his earlier buildings are still here, but reduced to simpler terms to fit the practical function of a warehouse and the requirements of a new century.

The six-story Edbrooke building is representative of early high rise construction in its use of the column to determine certain design characteristics--which includes a base, shaft, and capital. However it is the fenestration and detailing of the exterior that adds sophistication and significance to the design. The older three-story brick warehouse which physically is adjoined to the Edbrooke building, also has architectural interest in revealing elements reminiscent of the Chicago style, such as the use of triple windows on the second and third floors. The sandstone trim, pilasters dividing the windows, and brick corbelling at cornice level enliven the surface.

The warehouse at the corner of Wynkoop and 15th streets, only a few hundred feet from Cherry Creek, is located on one of Denver's oldest blocks, a block platted by General William Larimer's town company in 1858. By 1868, the original cottonwood grove along the banks of the creek had been replaced by brick commercial buildings and a sprinkling of frame and log dwellings. With the coming of the railroad in 1870, growth began in earnest and continued almost unabated until the 1893 crash. Fifteenth Street for a number of those years was one of the principal business streets. Commercial activity moved up town after 1880, while lower downtown with its proximity to the railyards and the Union Station, which opened in 1881, continued as the center of manufacturing, wholesale and warehousing operations.³

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property less than 1 acre.

Quadrangle name Arvada

Quadrangle scale 1:24000

UTM References

A	<u>13</u>	<u>499860</u>	<u>43998160</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Lots 1 to 8 inclusive, Block 17, East Denver. No other buildings stand on the lot.

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

state	code	county	code
<u>NA</u>			
state	code	county	code

11. Form Prepared By

name/title	<u>Sharon Elfenbein, researcher</u>	#7 edited by Rodd Wheaton, National Park Service.
organization	<u>Home Histories</u>	date <u>November 14, 1985</u>
street & number	<u>170 Lafayette Street</u>	telephone <u>(303) 722-8162</u>
city or town	<u>Denver</u>	state <u>Colorado</u>

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 Sudley

title State Historic Preservation Officer date November 19, 1985

For NPS use only

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

John A. Brown Entered in the National Register date 12/3/85
Keeper of the National Register

Attest: _____ date _____
Chief of Registration

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In the 1880s the corner of 15th and Wynkoop was occupied by a smaller building used as the Washington Hotel. In 1896 Studebaker, one of the largest vehicle manufacturers in the country, opened a Denver branch using the same building. When the company commissioned Edbrooke to design a new building at 1431 Blake Street, they leased their old building.⁴ In 1902 the lessee became the Spratlen-Anderson Wholesale Grocery Company.

Spratlen-Anderson began business in Pueblo, Colorado, and opened a warehouse in Denver in 1897 at 1635 17th Street. The Denver store was owned and operated by Louie F. Spratlen, his brother Frank Penn Spratlen, and their step-father J. W. Anderson, who remained in Pueblo. Recovery from the 1893 crash was particularly rapid for Denver mercantile concerns and Spratlen-Anderson grew apace, expanding first into stores adjoining it on 17th Street and then into new quarters in the old Studebaker warehouse. In 1905 Frank Edbrooke was hired to plan a four-story warehouse to replace the old building. The choice of Edbrooke, Denver's premier commercial architect, to design a warehouse reflects the pride and optimism felt by Denver businessmen of the turn-of-the-century.

Spratlen-Anderson continued to occupy the warehouse on Wynkoop until 1923 when it went out of business. After 1911, however, the building was owned by George Fry and Robert J. Grant. Both men were involved for a short time with a wholesale grocery business which was absorbed by Spratlen-Anderson, but mining was their primary field. Grant was a mining engineer in the Cripple Creek, Leadville and Aspen districts of Colorado and ran a mine in Australia as a representative of Herbert Hoover in 1904 and 1905. He later was made director of the Denver mint and then for many years the director of the United States mint in Washington, D. C.⁵

In 1923 Grant sold the warehouse to the Davis Brothers Drug Company along with the adjoining property on the east of the lot, a three-story warehouse built in the 1890s and used first as a machine shop and later occupied by the Emerson-Brantingham Implement Company. Davis Brothers connected the two buildings.

The story of Davis Brothers begins with the arrival of Irishman John C. Davis on the plains of Wyoming in 1870. His genius for business readily apparent, Davis by 1878 became a partner in the J. W. Hugus mercantile stores. Realizing the advantages of quantity buying, he soon had opened branches in southern Wyoming and northern Colorado. Banks were then attached to the stores.⁶ These stores, in the days before an adequate transportation system, became important factors in the development of the region.⁷

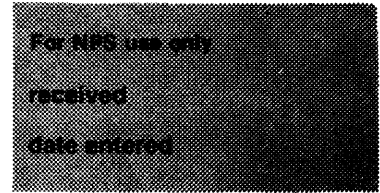
Desiring better advantages and education for his children, Davis moved from Rawlins, Wyoming to Denver in 1901 and bought in to the Quereau-Bridaham drug brokerage firm. Renamed the Davis-Bridaham Drug Company, the firm began rapidly to expand. Davis died tragically in a railroad crash in 1909 while on tour of his Hugus stores. His sons and grandsons went on to building Davis Brothers into the largest wholesale drug firm in the area.⁸

Davis Brothers occupied the warehouse until the company built modern facilities at West

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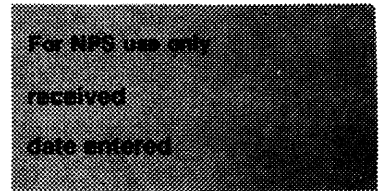
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44th and Fox in 1957. The Lande Company, which manufactured chairs, then purchased the building. It has been empty since 1982.

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Footnotes

¹Richard R. Brettell, Historic Denver, Denver: Historic Denver, 1973.

²The Denver Post, March 24, 1923, p. 7.

³J. C. Smiley, History of the City of Denver, 1901.

⁴Historic Denver News, March 1981, p. 6.

⁵The Rocky Mountain News, November 13, 1923, p. 3.

⁶"The West's Chain Store Tycoon," Golden West, V.9, #4, March 1973, P. 20.

⁷Interviews Collected 1933-34 for Colorado State Historical Society by CWA workers, Rio Blanco County, Document 6.

⁸The Denver Post, August 12, 1923, sec. 4, p. 1-4

Other Sources

Building Permit Applications, Western History Department, Denver Public Library.

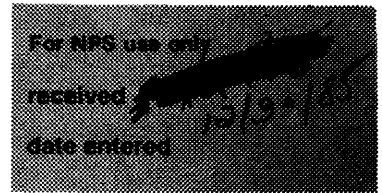
Edbrooke Plans at the Colorado Historical Society Library.

Denver City Directories. Baiste's, Robinson's and Sanborn's Real Estate Atlases. Denver Tax Assessor's Office.

What Style Is It?, The Preservation Press, 1983.

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ADDENDUM Please substitute the following paragraph for paragraph 6 of #8 for the Spratlen-Anderson Wholesale Grocery Company/Davis Brothers Warehouse in Denver County, Colorado.

From the 1860s until 1896, the corner of 15th and Wynkoop was occupied by a smaller building used as the Washington Hotel. After two interim owners, in 1899, Studebaker--one of the largest vehicle manufacturers in the country--moved its Denver branch to the same building. When the company commissioned Edbrooke to design a new building at 15th and Blake, the old one was rented out. In 1902 the lessee was the Spratlen-Anderson Wholesale Grocery Company.

Barbara Sudler

Barbara Sudler
State Historic Preservation Officer

February 19, 1986



