

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 23 1980
date entered

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

1. Name

historic Littleton Creamery/Beatrice Foods Cold Storage Warehouse

and/or common The Ice House

2. Location

street & number 1801 Wynkoop Street n/a not for publication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 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	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Vacant

4. Owner of Property

name The Ice House, Ltd. (Dana H. Crawford, General Partner)

street & number 1430 Larimer Street, Suite 306

city, town Denver n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk and Recorder of Deeds, City and County of Denver

street & number City & County Building

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 1982 federal state county local

depository for survey records Colorado Preservation Office

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 checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>1903, 1912, 1916, 1917</u>

Describe the present and original (if known) physical appearance

The Littleton Creamery/Beatrice Foods Cold Storage Warehouse is a series of three attached brick structures. The original Littleton Creamery, built in 1903, is five stories with a full basement. It is constructed of thick brick exterior and interior bearing walls with a sandstone foundation. The structure is heavy timber framing.

In 1912, a five-story steel framed structure with concrete slabs and concrete encased columns and beams and brick exterior walls was added on the northeast side of the original structure. A third building was added in 1916. This concrete structure is a reinforced concrete frame with concrete slabs and brick exterior walls. Final cold storage additions were constructed in 1917. This consisted of adding three floors to the central (1912) structure and a partial sixth floor on the 1916 structure.

The structures are located in the warehouse district of lower Downtown Denver. All buildings are built to property lines on 18th Street, the alley, and Wynkoop Street.

The original 1903 building served the cold storage, administration, manufacture and distribution of dairy products. Butter was originally produced in the basement, offices were located on the first level and cold storage occurred on Levels 2-5. Because the building was used for cold storage, windows were placed only in non-cold storage areas. No windows existed on Levels 3 and 4, and the windows on Levels 2 and 5 were boarded up and insulated for cold storage use.

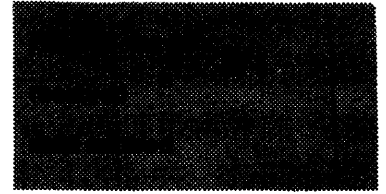
The 1912 addition (5 stories) functioned almost entirely for cold storage with only the basement and first floor being used for other functions (basement: boiler and operating systems; first floor: loading docks). The three floors added in 1917 were also used for cold storage.

In 1916, a third addition was added. This five-story structure had three floors of cold storage plus a basement and a new two-level creamery on the Floors 4 and 5. The butter plant was moved at this time to the new creamery.

The original building and two new additions were interconnected, and were all functionally related to the administration, manufacture and distribution of dairy products. They constitute the significant elements of the building.

The original 1903 corner structure is characterized by Renaissance Revival elements, particularly large stone voussoirs topping rectangular windows along 18th Street and the loading doors on Wynkoop Street. A smooth stone string course divides the first and second stories, and is topped by arched windows marking the seven bays of the 18th Street facade and six bays of the original Wynkoop Street facade. Alternating bands of light and dark brick sweep across the solid mass of the third and fourth stories on the original 1903 building. Fifth story rectangular windows sit atop another smooth stone string course and are linked by intricate polychrome brickwork in a diamond pattern. Solid recessed panels in the two additional sections of the structure reach to the cornice line and are surrounded by a plain brick moulding with concrete corner blocks in a modified Greek key motif at the top. Panels of the three-bay section are each decorated with a pendant design in the textured brick coursing, while the four bays of the northernmost section have been pierced by industrial-style windows at the fourth and fifth levels.

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A complexly textured fascia of brick coursing, topped by a simple, slightly protruding smooth stone cornice mark the roofline of the original Creamery building. While the smooth, flat cornice is continued on the second and third level sections of the structure, the brick coursing below displays corbelling in a dentil motif. A three-story, solid brick addition tops the 1912 section of the building, where the three recessed panels of the lower section are repeated, and is surmounted by the plain brick cornice. A low brick parapet wall tops the third section of the Creamery.

Surviving interior features include the following: glazed blue and white tile on approximately 50% of the wall surface of the original creamery in the 1903 structure; original 6'8" cold storage doors with sawdust or cork insulation; a riveted tank with connecting riveted pipe and compressor (non-functioning) in the basement of the 1903 structure; a brick boiler with cast-iron doors in the basement of the 1912 section; glazed brick on the walls and brick pavers on the floor of the two-story creamery at Levels 4 and 5 of the 1916 section.

Parcel A (see enclosed survey) which constitutes the nominated area includes the original 5-story section (1903); an 8-story section (1912/1917); and a 5-story section (1916), all of which are contributing elements.

At the northeast end of the historic building is a remnant of a one-story garage with a small 2-story office built in 1926. This remnant does not relate to the building mass or use as a cold storage warehouse and is therefore considered a non-contributing element.

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 type="checkbox"/> 1800–1899	<input 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1903, 1912, 1916, 1917 **Builder/Architect** Gove and Walsh Architects (1903/1912)
Mountjoy and French (1916/1917)

Statement of Significance (in one paragraph)

The Littleton Creamery/Beatrice Cold Storage Warehouse is a unique example of turn-of-the-century, industrial design and early 20th-century industrial function. It is significant for the skillful use of materials, masonry, craftsmanship, brick polychrome, cold storage technology, for its consistent use as a refrigerated warehouse since its construction, and as a prominent industrial work of the architectural firm of Gove and Walsh. It is historically significant as one of the major creameries in the Denver area, with its major significance between 1903 and 1917.

The Littleton Creamery was incorporated in 1886 and was founded by J.D. Hill and I.S. Morse as a wholesale vendor of butter, cheese, cream and dairy apparatus and supplies. A cheese factory in Sedalia, south of the city, provided the Creamery with much of its produce. Originally located at 18th and Market Streets in Denver, the Creamery constructed a new, larger facility two blocks away on Wynkoop Street in 1903. At the time of its final addition, it was the largest cold storage facility in the Rocky Mountain region, with 1.2 million cubic feet of cold storage. The Beatrice Creamery, a Nebraska-based competitor, acquired the Littleton firm and its warehouse in 1912, constructed two major additions over the years, and continued using the building for cold storage until 1979.

The period of significance is between the date of original construction, 1903, and the date of the final cold storage addition in 1917. During this period, the continued growth and expansion of the Littleton Creamery/Beatrice Cold Storage Warehouse is reflected in the additions of 1912 by the original architectural firm of Gove and Walsh and the 1916 and 1917 additions by Mountjoy and French.

All the structures are tied together by similar size, architectural details, materials and function. Each structure reflects the unique design requirements of cold storage.

Exterior walls are thick masonry, ranging from 2'2" at the first level to a minimum of 1'5" at the eighth level. Internal demising walls are 2'2" thick. Windows are limited due to insulation requirements; therefore, brick polychrome patterns, brick coursing, corbels and details were designed to add design interest to the blankness of windowless walls.

Each addition maintains consistent design elements such as raised first floor, sandstone foundation walls, stone string course and cornice. A pattern of loading docks is continuous in each bay along the Wynkoop Street facade. Continuity of these elements creates a unifying facade which presents a massive and impressive appearance and reflects the interconnected internal functions.

The colorful polychrome across four stories of wall surface of the original Creamery building is remarkable, and unmatched, for an industrial vernacular structure in Denver and the region.

9. Major Bibliographical References

The American Journal of Progress, "Littleton Creamery Company", p. 15
"Gove and Walsh", p. 19, Special Extra Number (exact publication date not known),
New York, 1902.

10. Geographical Data

Acreege of nominated property 0.75

Quadrangle name Commerce City

Quadrangle scale 1:24,000

UTM References

A

1	3	5	0	0	2	0	0	4	4	0	0	2	9	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

(See enclosed survey, Parcel A.) Justification: The Creamery is enclosed on the northwest and the 18th Street sides by an alley, and on the northeast by a parking lot. The building is built to the streetfront on the Wynkoop side. Therefore the boundary is drawn around ~~List all states and counties for properties overlapping state or county boundaries~~ (continued)

state n/a code county code

state code county code

11. Form Prepared By

name/title Richard C. Geiser, Project Architect

organization Semple Brown Roberts, P.C.

date July 15, 1985

street & number 511 Sixteenth Street, Suite 630

telephone (303) 571-4137

city or town Denver

state Colorado

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 Sudler

title State Historic Preservation Officer

date 8/19/85

For NPS use only

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

Beth Groves
for Keeper of the National Register

date 9/5/85

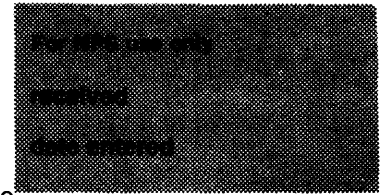
Attest:

date

Chief of Registration

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Renaissance Revival elements: flat roof with a plain protruding cornice, large voussoirs surmounting rectangular windows and door openings, and a slightly raised rusticated stone basement; reflect a quality of design that sets the structure apart from other warehouses and industrial buildings surrounding it. Subsequent additions show efforts to repeat several of the elements, such as the raised basement, stone string course and textured brickwork, while creating new design statements by manipulating the original elements in new combinations. Quality of design and use of materials make the Creamery a significant architectural asset in the lower downtown Denver warehouse district.

As the Littleton Creamery expanded, new technology was employed from both cold storage and construction aspects. The original building was heavy timber construction with organic and wood sawdust insulation in floors, ceilings and walls. The 1912 addition employed a steel structure with concrete encasement of beams and columns and concrete floor slabs. Cork insulation with plaster finish replaced sawdust as insulation. The 1916 and 1917 additions employed reinforced concrete instead of the steel frame.

Each addition reflected a stylistic change from the previous design. The style change from 1903 to 1912, both done by Gove and Walsh, is an excellent example of the changing design concepts of the early 20th century. The 1903 structure recalls "Victorian" detailing, while the 1912 addition has a more industrial style. Each addition displayed more restraint with details becoming more simple, while still maintaining a uniform image and reflecting the industrial use.

The original internal design located the elevator and stair centrally to the cold storage rooms. As each addition was added, the central corridor was easily connected at each level and functioned as one building.

Founded in 1892, the Gove and Walsh office (architect for the original Littleton Creamery of 1903 and the 1912 addition) was described in a 1902 number of the American Journal of Progress as "the foremost in their profession" in Denver, particularly for the design of commercial and industrial structures. Partners Aaron M. Gove and Thomas E. Walsh designed such notable Colorado structures as the Denver Elks Club, Phipps Sanitarium, Macky Auditorium in Boulder, the central waiting room reconstruction of Denver Union Station, and collaborative work on the Cathedral of the Immaculate Conception.

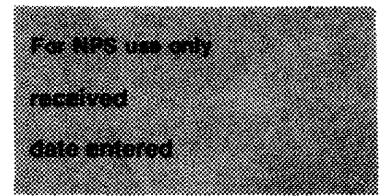
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Justification (continued)

the perimeter of the building to exclude streets and a parking lot.