

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED SEP 21 1982
DATE ENTEREDNATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1** NAME

HISTORIC

Tallmadge and Boyer Block

AND/OR COMMON

Same

LOCATION

STREET & NUMBER

2926-2942 Zuni Street

N/A NOT FOR PUBLICATION

CITY, TOWN

Denver

N/A VICINITY OF

CONGRESSIONAL DISTRICT

1

STATE

Colorado

CODE

08

COUNTY

Denver

CODE

031

CLASSIFICATION

CATEGORY

 DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

 PUBLIC
 PRIVATE
 BOTH
PUBLIC ACQUISITION
n/a IN PROCESS
n/a BEING CONSIDERED

STATUS

 OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS
ACCESSIBLE
 YES: RESTRICTED
 YES: UNRESTRICTED
 NO

PRESENT USE

 AGRICULTURE
 COMMERCIAL
 EDUCATIONAL
 ENTERTAINMENT
 GOVERNMENT
 INDUSTRIAL
 MILITARY
 MUSEUM
 PARK
 PRIVATE RESIDENCE
 RELIGIOUS
 SCIENTIFIC
 TRANSPORTATION
 OTHER:**OWNER OF PROPERTY**

NAME

Tower Development Group Ltd.

STREET & NUMBER

1601 Arapahoe Street, Suite 1200

CITY, TOWN

Denver

n/a VICINITY OF

STATE

Colorado 80202

LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

City and County Building

STREET & NUMBER

1445 Cleveland Place

CITY, TOWN

Denver

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites

DATE

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

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 Tallmadge and Boyer Block is three stories with a basement, which appears as four stories to the rear. The first floor in the front has always been divided into six commercial spaces, while the upper two floors contain apartments. The facade of the building is of pressed brick with Manitou redstone trimmings and curbings. The plate glass fronts of the commercial spaces have in later years been partially filled with wood.

The building is divided into three sections with the two flanking bays topped by a projecting cornice. The vertical character of the facade is emphasized by the narrow rectangular windows and by brick and stone pilasters, while the horizontal element is defined by a stringcourse between the first and second floors, a subcornice between the second and third by the strongly emphasized stringcourses which divide the windows from their transoms, and by decorative brick bands at the roof line. The brick work is outstanding in these bands as well as in work around the arched windows of the third floor. When the architect of the building W.J. Janisch built a second business block across the street, the Ochiltree, he echoed the decoration of these third floor windows.

Each of the commercial spaces has its own recessed entrance. Access to the apartments is through an entrance at the center of the building which is emphasized at the second story by stone engaged columns and elaborately carved plaques, one with the name of the building and another with the date.

The edifice was highly regarded at the time of construction and described in the January 1 1892 edition of The Denver Republican as "A North Denver Ornament." It also contained a passenger elevator -- one of the first in Denver.

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 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 1891 BUILDER/ARCHITECT Charles E. Tallmadge, John C. Boyer/
Miller & Janisch

STATEMENT OF SIGNIFICANCE

The Tallmadge and Boyer Block is significant for its role in local commerce and for its architectural features. Built across the street from a major cable car terminal, the building was once one of Highlands' important commercial structures. Today it remains as an excellent example of a type of mixed-use structure built in Denver's suburbs during the 1890s, with this particular building surviving almost in its original form.

Highland was one of the three original areas, clustered around the confluence of Cherry Creek and the South Platte River, that became the city of Denver. General William Larimer, a determined land promoter, claimed Highland on December 11, 1858, only a few months after gold "color" had been found nearby. He and his associates joined Highland to Auraria and Denver the next year, eventually extended the boundary north to what is today West 32nd Avenue, and from 1861 called the general area North Denver (although the subsequent growth of the city really made this name an anomaly). In 1875 another group of promoters incorporated nearby the town of Highlands, which was planned to be a utopian suburb that would have clearer air, purer water, and higher morals than Denver, whose industry, commerce, saloons, and red-light district had cast the city in a bad light at least in the eyes of some. By the late 1880s North Denver and Highlands were serviced by one of John Evans' Denver Tramway cable car lines. The line, one of three radiating from a powerhouse at Colfax and Broadway, ran straight down 15th Street across the Platte River to a loop from Mary to Gallup between Fay and Ashland (now Umatilla to Zuni between 30th Avenue and 29th Avenue.) The system was electrified after 1893 and a car and motor house built at the corner of 30th and Zuni. Quite naturally a commercial center grew up around this transportation terminus, and the Tallmadge and Boyer Block was one of the major components.

Charles E. Tallmadge was an early resident of North Denver, moving to the corner of Fay and Mary in 1883, three years after coming to Denver. He was a bookkeeper through those years until caught up in Denver's real estate boom. John C. Boyer, who moved to Denver in 1879, is listed at the same address as Tallmadge after 1888. Boyer worked for various lumber companies over the years as a machine hand and then a foreman. The first real estate venture for the two men was an eight unit terrace at present day 29th and Wyandot which they built in 1889, followed by a small business block next door. Tallmadge ran a grocery store in one of the commercial spaces, while the two men lived in the central unit of the terrace. In 1891 they and several other investors built the larger Tallmadge and Boyer building on the half block behind the terrace. However, Denver's boom was about to end in the Silver Crash and Depression of 1893 and in that year Ohio interests bought the building from the Denver investors. In 1894, the terrace was sold at auction when Tallmadge and Boyer were unable to meet mortgage payments. The buyer for the terrace, a company incorporated in Britain and Ireland, picked up many properties in Denver that year. In 1895, Charles Tallmadge and John C. Boyer, along with thousands of others, left Denver.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Wiberg, Ruth Eloise. Rediscovering Northwest Denver. Northwest Denver Books, 1976.
 Handley, William J. Unpublished paper on North Denver Area.
 Hilton, George W. The Cable Car In America. Berkeley: Howell North Books, 1971.
 Brettell, Richard R. Historic Denver. The Architects and the Architecture 1858-1893.
Historic Denver, Inc. 1973.
Denver Directories, newspapers, pamphlets.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than 1

QUADRANGLE NAME Arvada, Colorado QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	<u>1, 3</u>	<u>4, 9, 8</u>	<u>7, 2, 0</u>	<u>4, 4</u>	<u>0, 0</u>	<u>8, 0, 0</u>	B					
	ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING						
C							D					
E							F					
G							H					

VERBAL BOUNDARY DESCRIPTION

Lots 5 to 9, Block 9, Union Addition to the City of Denver, together with the vacated westerly 4.5 ft. of alley adjacent lots.

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

STATE	CODE	COUNTY	CODE
n/a			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Sharon Eifenbein

ORGANIZATION Home Histories, Inc. DATE February, 1982

STREET & NUMBER 170 Lafayette Street TELEPHONE (303) 722 8162

CITY OR TOWN Denver STATE Colorado 80218

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 *Arthur C. Townsend* 9.10.82

TITLE State Historic Preservation Officer DATE

FOR NPS USE ONLY

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

Shelona Byers **Entered in the National Register** DATE 10/21/82

ATTEST: *Shelona Byers* **KEEPER OF THE NATIONAL REGISTER** DATE

CHIEF OF REGISTRATION DATE

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

Tallmadge and Boyer Block, Denver Co, Colorado

Continuation sheet

Item number 8

Page 2

The architects engaged by Tallmadge and Boyer to design their business block were also later affected by the depression. Wenzel J. Janisch was a native of Austria where he completed his schooling at the Academy of Architecture in Vienna in 1880. He built a notable mansion in Innsbruck and was superintendant of the depots and hotels on the railroad connecting the Tyrol with Switzerland before emigrating to the United States in 1885. After practicing architecture in Chicago and Omaha he moved to Denver in 1889 and formed a partnership with J. Edwin Miller whose interest he bought out in 1892. The firm had a steady stream of commissions over those years including terraces, commercial and office buildings, and residences. They are also credited with the South Broadway Christian Church, at 23 Lincoln Street one of Denver's notable Richardsonian Structures. Among their commercial designs, the Tallmadge and Boyer Block and the Ochiltree Block directly across the Street were considered to be the best examples of their work. Janisch also designed a depot for the Denver Tramway Company, perhaps the one that once stood on the same street as his two most outstanding buildings. Miller left Denver after 1892 and Janisch after 1893.

The Tallmadge and Boyer Block housed a variety of business enterprises in its early years including a large dry goods store, barber, bakery, drug and jewelry store and a popular saloon. From 1897 until its demise in 1920 the Highland Chief, a local newspaper, was also located there. The building returned to Denver hands after the turn-of-the-century, with the well known Kassler family in possession for the next four decades. The building had a series of owners in later days. Today the tramway barn is gone, the end-of-the-line now miles from this spot. The hustle and bustle moved long ago to other commercial centers, but the Tallmadge and Boyer building remains with its flavor of earlier times, its apartments above and retail spaces below still intact.