

PH 0508161

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

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OCT 31 1977

RECEIVED
DATE ENTERED FEB 17 1978

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

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

1 NAME

HISTORIC
Sugar Building

AND/OR COMMON

LOCATION

STREET & NUMBER 1530 16th Street

CITY, TOWN Denver

STATE Colorado

CONGRESSIONAL DISTRICT 01

COUNTY CODE Denver 08

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME Great Western Sugar Company

STREET & NUMBER 1530 16th Street

CITY, TOWN Denver

STATE Colorado

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Clerk and Recorder

STREET & NUMBER City and County Building 14th and Bannock

CITY, TOWN Denver

STATE Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Denver Inventory / Colorado Inventory of Historic Sites

DATE 1973 / ongoing

DEPOSITORY FOR SURVEY RECORDS Denver Planning Office / State Historical Society of Colorado

CITY, TOWN Denver

STATE Colorado

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Sugar Building, located on the southeast corner of 16th and Wazee Streets in the heart of Denver's warehouse district, is functional in design and reminiscent of the Sullivanesque style in its arrangement of the windows between vertical piers and in the use of terra cotta decoration based on geometric and stylized foliage forms. In addition, Neo-classic ornament is combined with the geometric and foliage forms to present a very pleasing overall effect of exterior decoration.

The original building, designed by the architectural firm of Gove and Walsh, was built in 1906 and was four stories high. In 1912 a two story addition was made to this building, also designed by Gove and Walsh.

When viewed from the front or 16th Street, the building is a basic cube, six stories high, with exterior wall material of tan colored brick with light colored terra cotta ornamentation.

The front facade is symmetrical with flat lintel, 1 x 1 double hung windows arranged in vertical bands between vertical piers. The piers are wider at the building's corners.

The main entrance is centered in the first floor facade on 16th Street. Above the entrance is a rectangle of terra cotta set into the face of the wall reading "Sugar Building". The rest of the first floor facade is divided into bays, three on each side of the entrance. Each bay has a glass show window and an entrance door.

Between the first and second stories is a narrow terra cotta cornice decorated with dentils, egg and dart moulding and a circular design. Under the terra cotta window sills of the fourth floor is a row of dentils. There is another cornice, narrow and decorated, between the fourth and fifth stories which was the roof line of the building originally. The tops of the piers of the original building terminate at this cornice with stylized foliage decoration in terra cotta.

The 1912 two-story addition blends with the original building in style, and in the arrangement of windows between piers that follow vertical flow from the floors beneath. Above the top of the sixth floor windows is a plain terra cotta horizontal band with a slight projection from the building face. Set at regular intervals between the band and cornice are medallions of terra cotta in stylized foliage design with window openings in the center, the shape of a square with concave sides. Beneath the cornice is a plain frieze topped by a row of a variation of the egg and dart design. The vertical face of the cornice is decorated with an interlaced circular design.

The Wazee Street side of the building extends three bays to where it is joined to the warehouse, a red brick building of the same height. It too was originally a four story structure with two floors added in 1916. The same form of exterior ornamentation is found on this side of the building as well as on the southeast side, but extending for the width of only one bay with the remainder of the building plain.

Still in use, in the building, are two original Otis elevators, the iron cage type with iron gates, one for passengers and one for freight. The original machinery for the operation of the elevators is located in the basement. The Otis Elevator Company officials believe these elevators to be the only ones of this vintage still in operation in Colorado and possibly west of the Mississippi. The building has not had any extensive refurbishing or remodeling on the interior or exterior. The office space is pretty much original. It is a building of substance and continues to serve as an anchor in the St. Charles district of Denver, the area where the city took root in the 1850's.

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 checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input 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 checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Sugar Building is significant because it houses the offices of a company that has had a substantial economic impact on the social and economic life of northern Colorado. The men who started the Great Western Sugar Company were among the most prominent Coloradans of their day and the company has continued to produce enterprising leaders throughout its varied empire.

The Sugar Building has been in continuous use as administrative offices for Great Western Sugar since it was completed in 1906. The construction history of the building is synonymous with the birth and growth of the company. In 1905 six small independent factories merged under the banner of newly incorporated Great Western Sugar: Loveland, Eaton, Greeley, Windsor, Fort Collins, and Longmont. Immediately, the fledgling corporation applied for a building permit to erect a four story brick office building at 1530 16th Street, formerly the site of the Red Lion Hotel. The cost was estimated at \$100,000. When the building was completed in 1906, the office staff moved over from the company's first headquarters in the Colorado Building at 16th and California Streets. Directly behind the office building, a four story warehouse faced Wazee Street. From 1906 to 1910 the company added plants in Sterling, Fort Morgan, Brush and Scottsbluff, Nebraska. As G.W. Sugar's fortunes grew, so did its headquarters building. Two stories were added to the front section in 1912 at an estimated cost of \$40,000, and four years later the warehouse caught up with two additional floors. The latter was remodeled in 1920 to keep pace with the growing demand for office space. The headquarters expansion was accompanied by even more spectacular growth in the field. By 1920 GW had purchased a plant in Billings Montana and constructed new facilities in Gering, Bayard and Mitchell, Nebraska, and in Lovell, Wyoming, and in Brighton, Colorado.

All of the architectural work, including the additions, was done by the Denver partnership of Aaron Gove and Thomas Walsh. Gove, 1867-1924, received his professional training at the Colorado School of Mines and the University of Illinois. He practiced architecture in Denver for 35 years and with Mr. Walsh was responsible for the design of Denver's Union Station (National Register), St. Vincent's Orphanage and St. Agnes Sanitarium.

The history of G.W. Sugar is inextricably linked with the history of northern Colorado. As sugar beet acreage increased, reservoirs were created to irrigate the land, factories were built to process the beets, feed lots grew up to use the beet by-products as livestock feed, and railroads were laid to connect these enterprises. Towns expanded as payrolls were spent and growers and factory employees dedicated themselves to civic endeavors. The transition of the northern plains from stock grazing territory to sugar beet acreage was accomplished near the turn of the century as the beets proved their worth. "Colorado men and Colorado money started the industry, and while outside capital came in later, the Colorado financiers had to prove that the industry could hold its own against cane sugar competition and cheap foreign labor in Cuba and the Philippines before unstinted backing was given."

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Men prominent on the financial side of the sugar industry included Charles Boettcher, E.S. Morey, John F. Campion and William Bird Page of Denver, H.O. Havemeyer of New York, M.D. Thatcher of Pueblo and J.R. McKinney of Colorado Springs. G.W. Sugar's first board of directors included Boettcher, Havemeyer, Morey and Thatcher as well as C.H. Senf, John Mayer, H.G. Frazier, W.B. Thomas, J.E. Parson, Arthur Donner, M.D., and O.W. Waterman. By 1926 Colorado was first in the nation's sugar beet production. It still ranks in the top five today and G.W. still plays a major role in the economic vitality of northern Colorado.

Successful G.W. contributions to the sugar beet industry include introducing the monogerm seed which dramatically reduced the amount of hand labor needed to thin the fields. G.W. also invented blockers, toppers, diggers, and pilers for use in the planting and harvesting of the beet crop. In addition, the company has improved the technology for converting the beet into refined sugar and usable by-products.

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