

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH 0665 330 DATA SHEET

FOR NPS USE ONLY  
RECEIVED  
DATE ENTERED  
MAR 28 1978  
SEP 18 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Boston Building

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER 828 17th Street

CITY, TOWN Denver, CO VICINITY OF CONGRESSIONAL DISTRICT 01

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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" 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 Boettcher and Company

STREET & NUMBER 828 17th Street

CITY, TOWN Denver VICINITY OF STATE Colorado

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Clerk and Records Office

STREET & NUMBER City and County Building 14th and Bannock

CITY, TOWN Denver STATE Colorado

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Historic American Buildings Survey

DATE June 5, 1968  FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS State Historical Society of Colorado

CITY, TOWN Denver, CO STATE also Denver Inventory 1973 Denver Planning Office

# 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 style of the Boston Building is a combination of Renaissance Revival and Richardsonian Romanesque. The building has eight stories and a ground floor level a few steps below street grade. Characteristic of the Renaissance Revival style is the building's shape, that of a cube block without any projections or recessions, and rusticated stone blocks on the ground floor and the first and second floors. The Romanesque style is apparent in the arcaded window arrangement which is similar to H.H. Richardson's Field Building in Chicago, Ill.

The entire building is faced with Greenlee red sandstone, quarried near Manitou Springs, Colorado, and all of the decorative ornament is carved from the same stone.

The Boston Building has a symmetrical arrangement of flat lintel and round arched windows, grouped together vertically within arcades. The arched windows form the tops of the arcades, with the flat lintel windows beneath, divided into rectangular lights by stone mullions and colonnettes. The building consists of four arcaded levels which vary from three stories on the bottom level to two stories on the three levels above.

The bottom level of the building consists of the ground floor and the first and second floors. The main entrance is centered beneath three carved arches in the seven arch arcade along 17th Street. The first and second story windows have flat lintels with the first story windows divided by colonnettes. On the second story there is a wide band of carved sandstone at the spring line of the arches which spans the space between the windows. The second level arcade--the third and fourth stories--is divided from the third level arcade--the fifth and sixth stories--by a stringcourse. There is a narrow band of carved sandstone at the spring line of the sixth floor windows spanning the space between the windows. The round arched windows of the top level are half the width of the other windows in the building and are arranged in groups of two, divided by colonnettes. two stories high that end at the central meeting point of the two arches.

Throughout the years, due to the weathering of the sandstone, there have been some changes made in the exterior to maintain it and to prevent further erosion. The flat roof of the building was originally embellished with a narrow but elaborate cornice with carved heads spaced at regular intervals along the soffit and below was a narrow frieze of rusticated sandstone. The cornice has been removed, and the rustication of the frieze is now smooth. Between the sixth and seventh floors there was a decorative stringcourse which has also been made smooth. Originally there was a red sandstone balcony with a low balustrade over the top of the three entrance arches now gone. The rustication of the large sandstone blocks on the bottom floors has been smoothed to have the appearance of the dressed stone found in the floors above. In 1959 the front entrance was modernized

Except for these changes, the building has been well maintained through the years and preventative measures have been taken to stop further erosion of the sandstone. This handsome landmark retains the flavor of a 19th century office building and reflects the architectural charm of Denver in the early 1890's amid the ever growing number of sleek 20th century skyscrapers.

# 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/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Boston Building, one of the earliest commercial office buildings constructed in Denver's financial district, is one of the few remaining examples of 19th century commercial architecture in the downtown area built before the silver crash of 1892-93.

The Boston Building, located on the southeast corner of 17th and Champa Streets, was built on the site of the largest ladies' seminary in the West, Wolfe Hall, which was constructed in 1867 under the direction of the Right Reverend George Maxwell Randall of the Episcopal Diocese of Denver. At that time, the site was described by a Rocky Mountain News article as being, "unsurpassed for beauty and healthfulness, commanding an extensive and charming view of the mountains."

In 1888, the school property was sold to the Boston Building Company for the development of an elegant office structure. The school was demolished in 1889. Construction began in 1890. Henry R. Wolcott, a prominent Denver businessman, contributed a large sum of money to the new building and engaged the services of the Boston firm of Andrews, Jaques and Rantoul. This was the same firm that designed the Equitable Building.

The Boston Building had the latest and most up-to-date design in office building construction. Denver historian Jerome C. Smiley noted the Boston Building as being the first "strictly modern office building" in Denver and compared it with such other outstanding Denver landmarks as the Colorado State Capitol Building (Civic Center National Register District), the Brown Palace Hotel (National Register), the Equitable Building, the Cooper Building (demolished), and the Ernest and Cramer Building (demolished). In Smiley's opinion, these buildings were "fine examples of modern ideas in design and construction."

The new Boston Building attracted prosperous and progressive businesses as tenants. Among the first occupants were the Postal Telegraph and Cable Company, the Colorado Midland Railroad Company, the Denver Land and Water Storage Company, and the Security Abstract and Rating Company. There were numerous real estate offices in the building such as John M. Berkey and Company, the oldest real estate establishment in the state; Ralph Voorhees' West Colfax Subdivision office; and the firm of Whittmore and Miller. Other occupants were insurance companies: the Aetna Life Insurance Company and the Mutual Life Insurance Company and several investment companies: the Brookline Investment Company, Peabody Investment and Trust, and F.D. Carper and Company. The building industry also had representation among the building's tenants: the Colorado Coal and Iron Company, the only company of its kind in Colorado at that time that manufactured iron, steel rails, pig iron and cast iron; F.H. Lancaster, a wholesaler in red cedar shingles; the Warming and Ventilating Engineers; and the Mycenian Art Marble Company, a new company to Denver which manufactured artificial marble and reproduced the color and veining of real marble. One occupant of special note was the bar and cafe, owned and managed by Mr. Groff and Mr. Collins, which provided excellent foreign and native dishes served with the finest domestic and imported wines.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Brettell, Richard, Historic Denver, Historic Denver, Inc., 1973. p.25.

Historic American Buildings Survey (HABS) form, "The Boston Building," June 5, 1968.

The Look Out, Malcolm Glenn Wyer; ed., Denver, January, 1928, Vol. I, No. 2, p. 12.

Rocky Mountain News, Denver, May 5, 1891. p.5.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY under one acre

UTM REFERENCES

A	1,3	5007110	4349460
	ZONE	EASTING	NORTHING

B			
	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Block 129 Lots 1-4 incl.  
East Denver Addition

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Barbara Norgren, Preservation Consultant

January 12, 1977

ORGANIZATION

Historic Denver, Inc.

DATE

837-1858

STREET & NUMBER

770 Pennsylvania Street

TELEPHONE

CITY OR TOWN

Denver,

STATE

Colorado 80203

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE X

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

*Arthur C. Jensen*

TITLE STATE HISTORIC PRESERVATION OFFICER

DATE MARCH 15, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*R. B. Rettig*

DATE

9/18/78

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

*William Labovial*

DATE

Sept 14, 1978

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
MAR 25 1978	
RECEIVED	
DATE ENTERED	SEP 18 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

In 1920, the Boston Building was purchased by the Dome Investment Company, whose principal partners were Frederick G. Bonfils, co-owner of the Denver Post, and Claude K. Boettcher, a wealthy and influential Denver financier. In 1968, the Boettcher Company, a stock brokerage firm and offspring of the Dome Investment Company, bought the Boston Building and is the current owner. Boettcher and Company has had offices in the building since 1924.

The Boston Building has been adapted to present day office needs of the business community and is surrounded by the progress of the 20th century and the ever changing trends of building construction and design. It is a warm hued contrast to the steel and concrete of its neighbors and stands proud and tall as a beautiful monument to a bygone era: Victorian Denver.

The Boston Building has significance both in the architecture and through the use of the building by firms which provided a backup of services to the city and the state. The architecture is exemplary of commercial construction and design during the late Victorian period in Denver. The commerce negotiated within its walls was critical and supportive to the functions and developments wrought in other structures of Denver's Financial District. Realty, insurance, utilities, building materials, and investments; these were the day to day activities pursued within the building which were as vital to the proper functioning of commerce as the broader, higher level decisions made elsewhere in the city's finance center. The Denver financial district was composed of many parts and its impact on the city and the state could not have occurred without a balanced output of directive and supportive actions. The Boston Building's commercial significance is of this important supportive nature, without which local development could not have occurred.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 28 1978
DATE ENTERED	03 28 1978

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

---

Ibid., "Trend", April 4, 1976.

Smiley, Jerome C., History of Denver, The Times-Sun Publishing Company,  
Denver, 1901. pp. 955, 976.

Westmoreland, Elke, "The Boston Building", Historic Denver News, December, 1976.  
p. 4.