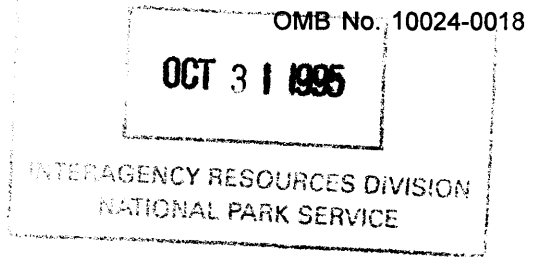


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Pride of the Rockies Flour Mill

other names/site number Longmont Farmers Mill; 5DV1940

2. Location

street & number 2100 20th Street [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

James Edward Hartman State Historic Preservation Officer October 26, 1995
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- 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
See continuation sheet [].

Edson A Beall Signature of the Keeper Date 12-7-95
Entered in the National Register

Pride of the Rockies Flour Mill
Name of Property

Denver, CO
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE: processing

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
CONCRETE
roof ASPHALT
other _____

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Pride of the Rockies Flour Mill
Name of Property

Denver, CO
County/State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography
(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Areas of Significance
(Enter categories from instructions)
INDUSTRY

Periods of Significance
1920 - 1932

Significant Dates
N/A

Significant Person(s)
(Complete if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Nordyke & Marmon Co.

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Pride of the Rockies Flour Mill

Denver, CO

Name of Property

County/State

10. Geographical Data

Acreage of Property 1.9 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 500040 4400920
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Dana Crawford/President; Mark Barer/writer

organization Urban Neighborhoods Real Estate Company date 1/10/95

street & number 1624 Market Street #495 telephone 303-892-1888

city or town Denver state Colorado zip code 80202

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Andrew Brown

street & number 660 Oak Street telephone _____

city or town Eaton state Colorado zip code 80615

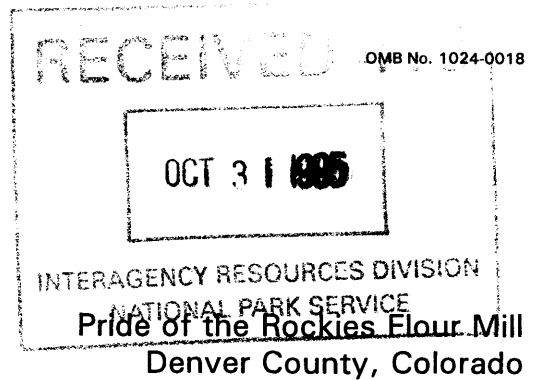
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1



DESCRIPTION

The Pride of the Rockies Flour Mill is located along the Platte River in the Central Platte Valley north of Denver's downtown core. The setting is currently an old abandoned industrial neighborhood once dominated by railyards. The Pride of the Rockies Flour Mill was at one time an extensive collection of attached structures and outbuildings. The two components remaining today are a 7-story concrete and brick mill building and three attached circular grain storage bins.

The existing structure, 50'x 92' in plan, was built with a dock along its eastern elevation that extends south beyond the building's edge for another 120 feet along the historic railroad alignment. Railroad sidings at one time flanked the mill along its west elevation in the Kalamath Street (then Winnie Street) right-of-way. A tapered cantilevered concrete canopy supported by chains shelters the full length of the dock.

The building itself has a concrete frame, infilled with brick (stuccoed on the first two-stories) and industrial steel multi-light windows on its east, south and west elevations. Concrete piers cross concrete spandrels to form a large window gird of varying sizes and rhythms. The brick chimney in the southwest corner is faced with concrete stucco below the parapet and detailed with base cornice at the second-story, an intermediate cornice at the 5th floor, and a break in the building's cornice at the top of the 6th floor. The building has a continuous cornice around all but the north elevation and parapet roof. Centered on the soffit of the top cornice, built in light bulb sockets are still visible every few feet.

The interior is largely bare with only the structural columns, concrete stairwell, and freight elevator shaft remaining. Along the north interior wall of the building, a series of square storage bins run continuously from the 6th floor down to the basement. The floor to floor height ranges from 12 to 16 feet with most floors at either 14 or 15 feet. Several components of the mechanisms for the loading, measuring and transporting of grain and flour are still in place, including sections of worm gear conveyor, overhead gurneys and sleeves for metal chutes penetrating the warehouse floor slabs on all levels.

The three attached circular concrete storage bins are directly north of the warehouse building. Each bin is 22 feet in diameter, poured in approximately 4 foot lifts. They are capped with concrete lids and have different chute openings at the lower levels. The westernmost bin has a flat vertical edge facing west, the remnant of a higher, rectangular storage structure.

Mill Complex Evolution

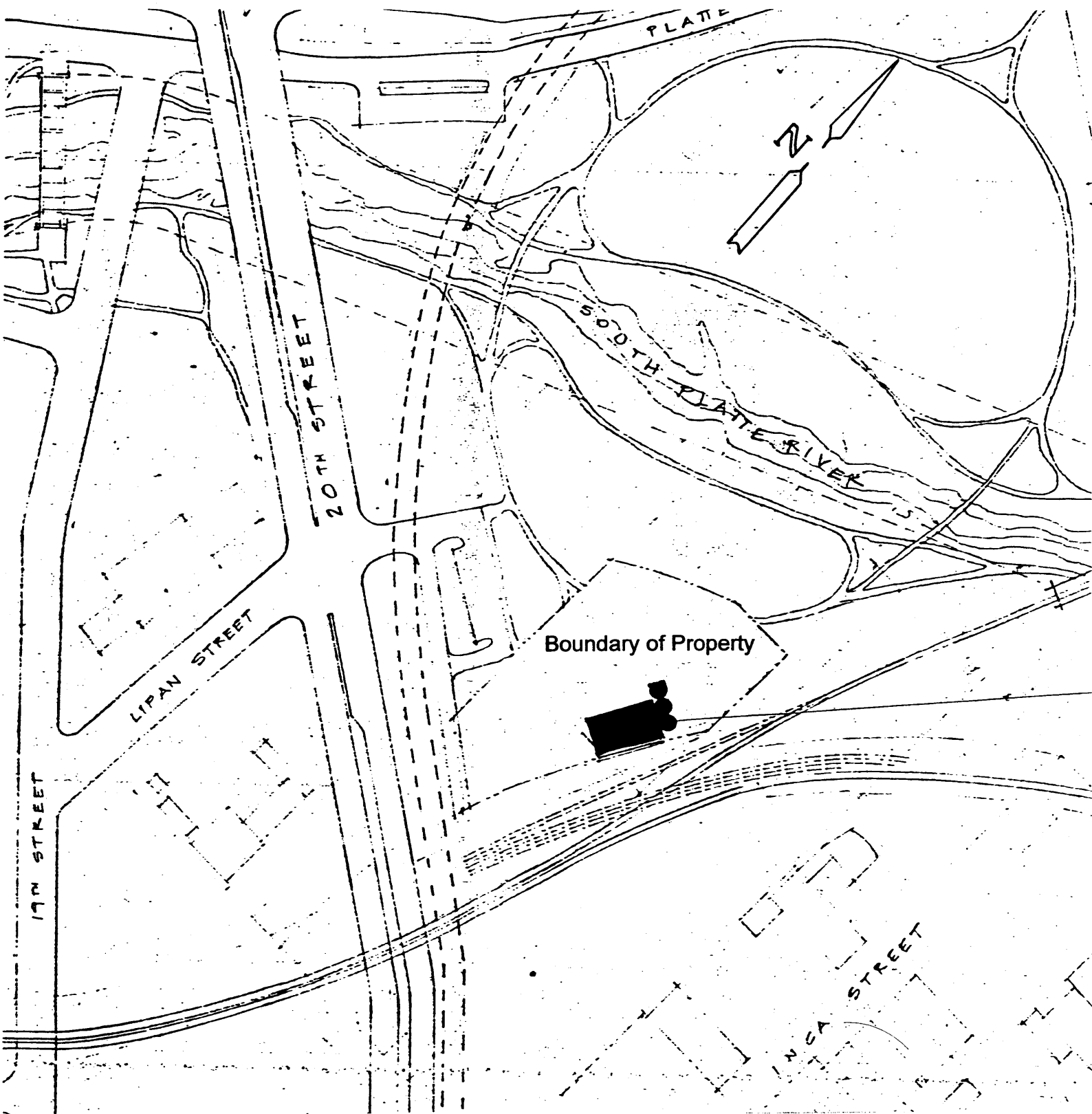
The original mill building was built by J.R. McDonald and Burell Engineering and Construction Co. in 1906. The building was commissioned by the Longmont Farmers Milling and Elevator Company. It was a five-story concrete and brick structure with three attached circular storage bins on the north wall.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Pride of the Rockies Flour Mill
Denver County, Colorado



**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Pride of the Rockies Flour Mill
Denver County, Colorado

A 70-foot tall, crib constructed grain storage facility stood on the north side of the storage bins. In 1920, a great fire devastated the mill building leaving only the three storage bins and the massive chimney. The crib elevator survived the fire, perhaps being protected by the concrete bins. The chimney and storage bins were incorporated into the new \$75,000 7-story mill building which began to rise from the rubble the year of the fire. Nordyke & Marmon Co. served as contractors for the large mill building. Only twelve years later in 1932, the complex suffered another major fire which left only the new mill building, the one-story track side warehouse structures south of the mill, and the indomitable concrete storage bins in its wake.

With the exception of the mill building and its three external bins, all the remaining structures were demolished or destroyed in fires sometime after 1958. The last to go was the long rectangular one-story warehouse along the rail spur to the south of the mill proper which burned down in 1991. These ancillary buildings primarily supplied support services for the mill. Since the end of mill operations, these attached structures functioned primarily for storage.

Although the mill and storage bins currently are in a state of neglect, they are a structural unit firmly attached to their site. Although the full complex no longer survives, the mill itself retains integrity of location, design, materials, workmanship, feeling and association. It stands as the last mill building in Denver's Central Platte Valley capable of conveying its historic association to modern viewers.

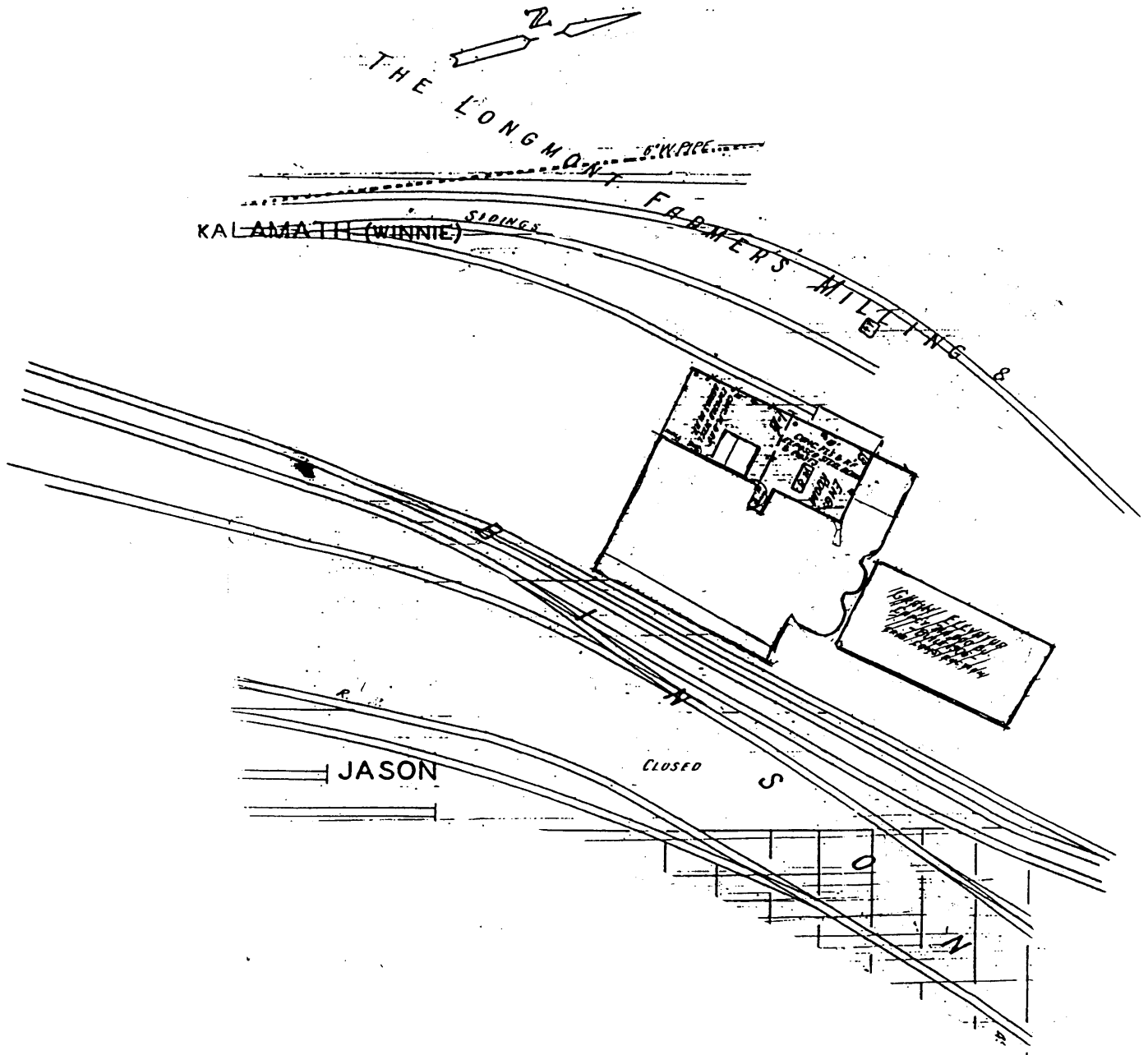
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Continuation Sheet

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Pride of the Rockies Flour Mill
Denver County, Colorado

Pride of the Rockies Flour Mill-1906



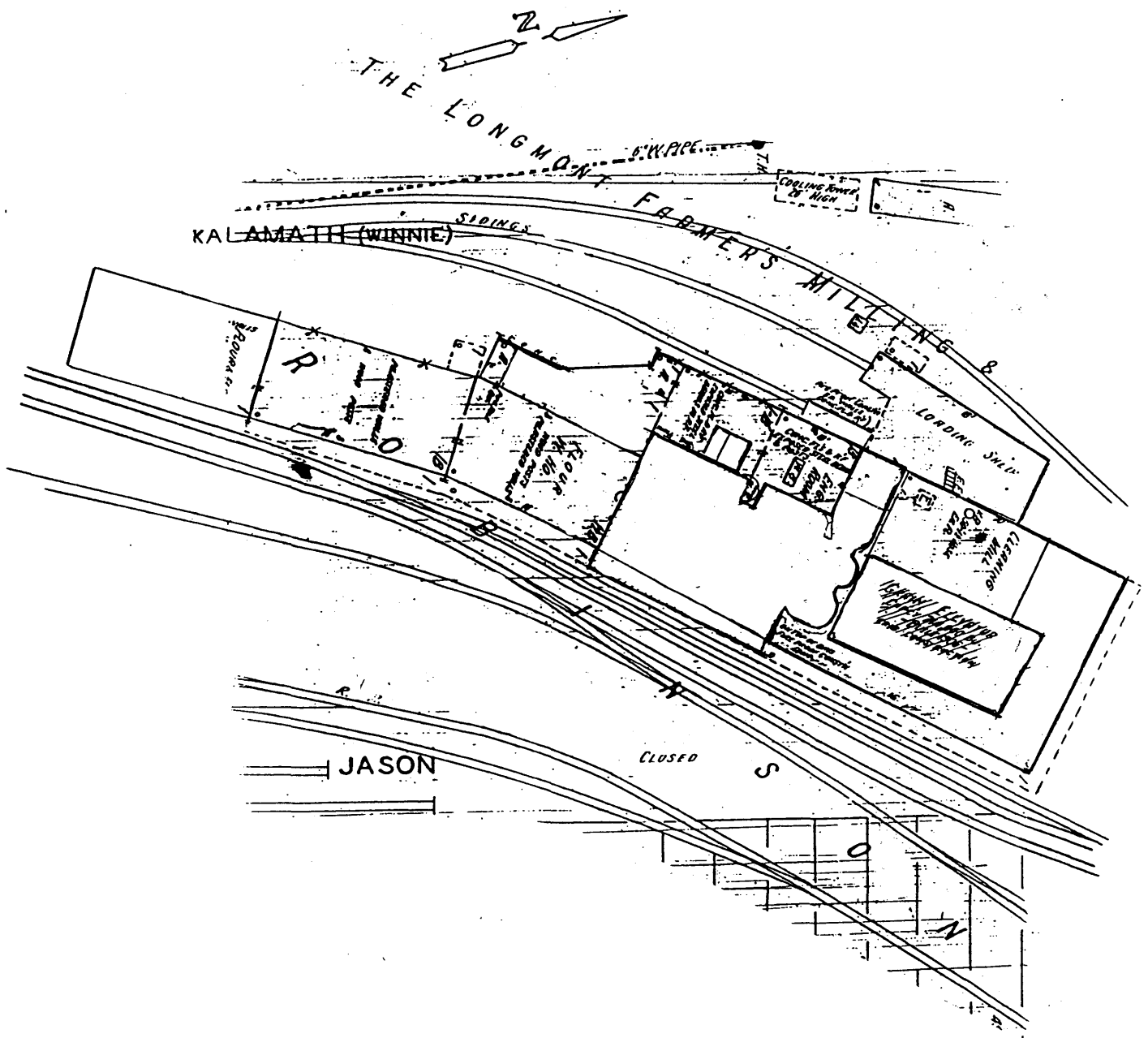
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Pride of the Rockies Flour Mill
Denver County, Colorado

Pride of the Rockies Flour Mill-1929

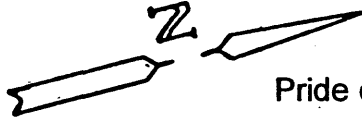


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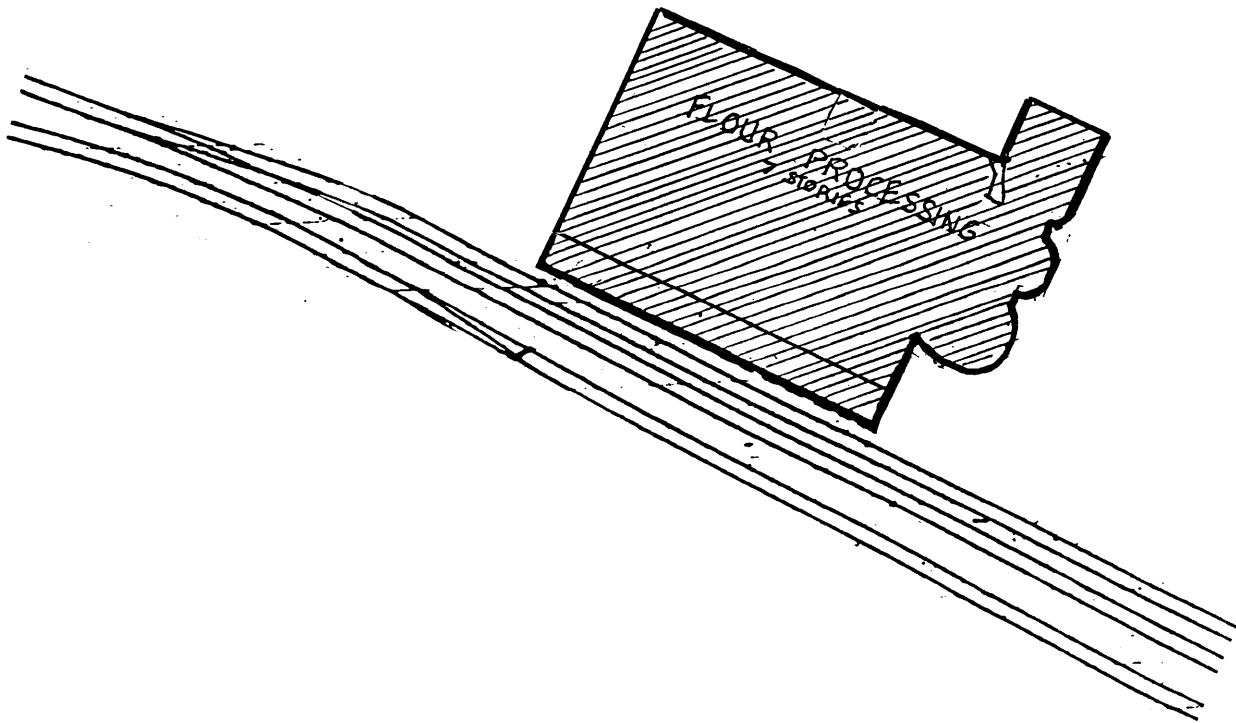
National Register of Historic Places
Continuation Sheet

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Pride of the Rockies Flour Mill
Denver County, Colorado



Pride of the Rockies Flour Mill-1995



**United States Department of the Interior
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**National Register of Historic Places
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Pride of the Rockies Flour Mill
Denver County, Colorado

SIGNIFICANCE

The Pride of the Rockies Flour Mill is being nominated under criterion A for its close association with the history of Denver's agricultural-support industries in the Central Platte Valley. The mill and its attached circular storage bins form the most intact resources from the early decades of the twentieth century which can convey to the modern observer a sense of the scope and importance of milling in the city's industrial development.

By the beginning of the twentieth century Denver was well established as the major railroad center of eastern Colorado. The center of Denver's rail activity stretched along the inner curve of the South Platte River where it swung slowly to the east around the city's commercial district. This area, known as the Central Platte Valley, contained the railyards of the numerous lines radiating out from Denver and the industries that depended on the railroads for incoming and outgoing freight. Two industries predominated in the Central Platte Valley -- those that supported mining and those related to agriculture. The biggest enterprise tied to Colorado's high plains agriculture was the milling industry, particularly flour milling.

At its peak in the early 1930s, Denver's Central Platte Valley contained eight flour mills. These included:

- ▶ Excelsior Milling & Elevator
- ▶ Hungarian Flour Mills
- ▶ Denver Flour Mills
- ▶ Ady and Crowe Monarch Mills
- ▶ F.C. Ayres Milling & Grain Co.
- ▶ Crescent Flour Mills
- ▶ Eagle Flour Mills
- ▶ Pride of the Rockies Flour Mill

One of these mills, the Pride of the Rockies, produced a popular brand of flour for its owners, the Longmont Farmers Milling and Elevator Company. The Longmont Farmers Co. began in its namesake town in 1887 when a group of grain farmers banded together to establish a storage and processing facility for their crops. They had their first Denver facility by 1895. In 1906, the company commissioned the construction of a mill and elevator at 20th and Kalamath Streets in Denver's Central Platte Valley railyards. Its location insured easy rail access for wheat deliveries and flour shipments.

The Longmont Farmers Co. leased the mill to a number of operators. The most popular product produced was the Pride of the Rockies brand of flour. First produced in 1886, the brand continued to be purchased by Coloradan's through the 1930s. The association of the brand with the Longmont Farmers Mill led to its being called the Pride of the Rockies Mill. A 1917 photo of the railyard area reveals the mill complex with "Pride of the Rockies" painted in 10 foot high letters across the huge elevator structure.

**United States Department of the Interior
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Continuation Sheet**

Pride of the Rockies Flour Mill
Denver County, Colorado

Section number 8 Page 8

The Pride of the Rockies Mill prospered during the first three decades of the twentieth century. However, milling brought with it the danger of fire and explosion from the volatile flour dust. In 1920, a major fire devastated the mill building leaving only the three attached storage bins and the massive chimney. The chimney and bins were incorporated into the new \$75,000 7-story mill building which began to rise the same year. Nordyke & Marmon Co. served as contractors for the large mill building.

The concrete frame, the large expanses of glass, the massive corner chimney and the attached storage bins clearly identify this as an industrial structure. However, the predominance of window to structural elements, the vertical emphasis with spandrel counter points, and the tri-partite configuration imparted by the first-story cantilevered canopy and sixth-story secondary cornice all relate this building stylistically to the popular commercial Chicago School style of architecture. The building stood in contrast to the older industrial buildings typical of the Central Platte Valley which were generally horizontal in orientation, one or two stories in height with gabled roofs and ridge line ventilation monitors.

The Pride of the Rockies Mill helped pioneer the process for refining flour at high altitudes. The grain was ground to the fine powder necessary for baking at higher altitudes. Wheat passed through corrugated steel rollers known as the Hungarian milling process. The mill was designed and built with this procedure in mind.

The agricultural economic down turn of the late 1920s took a toll on the Longmont Farmers Co. and the Pride of the Rockies Mill. By September, 1931, the company found itself in receivership with nearly \$700,000 in obligations.

On April 3, 1932, disaster struck in the form of another fire. The wood elevator structure exploded in a fire that destroyed 150,000 bushels of wheat and 80,000 bushels of corn. The elevator itself was a complete loss. Total damage estimates ranged to \$280,000. The fire was so intense that the City of Denver passed an ordinance forbidding the salvaging or resale of materials from the burned out mill.

Production at the mill ceased shortly after the fire. The destruction of the grain, the lack of funds to run the mill, and the deterioration of the mill machinery due to deferred maintenance brought an end to the mill's productive days.

In 1934, the mill and five associated country elevators were purchased by the Colorado Milling and Elevator Company which was one of the largest companies of its kind in the country, operating 23 large mills in Colorado shipping flour to 46 states. Company president, John L. Dower, stated that the mill was worn out and virtually useless and announced that as soon as economic conditions improved, they planned to junk the present mill and replace it with a new and larger facility. The announcement was repeated the following year but the new construction never occurred. In 1943, the company sold out to Union Securities Corp. of New York. Production never resumed at the Pride of the Rockies Mill and the processing equipment was eventually removed for scrape.

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

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Section number 8 Page 9

Pride of the Rockies Flour Mill
Denver County, Colorado

The return of prosperity following World War II did not signal a turnaround for the Central Platte Valley. The aging facilities could not effectively compete with large modern mills at the edge of the city. In 1960, the active mills in the valley numbered only four: the Hungarian; Monarch Mills; F.C. Ayres; and Eagle. By 1990, only 3 mills, all inoperative, remained. The Ayres came down in 1993 to make way for the new Coor's Field baseball park. A fire hit the Monarch Mills the same year and destroyed all but the large elevator structure. Only the Pride of the Rockies Mill remains to remind Deverites of the Central Platte Valley's once thriving milling industry.

Though diminished from its previous status as a storage and milling facility, several key physical attributes of the mill recall Denver's milling industry. The large east side dock demonstrates the mill's interdependent relationship with the railroad. The oversized chimney for the coal-fired boilers represents the industrial nature of the building. The large external circular storage bins clearly identify the building's agricultural associations. The mass of the mill building itself exemplifies the once prominent position of the grain processing industry. The Pride of the Rockies Mill is the single best surviving resource to convey the Central Platte Valley's milling history.

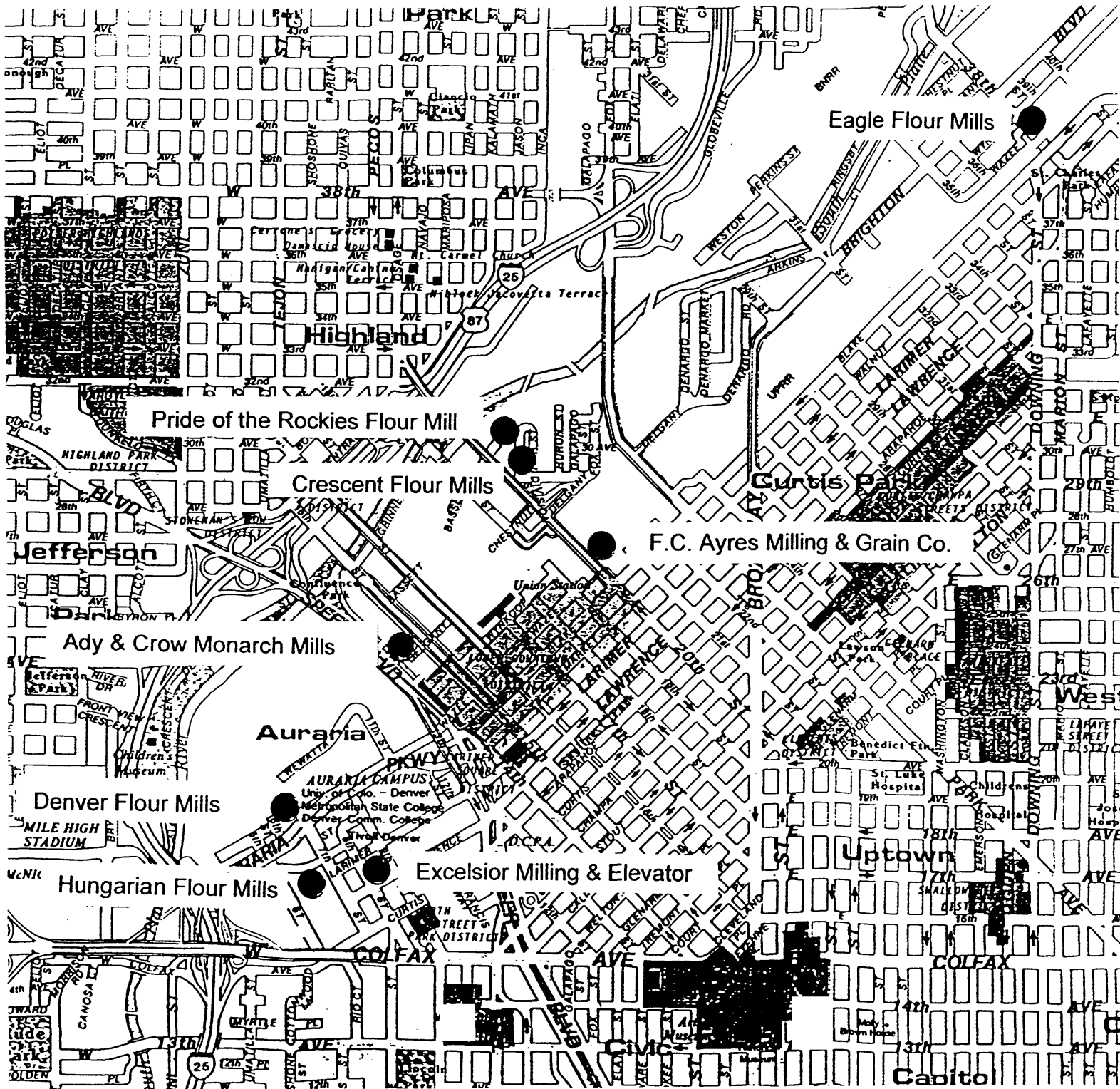
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Section number 8 Page 10

Pride of the Rockies Flour Mill
Denver County, Colorado

Mills of the Central Platte Valley - 1930



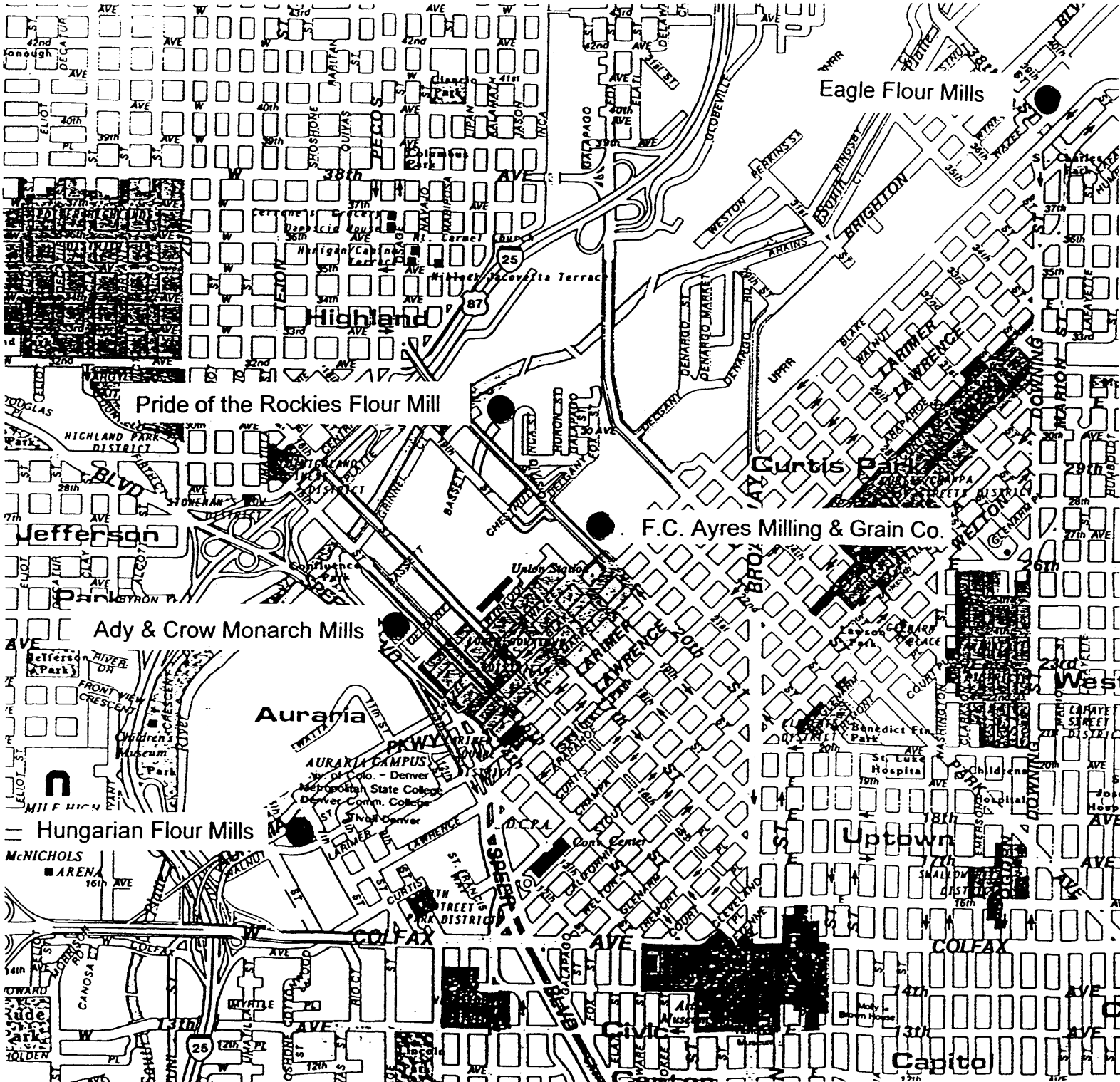
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Section number 8 Page 11

Pride of the Rockies Flour Mill
Denver County, Colorado

Mills of the Central Platte Valley - 1960



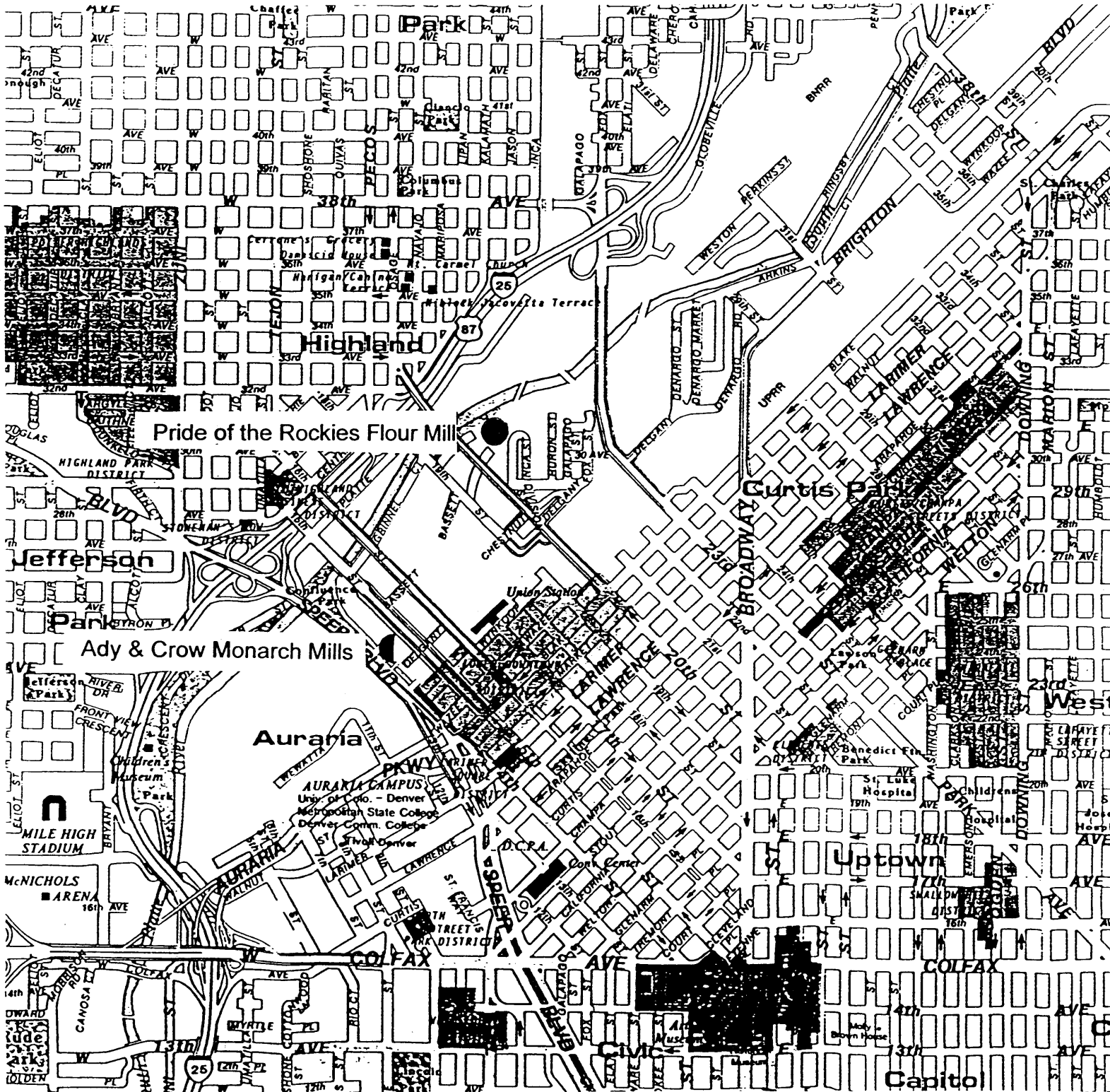
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Pride of the Rockies Flour Mill
Denver County, Colorado

Section number 8 Page 12

Mills of the Central Platte Valley - 1995



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Pride of the Rockies Flour Mill
Denver County, Colorado

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Business Directory of Denver, 1933, 1958, 1994

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"\$100,000 Blaze Follows Blast of Flour Mill," *Denver Times*, January 21, 1920, p.8.

"250,000 Bushels of Wheat Burn in Giant Blaze," *Denver Post*, April 3, 1932, p.1 & 3.

"\$250,000 Fire Hits Denver Flour Plant," *Rocky Mountain News*, April 3, 1932., p.1.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 14

Pride of the Rockies Flour Mill
Denver County, Colorado

GEOGRAPHICAL DATA

Verbal Boundary Description

Hoyt and Robinson Addition Block 9 Lots 13 to 31 and Lots 47 to 76 Dif. Bk. 3179-472 Exc. Beginning 58 feet East of the Southwest corner of Lot 76 East 19.72 feet Northeast Cv/1 38.68 feet Northeast 24 feet South 59.52 feet to point of beginning. Total area defined includes approximately 82,044 square feet.

Boundary Justification

The nominated property includes the entire parcel historically associated with the flour mill.

United States Department of the Interior
National Park Service

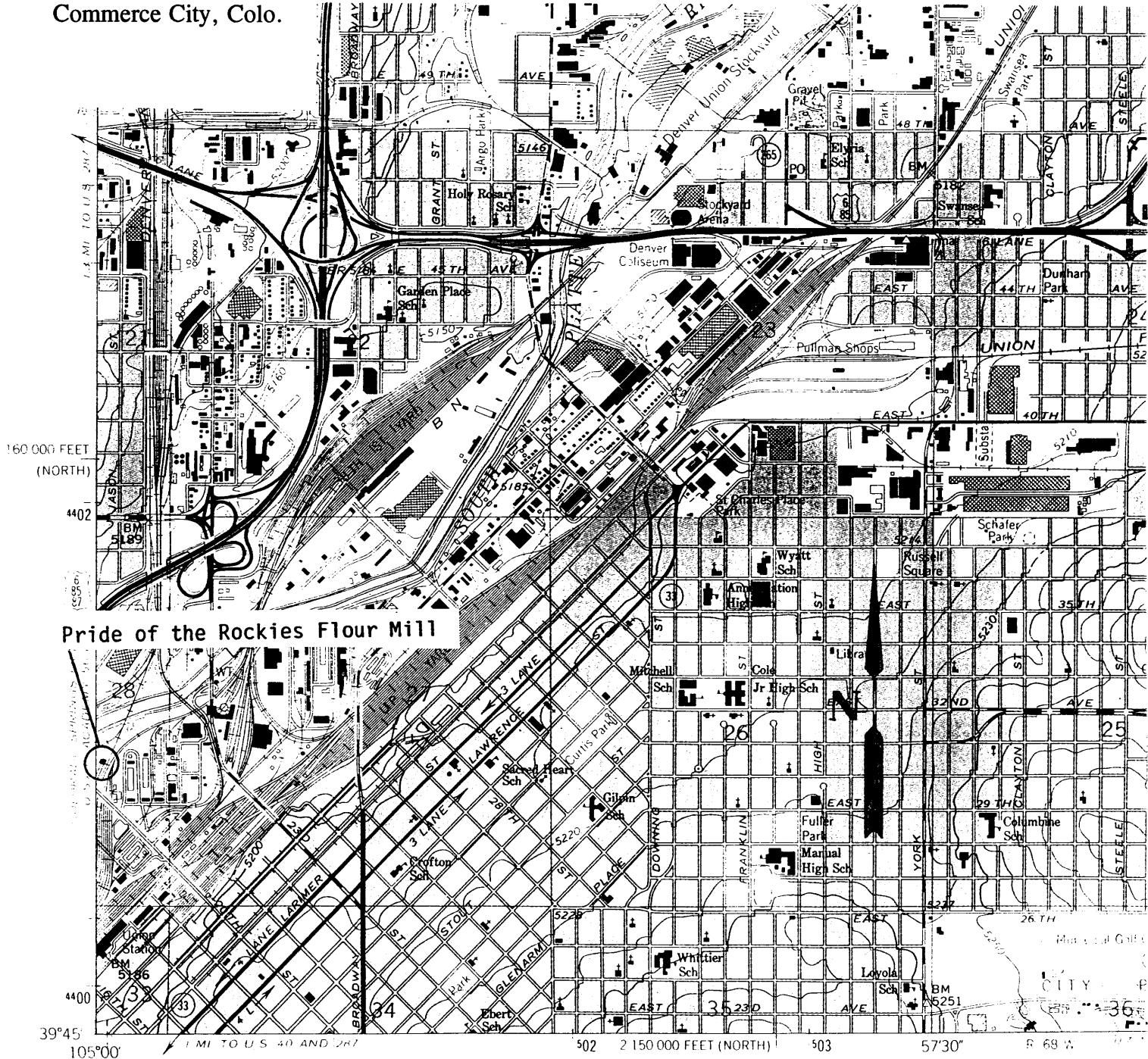
National Register of Historic Places
Continuation Sheet

Pride of the Rockies Flour Mill
Denver County, Colorado

Section number Additional Documentation Page 15

USGS MAP

Commerce City, Colo.



Pride of the Rockies Flour Mill

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**National Register of Historic Places
Continuation Sheet**

Section number Additional Documentation Page 16

Pride of the Rockies Flour Mill
Denver County, Colorado

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1 - 3:

Name of Property: Pride of the Rockies Flour Mill

Location: Denver, Denver County, Colorado

Photographer: Mark Barer

Date of Photographs: January, 1995

Negatives: Urban Neighborhoods Real Estate Company, 1624 Market Street #495, Denver,
Colorado, 80202

<u>Photo No.</u>	<u>Information</u>
1	East elevation of mill and three attached storage bins on north elevation, view to the west.
2	South elevation of mill, view to the northeast.
3	West and north elevations of mill, view to the east.