

PH0066524

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:
Colorado

COUNTY:
Denver

FOR NPS USE ONLY

ENTRY DATE
MAY 7 1973

1. NAME

COMMON:
Larimer Square

AND/OR HISTORIC:
Larimer Street (Denver Town Co.)

2. LOCATION

STREET AND NUMBER:
1400 Block, Larimer Street

CITY OR TOWN:
Denver

CONGRESSIONAL DISTRICT:
1 - Patricia Schroeder

STATE: Colorado CODE: 08 COUNTY: Denver CODE: 031

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <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 (Specify) _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
Larimer Square Associates

STREET AND NUMBER:
1228 15th Street

CITY OR TOWN:
Denver

STATE:
Colorado

CODE:
08

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Clerk and Recorder, Room 200, City and County Building

STREET AND NUMBER:
West Colfax and Bannock

CITY OR TOWN:
Denver

STATE:
Colorado

CODE:
08

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Ordinance No. 288, Series 1971

DATE OF SURVEY: 1971 August 4
 Federal
 State
 County
 Local

DEPOSITORY FOR SURVEY RECORDS:
City Clerk, Room 281, City and County Building

STREET AND NUMBER:
West Colfax and Bannock

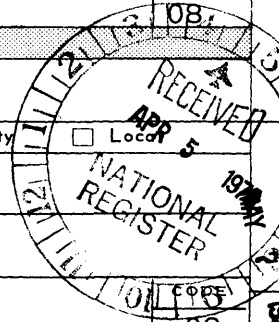
CITY OR TOWN:
Denver

STATE:
Colorado

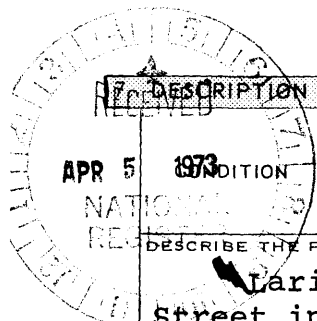
CODE:
08

SEE INSTRUCTIONS

STATE: Colorado
COUNTY: Denver
DATE: 1973



FOR NPS USE ONLY



DESCRIPTION

APR 5 1973
NATIONAL HISTORIC LANDMARKS
RECEIVED

(Check One)					
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
(Check One)			(Check One)		
<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Larimer Square encompasses two half blocks on 1400 Larimer Street in old downtown Denver, the heart of the city from 1860 to 1880. The seventeen buildings and two open spaces on the east and west sides of the block work together to produce one of Colorado's best examples of a 19th century street. The buildings and spaces on Larimer Street relate among themselves spatially, functionally, and stylistically to produce a pictorial and associational quality. The northeast-southwest run of the street takes advantage of Cherry Creek, the eastern plains and Rocky Mountain vistas. The contrasts and balance of built up and open spaces insure architectural clarity and viability of 19th century buildings in a modern, downtown area.

The original log cabins on Larimer Street burned and were replaced in the 1870s and 1880s by buildings borrowing from the style of many periods. The early cubical Italianate villas with bracketed eaves, the bichromal and polychromal High Victorian Gothic, and later plain brick structures decorated with Renaissance or Classical details are represented. The emphasis on facade and absence of a three-dimensional quality to the buildings are typical of these periods.

As one glances up the buildings, the technology and artistry of the era becomes apparent. Cast-iron store fronts, ordered from a catalogue are often employed to open up the facades and give greater usage to glass for purposes of light and display. The upper floors give rise to a profusion of shadow-forming moldings, variform openings, and smallscale ornament of a busy nature. The most outstanding features of the buildings are the elaborate cornices and intricate cut stonework. The High Victorian Italianate, as represented at Larimer Square, tends to verticalize classical features in the overscaled brackets of crowning cornices which thrust into pedimental forms unrelated to anything in the facades below.

These styles distorted convention, crashed through the rules of taste, and were self made; they gave an expression of structural frankness, assigning ornamental attributes to a subsidiary, merely pretty role. Although two buildings were replaced with the Graham Building in 1969, the rest of the original brick structures remain as they appeared in the period of 1865-82 and pioneer the movement to adapt historic structures to modern usage.

Larimer Square's pre-1900 buildings have been adapted since 1965 to accommodate economic use on a 20th century basis.

Ground level store fronts on eight lots on the southeast side of Larimer Street were set back 12 feet from the actual sidewalk. Original cast iron facade treatment was maintained wherever possible and bricked archways create the arcade created by the set back.

The Wooten Building at 1420 Larimer Street now has an open walkway on the ground level providing passage to a courtyard which was originally a storage yard.

SEE INSTRUCTIONS

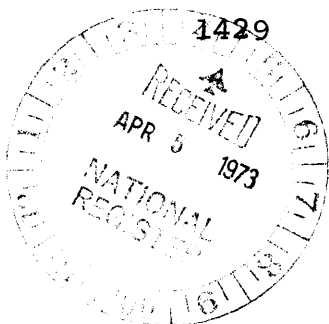
7. Description (continued)

The Sussex Building has an arcade cut through horizontal to Larimer Street at a depth of approximately 75 feet. Its two entrances are marked by brick archways.

Sunken courtyards have been introduced at the rear of the Wootten Building and the side of the Buerger Building to provide access to basement restaurants as well as outdoor dining space.

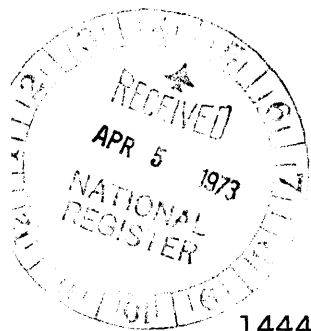
On the northwest side of Larimer Street, the majority of the changes since 1965 have been attempts to return the ground level facades to their original character. The building at 1421-25 Larimer maintains its original cast iron facade but Larimer Square Associates has introduced a three-floor set back of shop fronts connected by a stair system which enables access to all parts of the building and future interior connections to adjacent buildings.

- 1401-7 (Miller Block) - Built c. 1890 of sturdy, red brick this three-story building is ornamented by Italian brick patterning, rose-colored cut granite corbelling, dentils, and bull-nose corners. Straight-fronted and a cubic block when free standing, the building is without projections or recessions in the main mass. A cast-iron frame is employed on the first floor for commercial display purposes.
- 1411 (McKibben Building) - Built c. 1890 this originally brick, now stucco, two-story building supports arched windows with small glass panes. A narrow wooden scalloped cornice tops the building.
- 1415 (Lincoln Hall) - Built c. 1880 this thick, three-story Victorian Second Empire brick has the only mansard roof in the district, in addition to three third-floor rectangular dormer windows, and a cupola. The first floor is cast-iron framed and ornamented with iron columns stylized with the Greek acanthus. The third floor is framed with large timber trusses held together with wooden pegs.
- 1425 (Congdon Building) - This 1870 two-story, long brick building displays round, top windows and an overhanging cornice with ornamental bracketed eaves and facing.
- 1429 (Looms Building) - Built in the 1880s this plain brick and wooden two-story structure is decorated with a single assembling of three rectangular windows and an ornate cornice supported by bracketed eaves and ornamented with dentils and Greek scrolls and scallops.



7. Description (continued)

- 1433 (Frontenac) - This slender 1890, three-story brown building has a decorative masonry front with port-hold attic windows. A simple false cornice and dentil work appears under the jagged top of the building.
- 1439 (Crawford Building) - This fussy, two-story, 1875 Victorian building has red brick lines, dove-white scallops over the round and flat windows, side pilasters supporting a carved cornice, and a curved pediment on the second story.
- 1443 This 1890s three-story, brick building is fancifully decorated with indented brick crosses, projecting cornice and quoin-like corners. Cast-iron pillars are apparent on the first floor.
- 1445-51 (Gallup-Stanbury Building) - This 1873, three-story brick structure decorated in stone originally supported four minarets; now only a decorative cornice remains. The windows are arched with stone lintels on either side of the first story. The first floor shops are faced with cast-iron pilaster encircled with metal flowers.
- 1463 (Graham Building) - One of the first brick buildings in Denver was built on this site in 1869 but was replaced in 1969 by another two-story brick building with arched and ground floor windows, highlighting a decorative brick facade of Italian patterning.
- 1456-60 (Clayton Building) - In 1882 this massive and elaborate cut granite building was constructed with a large cornice hosting a filigree railing on the two street sides. Handsome cast-iron structural columns are exposed when not covered by the granite facade. Directly fronting the corner of the block is a bay front, adding an unusual dimension to the building. An interior shaft and skylight is the vent for the bathrooms. Along with the original stainglass windows this is one of the most unusual buildings on the block.
- 1444-48-52 Now an open space, the area is an important public space providing Larimer Square with air and light, plus a view of nearby downtown Denver. It is planned as an urban park.
- 1436-1440 (Buerger Block and Keep Building) - This three-story 1890 brick structure gives a sense of weightiness to the eastern half of the block. Lintels and structural facing are of stone masonry imitating Richardsonian Romanesque.



7. Description (continued)

- 1428-34 The ponderous red, brick 1880 Sussex is copied in a Richardsonian Romanesque style inclusive of round arches. Masonry is employed as decoration giving a sense of weight and massiveness to the building reinforced by deep windows. Straight-topped windows divided into rectangular lights by stone mullions and transoms, are used with ribbons whose arches and lintels are supported by colonettes.
- 1426 (Kettle Building) - A two-story building with a simulated cut stone facade erected in 1873, this building is interesting because of its fancy, molded cornice.
- 1416-22 (Wootten Building) - This 1870-73 building's importance lies in the continuity it provides with the rest of the block. Originally filled with a cluster of small brick buildings, the building has been remodeled into a series of shops united in a grey, brick facade, an addition of the early 1900s.
- 1412 (Barnum Building) - Built in the 1890s this red-brick three-story building has a stately appearance highlighted with decorative, stone window trim.
- 1408 Another open space, this area provides hidden parking and the promise of a small, rectangular park.



8. SIGNIFICANCE

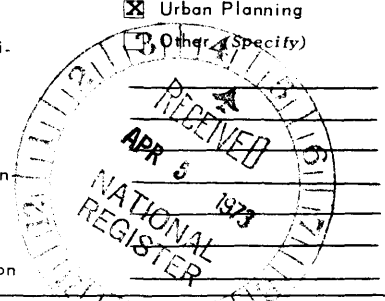
PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **1870**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |



STATEMENT OF SIGNIFICANCE

Larimer Square was the first Historic District to be designated by Denver's Landmark Commission in 1971. It encompasses the site where Denver began in 1858 with the origins of the city's business, cultural, governmental and religious life established here between 1860 and 1880. It represents the only downtown block of pre-1900 buildings still standing. It is architecturally and historically significant.

In 1969, it was considered by Dr. Edward P. Alexander of Williamsburg as one of the United States' 80 most important historic and popular sites. The Colorado Convention and Visitors Bureau believes Larimer Square is currently the state's second most popular tourist attraction.

The history recorded in the district began with the jumped claim established in the spring of 1858 by General William E. Larimer, Jr. who founded "Denver City" with four cabins, one on each corner at the intersection of Larimer and Fifteenth Streets.

Fifteenth Street or F Street as it was called until the late nineteenth century, had previously served as the old military trail from Santa Fe, Fort Union and trading posts on the Arkansas River to the trading posts north of Denver and on to Larimer. Trappers and frontiersmen such as Kit Carson, John Smith, the Autobees brothers as well as early adventurers from France and Mexico frequented the trail.

Within a year after General Larimer founded the city, there were 25 structures on the district site including Denver's first drugstore, post office, meeting hall, theatre, church and library - all on Larimer Street - chosen for its easy access to Cherry Creek to the Southwest. When gold was discovered in 1860 in significant quantities, the rush began and Larimer Street became the main supply point for fortune seekers bound for the mountains west of Denver.

Important early settlers who provided leadership for the community were closely associated with the Larimer Square site" William Gilpin, Colorado's first territorial governor, and explorer and writer; John Evans, second governor and founder of Northwestern and Denver Universities; Count Henri Murat, an eccentric barber who claimed to be a nephew of Bonaparte's King of Naples while shaving Horace Greeley; and John M. Chivington, a military fanatic who acted

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See, attached listing

110
 13
 4300680
 500130

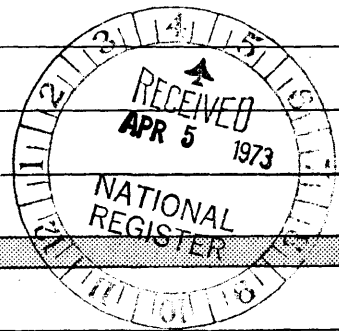
10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		39 ° 44 ' 52 "	104 59 ' 55 "	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **1.86 acres**

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11 FORM PREPARED BY

NAME AND TITLE: **Historic Denver, Inc.**

ORGANIZATION: **1340 Pennsylvania** DATE: **28 Feb. 1973**

STREET AND NUMBER:

CITY OR TOWN: **Denver** STATE: **Colorado** CODE: **08**

12 STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name *Stephen H. Hart*
Stephen H. Hart

Title Colorado State Liaison Officer

Date 26 March 1973

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

Robert Van Udey
Director, Office of Archeology and Historic Preservation

Date 5/7/73

ATTEST:

[Signature]
Keeper of The National Register

Date 5 2 73

8. Significance (continued)

as the hero in the battle of Glorieta Pass and the Sand Creek Massacre.

The original log cabins were replaced after the fire of 1863 and the floods of 1864 by buildings of a permanent nature. Denver's lawless and bawdy element flourished in these days with every fifth building on Larimer Street a saloon, every tenth a gambling hall, and those between not always reputable. Horace Greeley described the 1400 block of Larimer as the area where there occurred "more brawls, more pistol shots with criminal intent ... than in any community with equal numbers on earth."

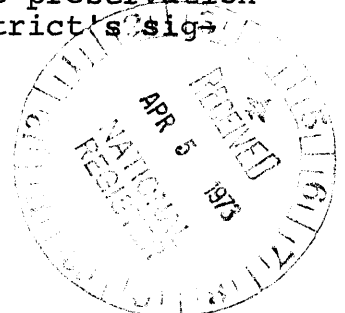
The most sensational arrivals during the 1870s and 1880s along the three-city block "Row" on Larimer Street were pretty, blond Mattie Silks and Jennie Rogers, queens of the red light district. Clamity Jane, Buffalo Bill Cody, Uncle Dick Wootton, and later Horace Tabor, Baby Doe Tabor, and Molly Brown were probably among the thousands who admired the ornate architecture and flamboyant activities in Larimer Street's 1400 block.

Downtown Denver began to change materially in the late 1880s. The Tabor Building and the Windsor Hotel were built from profits of silver mines flourishing in Leadville and Central City.

Larimer Street's downfall was swift. Abruptly in 1893, growth and enthusiasm came to a dead stop when the price of silver plummeted and the national standard changed to the gold standard. Blocks uptown began to replace the historic district. Larimer Street lay derelict for three quarters of a century after providing the life-blood for 75,000 miners and developers.

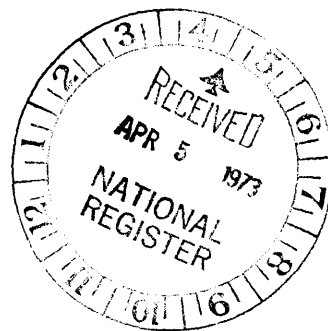
In 1965 the structures built in the late 1860s and 1870s were preserved for their original uses as retail, office, restaurant and entertainment space by a private group called Larimer Square Associates. The revitalization is a significant example of adaptive use whereby nineteenth century buildings are returned to viability in the 20th century. The business concepts and design innovation developed in the district have attracted inquiries from many other cities in this country and several abroad.

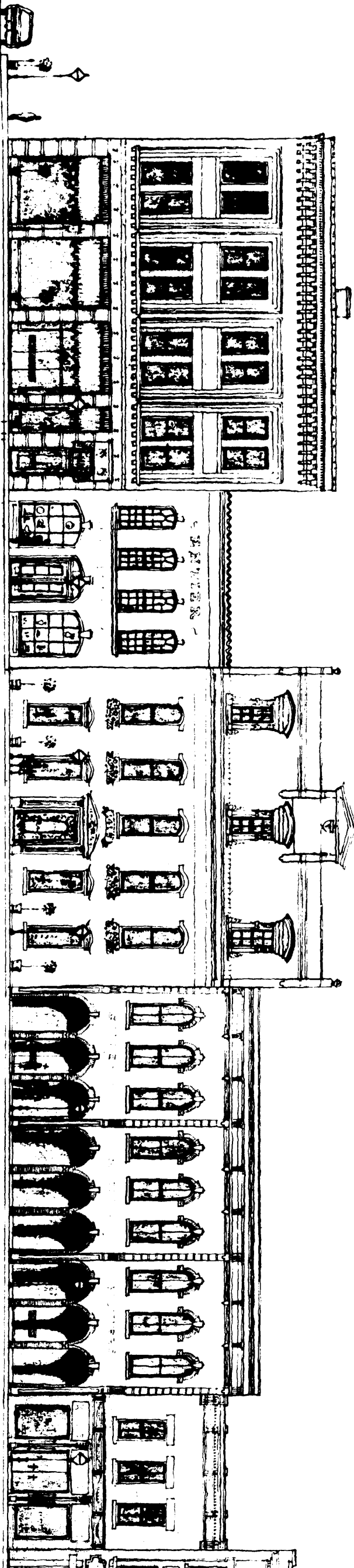
The district falls within the boundaries of the Skyline Urban Renewal plan now underway in Denver. The buildings on the northwest side of Larimer Street plus the Granite Hotel are still carried on the tentative acquisition list by the Denver Urban Renewal Authority. Some of the buildings have been rehabilitated and others are in progress. Although there is no immediate concern for the fate of these buildings, Historic Denver, Inc. and others interested in the preservation movement in Denver believe recognition of the district's significance to be of primary importance.



9. Major Bibliographical References

- Hafen, LeRoy R., Colorado and Its People, Volume I, N.Y. Lewis Publishing Co. Inc., New York, New York, 1948, pp. 197, 232, 283.
- Hall, Frank, History of the State of Colorado, Vol. IV, The Blakely Printing Co., Chicago, 1935, Pp. 25, 42, 46.
- Mumey, Nolie, History of the Early Settlements of Denver (1859-1860), Sage Books, Denver, 1959, pp. 84, 94, 95, 98, 100, 101.
- Mumey, Nolie, Professor Oscar J. Goldrick and his Denver together with his address delivered on the early history of Denver, July 14, 1876. Sage Books, Denver, 1959, pp. 25, 30, 34.
- Parsons, Eugene, The Makings of Colorado - A Historical Sketch, A Flanagan Co., Chicago, 1908, pp. 139, 148.
- Smiley, Jerome C., History of Denver, The Sun-Times Publishing Co., Denver, 1901, pp. 223, 258, 339, 347, 349, 370, 404, 416, 430, 462, 478.
- Stone, Wilbur Fisk, History of Colorado, Volume I, S.J. Clarke Publishing Co., Chicago, 1918, pp. 140, 143, 393.





1401-7

Built c. 1890's, frontage: 50 ft., height: 47 ft.

Red brick ornamented with Italian brick patterning, rose colored cut granite corbelling, dentils, and bull-nose corners. Cast-iron frame on first floor.

1411

Built c. 1890's, frontage: 25 ft., height: 32 ft.

Originally brick, now stucco. Arched windows with small glass panes. Scalloped wooden cornice.

1415

Built c. 1880's, frontage: 45 ft., height: 46 ft.

Victorian Second Empire brick. Mansard roof, rectangular dormer windows, and a cupola. First floor is cast-iron framed and ornamented with iron columns stylized with the Greek acanthus. Third floor framed with timber trusses held together with wooden pegs.

1425

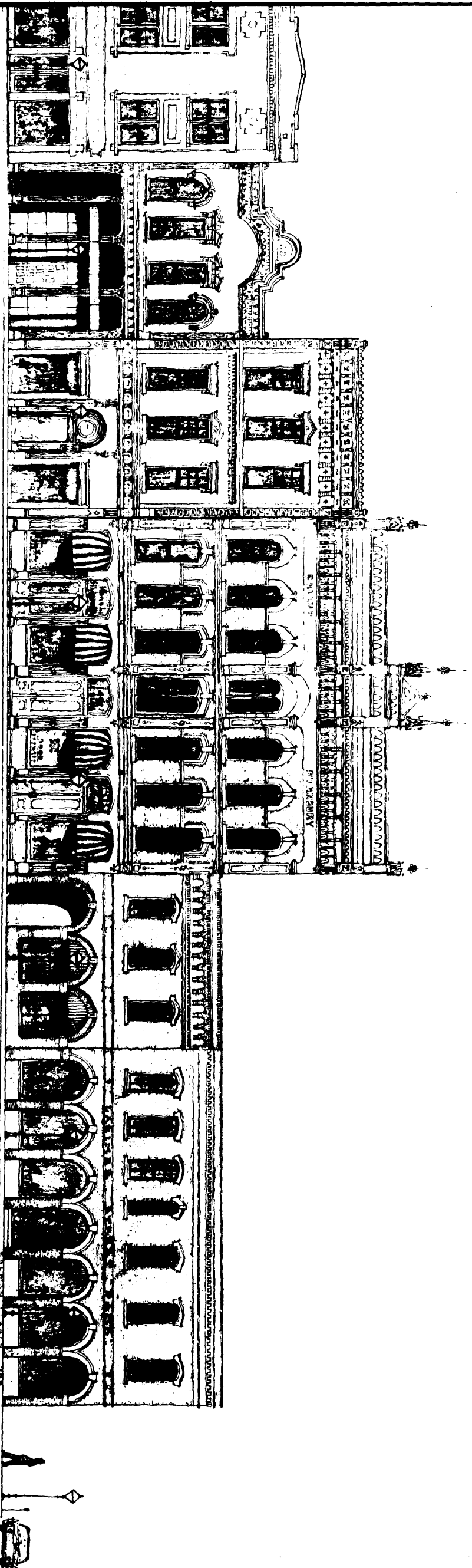
Built c. 1870's, frontage: 58 ft., height: 36 ft.

Brick building displaying round, top windows and an over-hanging cornice with ornamental bracketed eaves and facing.

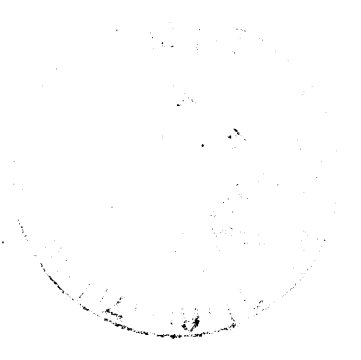
1429

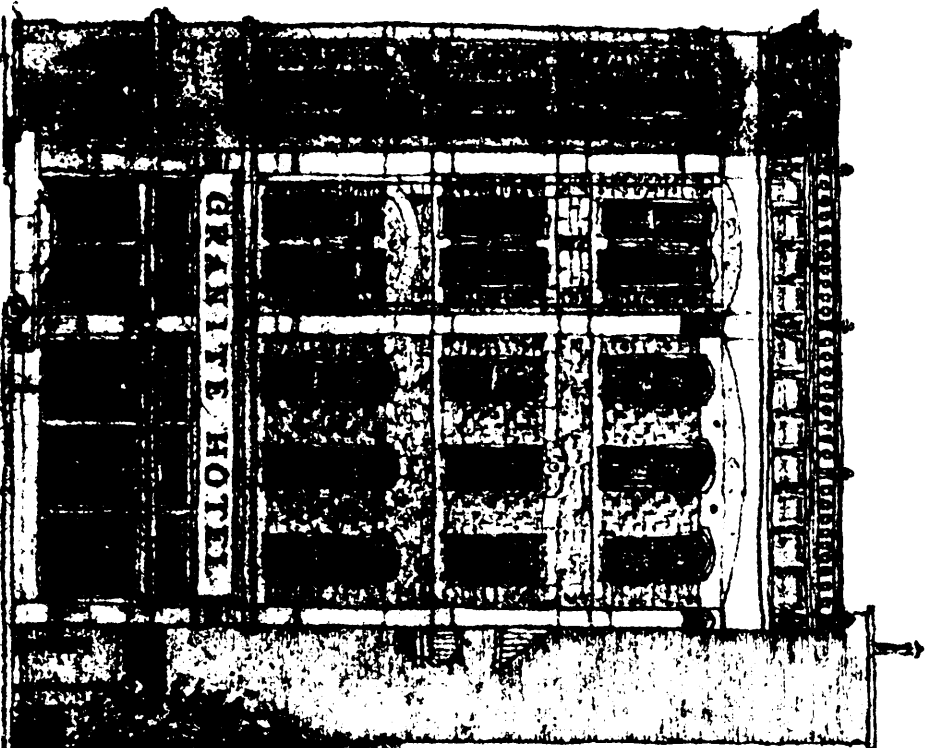
Built c. 1880's, frontage: 21 ft., height: 32 ft.

Plain brick decorated with rectangular windows. Cornice support in bracketed eaves and ornamented with dentils and Greek scrolls and scallops.



<p>433 Built c. 1890's, frontage: 25 ft., height: 38 ft. Decorative masonry front with port-hole attic windows. False cornice and dentil work under eaved top of building.</p>	<p>1439 Built 1875, frontage: 25 ft., height: 36 ft. Red brick lines, dove-white scallops over windows, side pilasters, carved cornice, and a curved pediment. Ornate cast-iron columns.</p>	<p>1443 Built c. 1890's, frontage: 25 ft., height: 50 ft. Decorated with indented crosses, projecting cornice and quoin-like corners. Cast-iron pillars on first floor.</p>	<p>1445-51 Built 1873, frontage: 50 ft., height: 50 ft. Decorated in stone with an ornate cornice. Windows arched with stone lintels. First floor shops are faced with cast-iron pilasters encircled with metal flowers.</p>	<p>1463 Built 1969, frontage: 75 ft., height: 32 ft. Replica 1864. A copy of the original brick building with arched and ground floor windows. Decorative brick facade of Italian patterning.</p>
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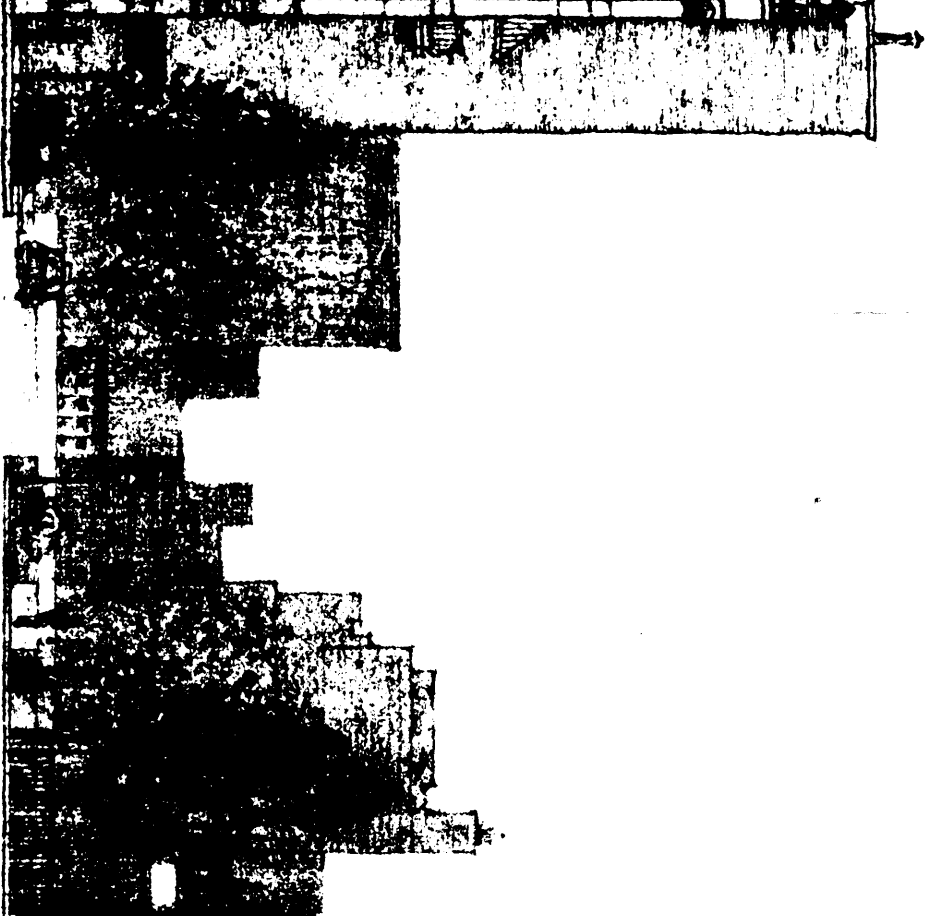




1456-60

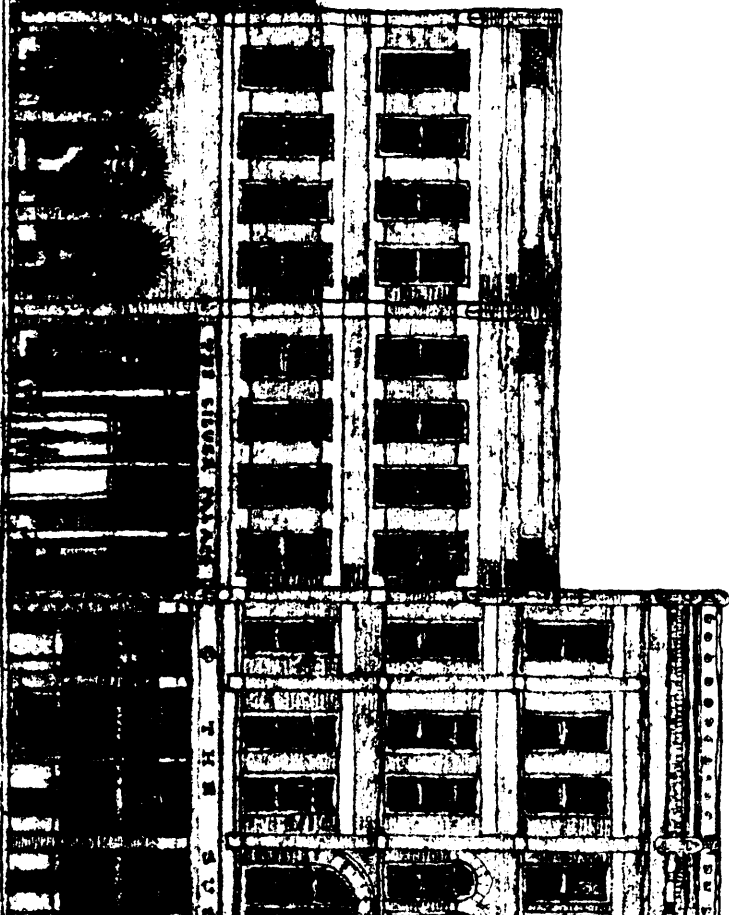
Built 1882, frontage: 40 ft.,
height: 64 ft.

Cut granite with large cornice
hosting a filigree railing.
Cast-iron structural columns
and bay front.



1444-52

Open space.
Planned as an urban park.



1436-40

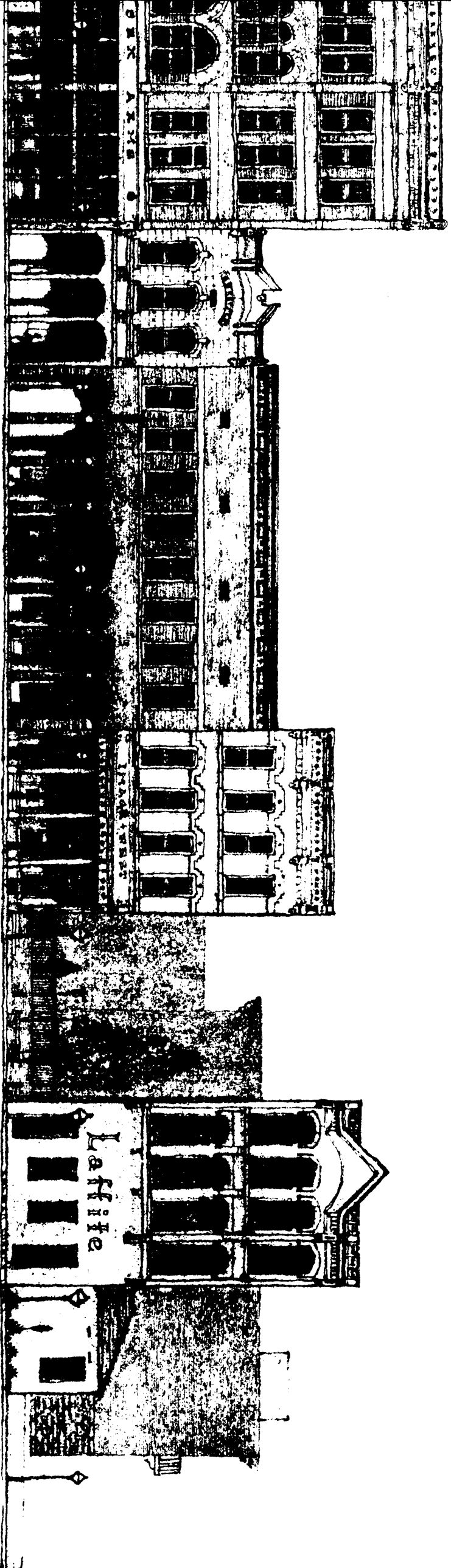
Built 1890,
frontage: 23 ft.,
height: 32 ft.

Brick structure
with lintels and
structural
facing of stone
masonry
imitating
Richardsonian
Romanesque.

1428-34

Built 1880, frontage: 26 ft.,
height: 32 ft.

Richardsonian
Straight topped
into rectangular
mullions and the
windows with 2
supported by d



<p>frontage: 58 ft., Romanesque. Windows divided by stone transoms. Ribbon arches and lintels and cornices.</p>	<p>1426 Built 1873, frontage: 20 ft., height: 32 ft. Simulated cut stone facade. Fancy, molded cornice.</p>	<p>1416-22 Built c. 1870-73, frontage: 50 ft., height: 32 ft. Series of shops with a grey brick facade providing continuity in the district.</p>	<p>1412 Built c. 1890's, frontage: 25 ft., height: 36 ft. Red brick highlighted with decorative, stone window trim.</p>	<p>1408 Open space.</p>	<p>1404 Built 1888, frontage: 25 ft., height: 48 ft. Not part of Larimer Square, this has a Bourbon St. atmosphere.</p>
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