

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

For NPS use only

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

received SEP 22 1984
date entered SEP 20 1984

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

1. Name

5DV1489

historic Pacific Express Stable

and/or common Francis J. Fisher Building

2. Location

street & number 2363 Blake Street n/a not for publication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 type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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 type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>n/a</u> being considered	<input 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 Hera Investment and Management

street & number 50 S. Steele Street #600

city, town Denver n/a vicinity of state Colorado 80209

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk and Recorder Office, City & County Building

street & number W. 13th Avenue and Bannock 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

date Ongoing federal state county local

depository for survey records Office of Archaeology & Historic Preservation, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input 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 type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Pacific Express Stable, constructed in 1888, is designed in the late 19th century commercial style. It is two stories high with a basement and a flat roof. The building plan is rectangular with a set-back portion at the rear on the southwest side. The exterior is faced in red brick with sandstone sills and coping at the top of the brick cornice.

The symmetrical front facade is made up of three bays. In the projecting central bay is a wide segmental arched carriage entrance. Above on the second floor there are three windows grouped beneath a segmental arch. The windows on the first floor are tall and narrow and round arched with molded brick capping the arch. Crowning the top of the building across the front and the northeast side is an elaborate corbelled brick cornice, an element frequently found in 19th century commercial buildings in Denver. The end walls of the facade are finished with corner pilasters.

There have been very few alterations to the building since its original construction. On the southwest side, some windows have been bricked in and loading docks have been added to the front facade and on the southwest side near the rear. There is a one story, flat roofed masonry addition at the rear of the building which encloses the original entrance to the basement stable. There are advertising signs painted on the exterior brick walls dating from the time the building was the Francis J. Fisher warehouse from 1913 to 1974.

On the interior, many of the original features remain from the time the building was used as a stable dating from 1888 to ca. 1910. The ramp from the carriage entrance leading into the first floor is still there. Of great interest is the hung ceiling between the first and second floors creating a first floor space free of support columns, which facilitated the storage of the Pacific Express wagons. On the main floor, the flooring was probably originally of wood and is now concrete.

The second floor support system for the hung ceiling is seen as two rows of very large rectangular beams running the length of the building. These beams are set at an angle from the roof trusses near the center of the building and reach the floor near the outside walls. Just beyond the bottom of each beam, there are vertical metal rods extending from the floor to the ceiling beams. This suspension system takes up most of the useable floor space which was originally used for hay and grain storage.

Near the center of the building is an open elevator from the first to the second floors that was added sometime after 1974. The interior of the outside walls of the second story and the first remain the original brick construction.

In the front portion of the building, on both floors, are wood lath and plaster partitions. Some may date from the time of original construction and others from the 1913-1914 conversion into warehouse use. These rooms have changed little since the early 1900s. The wood panel doors, the old style door and window frames and baseboards are intact. These rooms served as office space and living quarters.

The building's stable use is best seen in the basement where many of the columns for the horse stalls still remain along with an old barn door at the wide rear entrance, now inside the masonry addition. Because the ground slopes away from the front of the building, the stable entrance is at ground level.

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The center aisle of the stable runs the length of the basement with heavy rectangular support columns of wood on each side. Between the columns and along the outside walls are turned columns that supported the sides of the stalls which were fitted into vertical grooves in the columns. The sides have long since been removed and some of the stall columns have been replaced by metal beams. The floor may have been dirt originally, but it is now concrete.

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 checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1888 **Builder/Architect** Not Known

Statement of Significance (in one paragraph)

The Pacific Express Stable has significance as a relatively unaltered 19th century stable building where the original use is readily visible. It may well be the only remaining stable in Denver which has retained so much of its original interior and exterior integrity. The design of the exterior is an excellent example of late 19th century commercial architecture. Of structural significance on the interior is the hung ceiling between the first and second floors creating a column free space for wagon storage.

The building's use as a stable from 1888 until ca.1910 has historic significance in its association with the Pacific Express Company and the bygone era of horse and wagon transportation used to deliver railroad freight throughout the city in the late 19th and early 20th centuries. Also of some importance, was the building's later use as a warehouse for building materials from 1913 until mid-1983 and the building's association with the history of Denver's early 20th century building industry.

The Pacific Express Company was among the early companies in Denver to deliver railroad freight in the 1870s. Until 1888, the company's freight office was located at 1200 15th Street on the northwest corner of Lawrence Street.¹ In 1888, the land on which this building stands was bought by Edgar M. Morrison, and it is believed he constructed the stable building that same year. From 1888 to 1892, the building was leased to the Pacific Express Company. In 1892, the company purchased the building from Edwin H. and Francis A. Morrison for \$15,000.²

The stable housed the express company's wagons on the first floor, hay and grain were stored on the second floor and the horse stalls were in the basement. There were also offices and living quarters in the building.³

On November 25, 1913, the building was sold to Francis J. Fisher and on December 17, 1913, he applied for a building permit to remodel the building into a warehouse.⁴ The extent of the remodeling is not known, but it is likely the loading docks were added at that time along with improvements to the office and living spaces. Little else has been done to the building since that time.

Francis J. Fisher, a stonemason, established his specialty building supply business in 1889. He sold lime, cement, plaster, hair, fire brick, fire clay and sewer pipe to the construction trade.⁵ After the conversion of the building from stable to warehouse, completed in 1914, Fisher moved his business here from a warehouse and yard at 1920-1950 19th Street.

In 1935, the ownership of the company was transferred to the Walter Goody family and the business continued at this same location under the Fisher name.⁶ The Goody family operated it in conjunction with the Goody-Courter Coal Company at 3011 Huron Street. The businesses were somewhat seasonal with the Fisher Company operating in the spring and summer and the coal company in the winter.⁷

9. Major Bibliographical References

See footnotes, Item 8, page 2.

10. Geographical Data

Acreege of nominated property Under 1

Quadrangle name Commerce City

Quadrangle scale 1:24000

UTM References

A

1	3	5	0	0	9	1	0	4	4	0	0	7	0	0
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

Lots 1 to 3 block 27 Steck's Addition to the City of 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 Barbara Norgren

organization Consultant date March 23, 1984

street & number 7453 E. Jefferson Drive telephone 740-7860

city or town Denver state Colorado 80237

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 Norgren

title State Historic Preservation Officer date 8-14-84

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

for Alfred Byers Entered in the National Register date 9-20-84
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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In 1974, the Fisher Company moved into a new, large warehouse at 4375 Brighton Boulevard and the stable building was sold to Student Movers and continued in warehouse use. Since then the lift type elevator was installed between the first and second floors, but no other alterations have been made.

In 1983, the building was sold to the Hera Investment and Management Company, who intend to renovate the space for retail use.

FOOTNOTES

¹Denver City Directory, 1877-1910.

²Abstract of 2363 Blake Street. Water Tap Permit, Denver Water Company. John E. Leet, Real Estate Block Books, 1884-1900. Microfilm, Western History Department, Denver Public Library.

³Insurance Maps of Denver, Colorado. New York: Sandborn-Perris Map Company, Ltd., 1890, Vol.2, Plate 72.

⁴Abstract. Master Property Books, Stiles Addition, Denver Tax Assessor. Building Permit Application, Denver Building Department, #1998, 12/17/1913.

⁵City Directory.

⁶The Denver Post, 10/20/1974, p.2E.

⁷Telephone interview with Mrs. Walter Goody, Jr., President, Francis J. Fisher Company, 10/14/1983.