

1534

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McClintock Building

other name/site number Manpower Building/5DV499

2. Location

street & number 1550-58 California Street/622-40 16th Street N/A not for publication

city or town Denver vicinity

state Colorado code CO county Denver code 031 zip code 80202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Stephanie Cortright 12/17/04
 Signature of certifying official/Title Date

Colorado Historical Society, Office of Archaeology and Historic Preservation
 State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Robert H. Beall 1/26/04
 Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

- public-local
- private
- public-State
- public-Federal

Category of Property
(check only one box)

- district
- building(s)
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Downtown Denver

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

COMMERCE/TRADE/business

COMMERCE/TRADE/specialty store

HEALTH CARE/medical office

Current Function
(Enter categories from instructions)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/restaurant

COMMERCE/TRADE/business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Gothic

Revival

Materials
(Enter categories from instructions)

foundation _____

walls BRICK

STUCCO

roof ASPHALT

other TERRA COTTA

IRON

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

McClintock Building, Denver County, CO
Historic Resources of Downtown Denver MPS

Narrative Description

The McClintock Building is a lavishly ornamented three-story painted brick and terra cotta commercial building located in the heart of Downtown Denver's shopping district, at the corner of 16th and California streets (Photographs 1 and 2). The flat-roofed building is crowned by an elaborate entablature, and there is a beveled corner facing the intersection. The building is distinguished by Gothic Revival style terra cotta ornamentation accenting the windows of the second and third stories. The rectangular plan building is illuminated by a central rear light well above the first story. Much of the first story has been altered, although it retains some of its original cast iron columns and continues to be divided into multiple small stores. Internationally-respected architect I.M. Pei's 16th Street Mall is adjacent the building on the east, while immediately north of the building is a covered waiting station for the Regional Transportation District's light rail system. Substantial historic commercial edifices in the immediate vicinity of the McClintock Building include the Denver Dry Goods Building across the street to the northwest, the Colorado Building across the intersection to the north, and the Steel Building to the southeast.

The projecting cornice of the McClintock Building on the north and east walls and one bay of the south wall includes dentil and pellet molding. The elaborate frieze is arcaded, with round arches springing from foliate scroll brackets, fleurons on the spandrels, and circular and oval shapes in bas-relief decorating the insets between brackets (Photograph 3). Molding separates the frieze and the paneled architrave, which features paired bas-relief foiled ornaments in each panel. Extending from the frieze to the top of the third story are evenly spaced colonettes with foiled panels and tapered bases. Some of the colonettes intersect decorative cartouches above windows on the third story and some are aligned with engaged columns.

The third story of the north and east walls is divided into bays by engaged terra cotta columns (six bays on the east and five bays on the north). Most bays have three one-over-one-light double-hung sash windows surmounted by projecting terra cotta cartouches. Brick pilasters rising from a narrow continuous sill course enframe each window. The second bay from the west end of the north wall has two windows instead of three. The beveled corner has one window flanked by columns, and the first bay on the south wall is similar.

The second story of the north and east walls features a continuous band of windows (Photograph 4). The windows have flat arch six-light transoms with curved corners above a plate glass sash. There is one window on the beveled corner and one on the first bay of the south wall from the east end. There is a terra cotta accolade above each window with trefoil and running ornaments. There are elaborate terra cotta ornaments rising between the accolades from the pilasters or columns flanking each window. Modified Corinthian capitals crown the pilasters aligned with the columns of the third story. The pilasters between the windows have capitals with dentils and acanthus leaves, paneled shafts, and ornamented bases. There are square columns of similar design at the corners of the building and a continuous molded terra cotta sill course along the second story.

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The first story of the east and north walls continues to be divided into multiple storefronts. There is still an entrance into the store on the beveled corner. The first bay on the south wall from the east end, the first bay on the east wall from the south end, and a bay on the north wall toward the west end retain their original cast iron columns. The columns have the same design motifs as the shorter columns of the second story. Above the storefronts is a band of painted stucco etched to resemble blocks; this part of the wall previously had terra cotta accolades and ornaments at the top of each column. The double storefront at the south end of the east wall retains its original flat arch with curved corners, as does its display window on the south wall (Photograph 5).

The storefronts of the east and north walls have been altered to include features such as flat metal hoods or fabric awnings sheltering large plate glass display windows (some windows are grouped) and glazed metal frame doors (Photograph 6). Clerestory windows have been mostly covered, and walls have metal and vertical panel siding and stucco. There are piers on the north wall clad with aluminum and with aggregate, which may mark the location of original columns.

The west wall is painted brick, with the first story covered with stucco at the north end (Photograph 7). The north end of the west wall is stepped out from the remainder. Abutting the west wall at the north end is the porte-cochère of the bank situated west of the McClintock Building, and there is a setback stucco projection supporting the porte-cochère. A projecting, full-height, stucco chimney is at the north end of the wall, and there are two two-over-two-light segmental arch double-hung sash windows with rock-faced stone sills on the third story and short two-light flat arch windows on the second story of the stepped out section of the west wall. The remainder of the west wall is painted brick and has tall, narrow, segmental arch one-over-one-light double-hung sash windows with narrow stone sills that are aligned on the second and third stories. The first story has flat arch openings, including some covered with metal security grilles, and there is a series of air conditioning units. There is a brick wall enclosing an area along the perimeter of the west wall which has an entrance on the alley. A tall concrete curb projects outward along the base of the wall.

The south wall of the building is painted brick and originally had an open light well on the second and third stories (Photograph 8). The bay west of the light well has segmental arch windows of varied size flanking segmental arch entrances on the second and third stories. The entrances and windows have been filled with concrete block except for those at the west end. The first story has flat arch entrances and windows, most of which are boarded up. There is a short paneled door facing a small loading dock near the southwest corner. There is a metal coal chute door adjacent to an entrance near the center of the wall. The first story of the bay with the light well is painted brick and has covered segmental arch windows and large metal pipes. The upper stories have been enclosed with a stucco wall. The bay east of the light well bay has segmental arch windows flanking segmental arch entrances on the upper two stories. The first story has one entrance and three short segmental arch windows covered with security grilles. The final bay at the east end of the south wall continues the design motifs of the east wall (as described above).

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The interior of the building has been remodeled. The original lobby on the north was moved due to the location of the light rail stop on the north side of the building. The offices on the upper floors have been completely renovated.¹

¹ Darien Revious, Frederick Ross Company, Denver, Colorado, telephone interview by Thomas H. Simmons, 20 August 2004.

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

COMMERCE
ARCHITECTURE

Period of Significance

1911-1954

Significant Date

1911

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Willison, Robert

Fallis, Montana S.

Kirchhof, Frank

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

A 1/3 5/0/0/7/2/8 4/3/9/9/2/2/7
Zone Easting Northing

B / //// ////
Zone Easting Northing

C / //// ////
Zone Easting Northing

D / //// ////
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Boundary Justification

(Explain why the boundaries were selected.)

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians

organization Front Range Research Associates, Inc. date October 2004

street & number 3635 West 46th Avenue telephone 303-477-7597

city or town Denver state CO zip code 80211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps - A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Washington McClintock Properties, Inc., Attn.: Ms. Gail Cotton

street & number 4720 W. Tenth St. Rd. telephone 970-356-2420

city or town Greeley state CO zip code 80634

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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McClintock Building, Denver County, CO
Historic Resources of Downtown Denver MPS

Statement of Significance

The McClintock Building is being nominated under the Multiple Property Documentation Form "Historic Resources of Downtown Denver." The McClintock Building is associated with the historic context "Development of the Denver Central Business District, 1880-1973." Under this context, the building represents "Commercial Buildings Associated with the Development of the Denver Central Business District, 1880-1973." The three-story building was erected in 1910-11, replacing an 1886 building, by prominent Denver capitalist and real estate developer Washington McClintock. The period of significance for the building extends from its completion in 1911 to 1954.

The building is significant under Criterion A, in the field of commerce, as an example of a small-scale commercial building which provided retail and office space for a variety of businesses during the first half of the twentieth century. Developer Washington McClintock erected a building whose original seven storefronts provided space for small shops, including businesses offering drugs, shoes, and clothing. The upper floors housed offices for professionals such as doctors, dentists, and lawyers and those who provided special services, such as beauty salons, dressmakers, and watch repair shops. Located at 16th and California streets in the heart of the retail district, the building gave tenants access to the large Downtown Denver market of workers, visitors, and residents, and represented the era when the commercial district was both the premier shopping area of the city and the principal location of offices for medical and other professionals. Although buildings with this combination of functions were not uncommon during the late nineteenth and early twentieth centuries, there are few small-scale commercial/office buildings remaining in Downtown Denver today.

The building is significant under Criterion C for its architecture, as an early twentieth century example of the application of lavish terra cotta ornamentation to a brick commercial building. This use of terra cotta includes features such as cartouches above the windows of the third story, accolades above the second-story windows, and parts of the entablature. The building is notable for its Gothic Revival style ornamentation, unusual for an early twentieth century commercial building in the city, which includes most notably the regular arcade of accolades above the second-story windows and several instances of foiled paneling. The building is also remarkable for its retention of several cast iron columns on the first story, which are rarely extant on commercial buildings in Downtown Denver today. The McClintock Building is further significant for its representation of the design work of the architectural partnership of Robert Willison and Montana S. Fallis (1910-1914). The firm was known for its "appreciation for the versatility of glazed architectural terra cotta for building cladding and ornamental detail."² The McClintock Building, an early example of the work of the firm, represents the ornamental application of the material to a small commercial building and is the only known example of a store/office building designed by Willison and Fallis in Downtown Denver.

² Carol J. Callahan, "Montana S. Fallis," in Thomas J. Noel and Barbara S. Norgren, *Denver: The City Beautiful and Its Architects, 1893-1941* (Denver: Historic Denver, Inc., 1987), 198.

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McClintock Building, Denver County, CO
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The Developer

Washington McClintock, a prominent developer and philanthropist, erected the McClintock Building. McClintock was born in Pittsburgh, Pennsylvania, on 4 March 1845. He attended Phillips Academy in Andover, Massachusetts, and graduated in 1870 from Yale College, where he had been a prominent oarsman. Returning to Pittsburgh, McClintock engaged in the saw mill and lumber business until asthma caused him to travel to Colorado and California seeking relief. He settled in Denver in 1872 and “became a firm believer in the future greatness of the city.” McClintock actively entered the real estate business, erecting the five-story stone McClintock Block at 16th and Larimer streets in 1874 (no longer extant) that became the home of the First National Bank in 1875. He also built a residence at 13th and Champa streets, the three-story Normandie at 1643 Champa Street, the Central Building on Champa Street, and the two-story 1886 El Paso Building at 16th and California streets on the site of the current building (all demolished). McClintock also owned “valuable residence property in Denver,” according to the *Denver Republican*.³

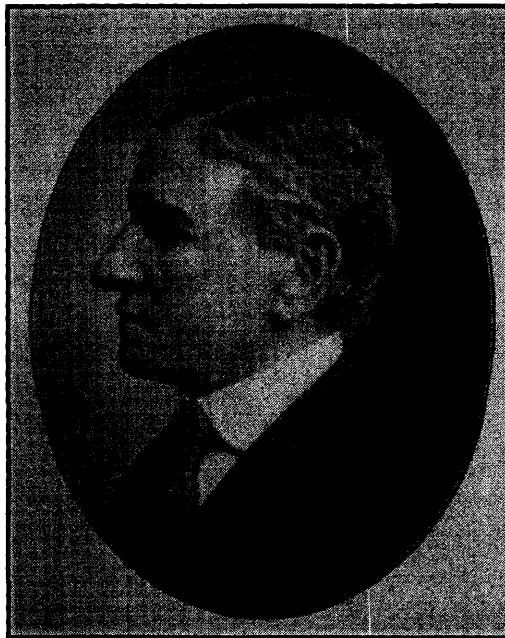


Figure 1. Washington McClintock.
SOURCE: *Representative Men of
Colorado in the Nineteenth Century*.
Denver: Rowell Art Publishing Company,
1902.

William B. Vickers, in his 1880 history of Denver, described McClintock as “a prominent capitalist of Denver.” He was also active in philanthropic endeavors, such as the Young Men’s Christian

³ William B. Vickers, *History of the City of Denver, Arapahoe County, and Colorado* (Chicago: O.L. Baskin & Co., 1880), Washington McClintock profile, 529-30; *Rocky Mountain News*, 21 August 1874, 4; *Denver Republican*, 20 November 1910, 1 (McClintock obituary); Jerome B. Smiley, ed., *History of Denver* (Denver: Old Americana Publishing Company, 1978; orig. pub. 1901), 962.

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Association, and in the Central Presbyterian Church of Denver, where he served as an Elder. By 1900, McClintock lived at 925 Logan Street in Capitol Hill. Census returns listed McClintock's occupation as "landlord" (1900) and "real estate" (1910). His wife, Anna Colton McClintock, died on 19 November 1908, followed by Washington McClintock on the same day in 1910. Upon his death, the *Rocky Mountain News* described him as one of the city's "best known citizens, known for quiet charities." The *Denver Post* called McClintock "one of Denver's wealthiest and most philanthropic citizens," reporting that he had amassed a fortune of nearly a million dollars in his real estate ventures. The *Denver Republican* deemed him "one of the real builders of Denver." McClintock was survived by his three daughters, Alice, Anna, and Ruth. The McClintock family continues to own the building today.⁴

Planning and Construction

Washington McClintock had erected the two-story El Paso Block at this location in 1886. By 1902, he was contemplating replacing that edifice with an eight-story building, extending 125' on 16th Street and 50' (two lots) along California Street. The *Denver Times* reported on the developer's plans:

Mr. McClintock is aware that most people will think that he ought to acquire the next two lots and thus make the stores 100 feet deep. Such a building would, however, cost twice as much and would only bring one-quarter more rent. It is the Sixteenth front for offices that is desirable. They are shaded in the afternoon. . . . Mr. McClintock admits that the shallowness of his store rooms will be regrettable, but there are plenty of deep stores on Sixteenth already and there is a demand for some small but elegant storerooms. One of them, for instance, would contain enough diamonds to supply the city. He intends the structure chiefly for a fine and permanent office building.⁵

McClintock reportedly planned to commence work on his new building as soon as the price of structural iron dropped to more reasonable levels, but several years passed before construction began. He then reconsidered his 1902 vision, acquired additional lots, and planned a building twice as deep but considerably shorter. In July 1910, the Famous Wrecking Company demolished the existing El Paso Building, and on 23 August a building permit was taken out for a two-story brick business building with an estimated value of \$60,000. A second permit was issued in late September, authorizing a third story and increasing the total value of the building to \$80,000.⁶ The building was not complete by the time McClintock died in late November 1910.

⁴ Vickers, 529-30; *Daily Gazette* (Colorado Springs), 6 May 1881; *Denver Republican*, 20 November 1910, 1; *Denver Post*, 20 November 1910, 1; *Rocky Mountain News*, 20 November 1910, 4.

⁵ Smiley, 962; *Denver Times*, 20 January 1920, 9.

⁶ City and County of Denver, building permits, number 1634 (dismantle buildings), 18 July 1910, number 1891 (two-story brick business building), 23 August 1910, and number 2181 (add third story), 30 September 1910, in the files of the Denver Public Library, Western History and Genealogy Department.

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McClintock Building, Denver County, CO
Historic Resources of Downtown Denver MPS

Architects

Robert Willison and Montana S. Fallis served as architects for the McClintock Building. Frank Kirchhof was the general contractor. Robert Willison (1865-1935), a native of Scotland, graduated from the University of Glasgow and the London School of Science and Art. After coming to Denver in 1890, he worked as a draftsman for Robert S. Roeschlaub and John J. Huddart before joining the Frank E. Edbrooke architectural firm in 1896. Willison served as city building inspector and architect under Denver Mayor Robert W. Speer from 1904-10, during which time he designed the Municipal Auditorium (1908) and the 20th Street Bath House (1908), both listed in the National Register. Following a partnership with Montana S. Fallis, Willison established his own architectural practice. His designs included two Catholic churches in Denver: St. Dominic's (National Register listed) and St. Cajetan's (both 1926).⁷

Montana S. Fallis (1864-1938), a structural engineer as well as an architect, was born in Missouri and graduated from Illinois College in 1886. He came to Denver and worked with the Frank E. Edbrooke architectural firm from 1886 to 1898. Fallis subsequently was associated with the American Smelting and Refining Company (1898-1901) in the design of smelting facilities. He formed the partnership of Fallis and Stein (with John J. Stein), which operated from 1905 to 1909 and designed the Ideal Building (1907, National Register listed) and the German-American Trust Company (1908, demolished). Fallis then partnered with Robert Willison (Willison and Fallis, 1910-14), before starting a practice with his son, Myrlin, which lasted from 1915 to 1938. Later designs of Fallis included the Globeville Community House (1920), the Buerger Brothers Building (1929, National Register listed), and Mayan Theater (1930).⁸

The partnership of Willison and Fallis was relatively short-lived (1910 to 1914) but produced a number of office and apartment buildings, residences, and factories. In addition to the McClintock Building, the pair's output included such significant designs as the Capitol Heights Presbyterian Church (1911) and the Oxford Hotel Annex (1912, National Register listed) in Denver and the Vail Hotel (1911, National Register listed) in Pueblo.⁹

Historic Uses

The McClintock Building was completed in the first part of 1911. The *Denver Times* of 1 January 1911 carried news of the building: "At Sixteenth and California streets a new three-story business block is just about ready for occupancy. In fact, the ground floors have been rented and several firms have opened stores there. The upper floors of this block will be used for offices." The *Times* estimated the cost of the building at \$175,000.¹⁰ The building featured six storefronts on 16th Street and one on California Street (See Figure 3). A barber shop was located in the basement, accessed by stairs from the sidewalk on California Street. The storefront businesses also generally occupied

⁷ *Rocky Mountain News*, 4 July 1935, 7 (Robert Willison obituary); Noel and Norgren, 224.

⁸ Noel and Norgren, 197-98; *Denver Post*, 6 December 1938, 19 (Montana Fallis obituary).

⁹ Noel and Norgren, 197-98 and 224.

¹⁰ *Denver Times*, 1 January 1911.

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office or storage space in the basement. An entrance lobby to the upstairs floors (which held approximately thirty offices) was located on California Street and featured an elevator.

Retail Storefronts. A variety of retail establishments occupied the first-story storefronts over the years. Clothing and shoe stores predominated, and a drug store occupied the corner unit for many years. The 1911 City Directory showed the Swigert Brothers Optical Co. in the 1550 California Street storefront; H.W. and L.M. Swigert were the proprietors. Swigert Optical was the McClintock Building's longest-lived tenant; the firm remained in this location until the late 1960s. The C.W. Card Drug Store was located in the corner storefront at 640 16th Street in 1911. A photo store selling Kodaks was housed in 626 16th Street in the 1910s.¹¹



Figure 2. The 16th Street side of the McClintock Building is shown here in about 1913. SOURCE: Denver Public Library, Western History and Genealogy Department, photographic collection, image X-18751.

The 1924 Householder's Directory showed the Syman Brothers Jewelry Co. in the 622 16th Street storefront; the company operated here until the late 1940s. Other tenants along 16th Street included the Denver Photo Materials Co. (626), Weakley Cloak and Suit Co. (628), the Price-Mayer Trunk Co.

¹¹ Directories prior to 1924 are not cross indexed by street address. Information was extracted from the 1911 City Directory and from a circa 1913 photograph of the building. See, Denver Public Library, Western History and Genealogy Department, photographic collection, image X-18751, c. 1913.

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(634), the Pickens-Preston Clothing Co. (636), and the Scholtz Mutual Drug Co. (at the corner unit, 640). The Swigert Brothers Optical Co. occupied the 1550 California Street storefront. John Marama ran a barber shop in the basement at 1560 California Street.

By 1935, the William W. Myer Drug Store was housed in the corner unit at 640 16th Street; the drug store was still here in 1945. The center storefronts along 16th Street had experienced a complete turnover since 1924: 626, Eastman Kodak Stores, Inc; 628, W.L. Douglas Shoe Co.; 634, King's Luggage, Inc.; and 636, Broadhurst Shoes, Inc. Wallace and Kadell were operating the basement barbershop. William W. Myer Drugs, Syman Brothers Jewelry, and Swigert Brothers Optical Co. were still present. The same businesses were shown on the 1939 Eppich map of Downtown Denver.

Several 1930s tenants stayed in the building during the war years and were listed in the 1945 Householder Directory: William W. Myer Drugs, Syman Brothers Jewelry, Swigert Brothers Optical Co., and the Eastman Kodak Stores. Two women's clothing stores and a shoe store occupied the center units along 16th Street: 628, Chez Marie (women's clothing); 634, the Lorber Shoe Co.; and 636, Kalmus (women's clothing). Lorber's Shoes would remain at this location through the middle-1960s.

In 1956, Lorber's Shoes (634 16th Street) was the only one of the 1945 tenants still present. Syman Brother's Jewelry (622 16th Street) had been replaced by a Thom McAn Shoe Store, which functioned here until at least 1975. Russell-Stover Candies of Denver was housed at 626 16th Street; the store was still here in 1975. A women's clothing store (Dixie Shops) was located at 628 16th Street. Zale and Lee Jewelers occupied the corner location (640), previously a drug store, as well as the adjoining space (636). The latter firm carried kitchen appliances and dishes as well as jewelry.

Four of the businesses listed in the building in 1956 were still present in 1965: Thom McAn Shoes; Russell-Stover Candies; Lorber's Shoes; and Swigert Optical. Dr. Harry W. Swigert was associated with the latter firm. Keyboards, Inc., a distributor of Wurlitzer organs, was housed at 628 16th Street. The space formerly occupied by Zale and Lee was divided into three storefronts: 636, Korn's Men's Shop; 638, Record Club Denver; and 640, Albert's Hosiery. A new storefront on California Street (1558) was listed; it was occupied by ADCO Hearing Aid and the Trend Advertising Agency.

By 1975, about half of the storefronts had new businesses, including Discount Records (628 16th Street), Rollnick's Shoes (634), Pet City (636, a pet shop), and Peter Natan Gallery (1550 California Street). The latter business was located in the longtime home of Swigert Optical. The continuing businesses from 1965 were Thom McAn Shoes, Russell-Stover Candies, Albert's Hosiery, and ADCO Hearing Aids. More turnover was observed in 1985, when the only 1975 tenant present was ADCO Hearing Aids. Tenants included the AT&T Phone Center (622 16th Street), the Regional Transportation District information center (626), Musicland Denver (628), Chung's Imports (634), Splash (636), Lady Oris Hosiery (640), and The Price Is Right (1550 California Street). Further changes had occurred by 1995, with two restaurants first appearing among building tenants: Taco Bell (634 16th Street) and Anthony's Pizza (1550 California Street). Other new businesses included Goldstar Souvenir (622 16th Street), Radio Shack (626), The T-Shirt House (636), ACE America's

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Cash Express (640), and FotoFast, Inc. (1558 California Street). Musicland Denver was still located at 628 16th Street.

Upper Floor Tenants. The two upper floors of the McClintock Building were divided into several rented spaces. The householder directories for 1924 and 1935 each showed a total of thirty listings on the upper floors of the McClintock Building. Later directories indicated fluctuating numbers of listings: twenty-seven listings in 1945, forty-six in 1956, twenty-four in 1965-66, fifteen in 1975, seventeen in 1985, and eight in 1995. The general trend was one of fewer listings on the upper floors, perhaps reflecting consolidation of units into larger spaces. Principal uses in the historic period were offices (especially medical offices), businesses related to clothing, and beauty shops. There were relatively few long-term occupants on the upper floors.

Upper floor businesses in about 1913 included the Colorado Ostrich Feather Company, operated by W.A. Duffy and G.E. Ahlburn, and Hedgcock and George, purveyors of hair goods. In 1924, the upper floors contained seventeen units in office uses. Of these, more than half housed medical-related undertakings, such as physicians, chiropractors, a chiropodist, a dental company, and a surgical appliance company. General offices were occupied by the Young Women's Christian Association National Board, the Episcopal Diocese of Colorado, Wheeler Publishing, Monarch Shale Oil Company, and others. There were seven clothing-related firms in the building in 1924, including three dressmakers, a millinery, a corset firm, tailors, and a clothing repair business. The Mead-Pursell photography studio was also located here. There were five vacant offices.

By 1935, the tenant-mix had shifted to include more medical offices, fewer general offices, and a number of beauty shops. Twelve medical offices were located on the upper floors, including physicians, chiropractors, chiropodists, osteopaths, a dentist, and the Colorado College of Podiatry. Five beauty shops were housed in the building, including those of Charlotte Burke and Beryl W. Maus. Clothing-related businesses included sellers of hosiery, corsets, millinery, and gowns, as well as a dressmaker. Miscellaneous businesses included commercial artist Warren C. Maxey and the Mead-Pursell photography studio.

By 1945, the number of medical offices in the building had dropped sharply; at that time there were two chiropractors, two osteopaths, a chiropodist, and the surgical appliance business of Charles B.E. Taylor. There were increased numbers of general office-retail firms, such as the M.E. Ham Realty Co., a clock repair shop, a sign shop, a watch repair shop, and a bead shop. The six clothing-related businesses in the building included two dressmakers, a hat shop, a corset manufacturer, a tailor, and the Western Inweaving and Hosiery Repair Co. There were five beauty salons in the building; the American Women's Salon offered baths.

More diverse types of businesses were found in the building in the 1956 Householder Directory listings. Medical offices embraced three chiropodists, a chiropractor, an optometrist, a surgical fitter, the Scientific Hearing Aid Company, and Fromme's Scalp Specialists. There were five clothing shops and three beauty parlors on the upper floors of the building. Among general offices were two insurance agents, a lawyer, two geophysical companies, the Domestic Finance Co., architects J.N.

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Haan and Son, Wogrin-Westcott and Frye, commercial artists, Midwest Appraisal Training Service, and Manpower, Inc., an employment agency. The Order of Railway Conductors and Brakemen and Denver Camp No. 9370 of the Modern Woodmen of America also had offices here. Service businesses in the building included watch and clock repair shops.

The situation was about the same in the mid-1960s. Eight medical-related offices remained in the building, including two dental labs and the Pharmacy Center. Four attorneys had offices in the building. The Burke Beauty Salon was the lone beauty parlor, and only one dressmaker remained. A few organizations were located in the building, such as the American Institute of Banking, the Rocky Mountain Association of Geologists, and the Leukemia Society. Three employment agencies were in the building: R&H Employers Service, the Ten Per Cent Agency, and Manpower, Inc. During the 1960s, Manpower, Inc., expanded to take over about one-fourth of the third floor of the building. The business temporary help and business services firm was founded in 1948, with the Denver office opening in 1954. The company's space in the building included a telephone bank and a waiting room for prospective workers. In honor of its principal tenant, the building was renamed the Manpower Building in March 1967.¹²

The location was still known as the Manpower Building in 1975; fewer upper floor tenants were listed at that time. Five medically-oriented tenants were present, as well as three attorneys. The American Institute of Banking, an insurance agency, and a dressmaker were also housed in the building. According to the former building engineer, the American Institute of Banking grew in importance as a tenant. AIB offered training for tellers and other bank employees in the building. When it appeared that the building would be renamed for the banking organization, Manpower, Inc., relocated; it was not listed at this address in 1985. Other mid-1980s tenants included three attorneys, one doctor, a dressmaker, a dental lab, the Old West Stamp Shop, Kim's World Travel, Handicapped Workers, and a few general offices. Still fewer offices were listed in 1995, including three attorneys, one doctor, a dental lab and dentist, Zarlengo Real Estate and Investment, and International Fund and Investment. The offices and classrooms of Metro on the Mall, an educational program of Metropolitan State College, was located on the second floor in the 1990s.¹³

In summary, the upper floors of the McClintock Building attracted small numbers of long-term tenants. The Mead-Pursell Studio, photographers, was listed here in 1924 through 1945 directory compilations. Charles B.E. Taylor, surgical appliances, was located in the building from 1924 through 1945. The Burke Beauty Salon, operated by Charlotte Burke, was listed here from 1935 through 1965. Dressmaker Elva G. Edwards had one of the longest tenures in the building; she was listed here in 1945 through 1985 directories. The Western Inweaving and Hosiery Repair Company remained in the building from the mid-1940s to the mid-1960s. More recent long-term occupants of the building have included: the American Institute of Banking (1965-85); Dr. William A. Bowers (1965-

¹² *Rocky Mountain News*, 6 March 1967, 68.

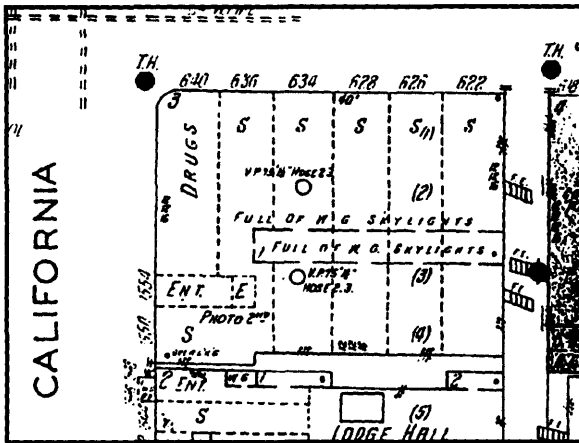
¹³ William J. Smith, retired building engineer for the McClintock Building, Nacogdoches, Texas, telephone interview with Thomas H. Simmons, 16 August 2004.

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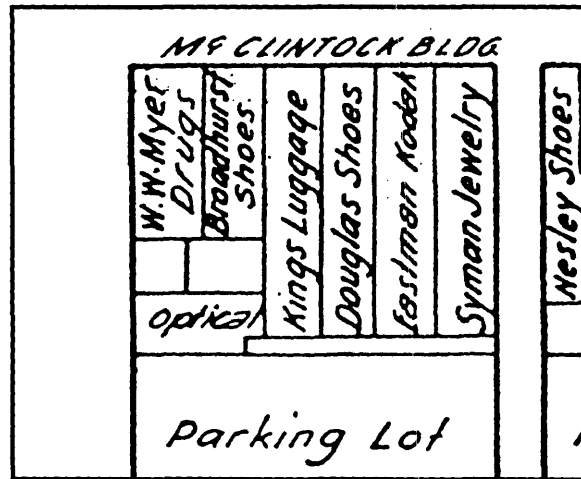
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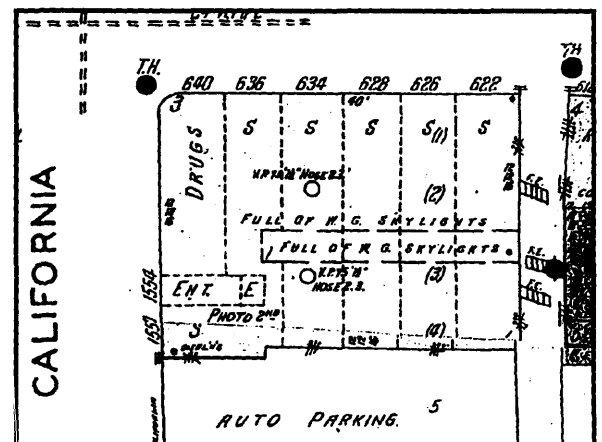
1995); attorneys A.G. DeRose and D.A. DeRose (1965-95); and attorney Anthony V. Zarlengo (1965-95).



1929 Sanborn map.



1939 Eppich map.



1951 Sanborn map.

Figure 3. The three maps above show the configuration of the McClintock Building in 1929, 1939, and 1951. SOURCE: Sanborn fire insurance maps, 1929 and 1951 and L.F. Eppich downtown Denver map, 1939.

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Verbal Boundary Description

The nominated area consists of Lots 1 through 4 (inclusive), Block 162, East Denver, in the City and
County of Denver, Colorado.

Boundary Justification

The nominated area includes the building and the parcel on which it is located.

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Section No. PHOTOS Page 15

Common Photographic Label Information:

1. Name: McClintock Building
2. Location: City and County of Denver, Colorado
3. Photographer: Roger Whitacre
4. Photograph Date: May 2004
5. Negative on file at: Historic Denver, Inc.
1534 Wynkoop St., Suite 400A
Denver, CO 80202

Information Different for Each View:

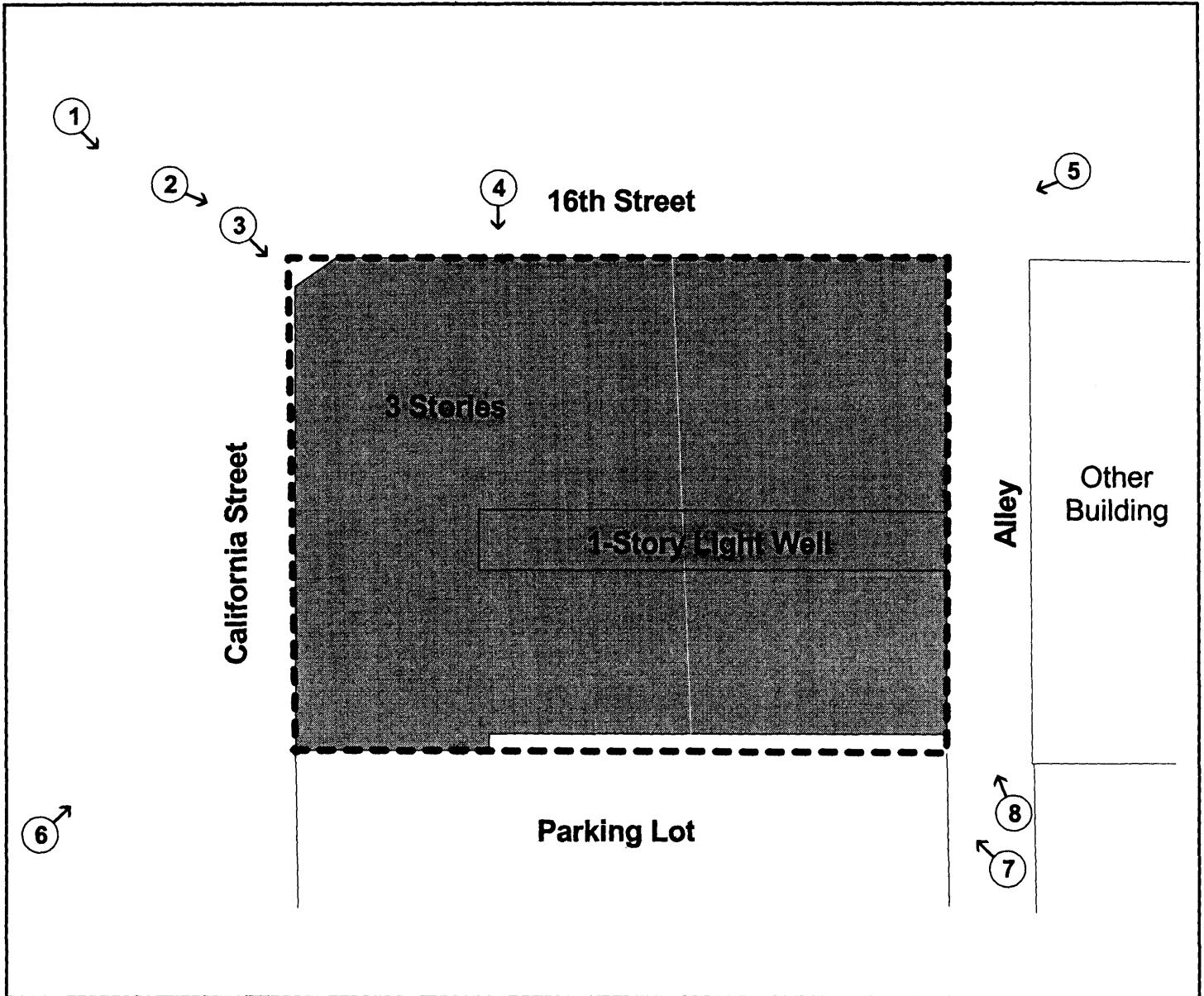
6. Photograph Number, Description of View, and Camera Direction

Photograph Number	Description of View	Camera Direction
1	16 th Street side of building (to left) and California Street side (to right).	S
2	16 th Street side of building.	S
3	Corner detail of upper stories.	S
4	Second-story window detail (16 th Street side).	SW
5	16 th Street side of building with alley to left.	WNW
6	California Street side of building with parking lot to right and Regional Transportation District light rail tracks and waiting shelter in foreground.	ESE
7	Southwest side of building with parking to left.	N
8	Alley (southeast) side of building.	NNE

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 Nominated Boundary
 McClintock Building

SKETCH MAP AND PHOTOGRAPH LOCATIONS



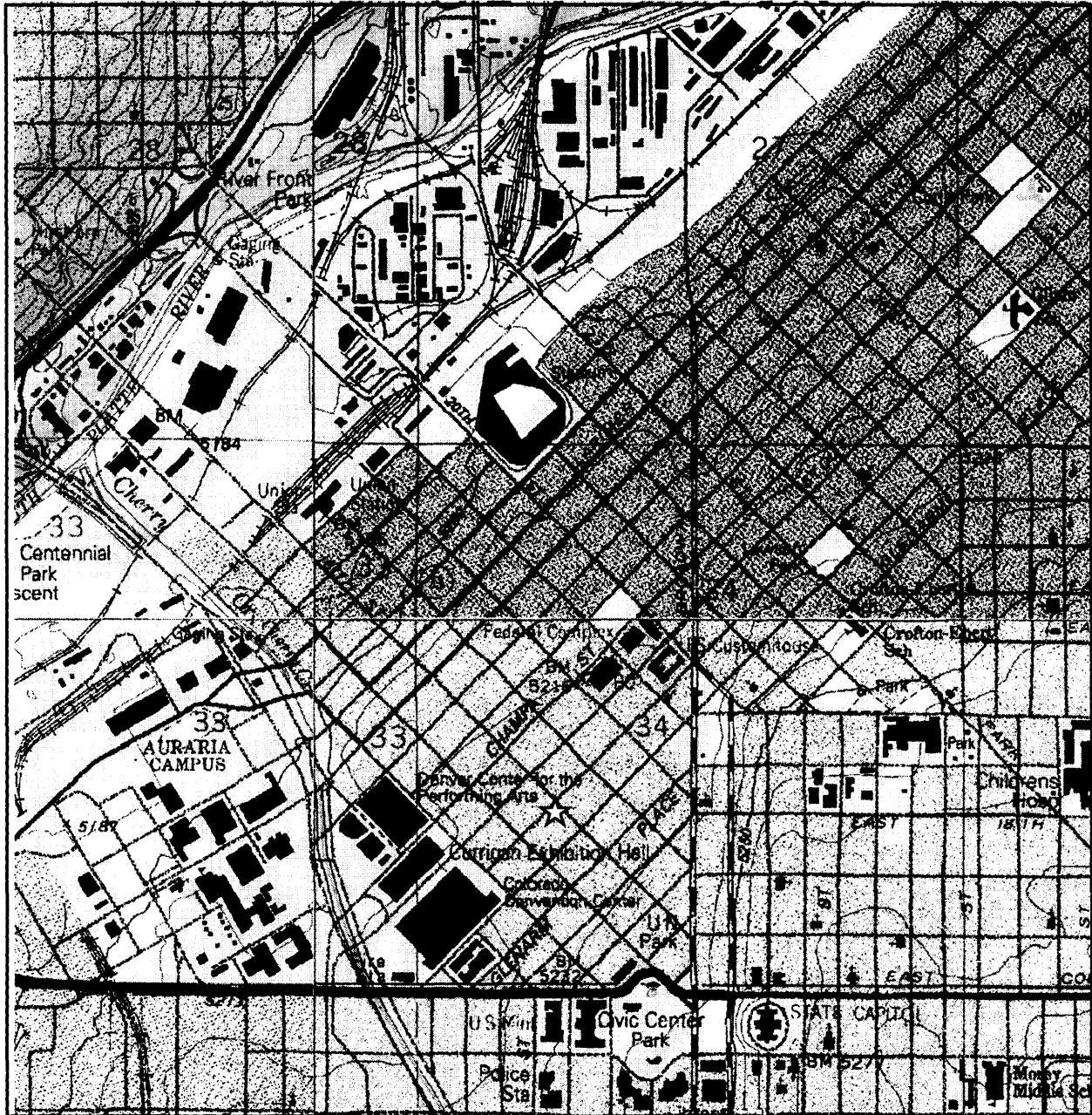
Scale: 1 inch equals approx. 30 feet

NOTE: Photograph locations are indicated by numbers in circles with directional arrows.

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USGS LOCATION MAP. SOURCE: Extract of U.S. Geological Survey, "Englewood, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1994). A white star with a black border indicates the location of the nominated resource.

