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United States Department of the Interior
National Park Service

For NPS use only,

National Register of Historic Places
Inventory—Nomination Form

received

date entered: 9-20-84

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

1. Name 5DV1489

historic Pacific Express Stable

and/or common Francis J. Fisher Building

2. Location

street & number 2363 Blake Street n/a not for publication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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner of Property

name Hera Investment and Management

street & number 50 S. Steele Street #600

city, town Denver n/a vicinity of state Colorado 80209

5. Location of Legal Description

courthouse, registry of deeds, etc. Clerk and Recorder Office, City & County Building

street & number W. 13th Avenue and Bannock Street

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 Ongoing federal state county local

depository for survey records Office of Archaeology & Historic Preservation, 1300 Broadway

city, town Denver state Colorado 80203

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 Pacific Express Stable, constructed in 1888, is designed in the late 19th century commercial style. It is two stories high with a basement and a flat roof. The building plan is rectangular with a set-back portion at the rear on the southwest side. The exterior is faced in red brick with sandstone sills and coping at the top of the brick cornice.

The symmetrical front facade is made up of three bays. In the projecting central bay is a wide segmental arched carriage entrance. Above on the second floor there are three windows grouped beneath a segmental arch. The windows on the first floor are tall and narrow and round arched with molded brick capping the arch. Crowning the top of the building across the front and the northeast side is an elaborate corbelled brick cornice, an element frequently found in 19th century commercial buildings in Denver. The end walls of the facade are finished with corner pilasters.

There have been very few alterations to the building since its original construction. On the southwest side, some windows have been bricked in and loading docks have been added to the front facade and on the southwest side near the rear. There is a one story, flat roofed masonry addition at the rear of the building which encloses the original entrance to the basement stable. There are advertising signs painted on the exterior brick walls dating from the time the building was the Francis J. Fisher warehouse from 1913 to 1974.

On the interior, many of the original features remain from the time the building was used as a stable dating from 1888 to ca. 1910. The ramp from the carriage entrance leading into the first floor is still there. Of great interest is the hung ceiling between the first and second floors creating a first floor space free of support columns, which facilitated the storage of the Pacific Express wagons. On the main floor, the flooring was probably originally of wood and is now concrete.

The second floor support system for the hung ceiling is seen as two rows of very large rectangular beams running the length of the building. These beams are set at an angle from the roof trusses near the center of the building and reach the floor near the outside walls. Just beyond the bottom of each beam, there are vertical metal rods extending from the floor to the ceiling beams. This suspension system takes up most of the useable floor space which was originally used for hay and grain storage.

Near the center of the building is an open elevator from the first to the second floors that was added sometime after 1974. The interior of the outside walls of the second story and the first remain the original brick construction.

In the front portion of the building, on both floors, are wood lath and plaster partitions. Some may date from the time of original construction and others from the 1913-1914 conversion into warehouse use. These rooms have changed little since the early 1900s. The wood panel doors, the old style door and window frames and baseboards are intact. These rooms served as office space and living quarters.

The building's stable use is best seen in the basement where many of the columns for the horse stalls still remain along with an old barn door at the wide rear entrance, now inside the masonry addition. Because the ground slopes away from the front of the building, the stable entrance is at ground level.

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The center aisle of the stable runs the length of the basement with heavy rectangular support columns of wood on each side. Between the columns and along the outside walls are turned columns that supported the sides of the stalls which were fitted into vertical grooves in the columns. The sides have long since been removed and some of the stall columns have been replaced by metal beams. The floor may have been dirt originally, but it is now concrete.

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 checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

Specific dates 1888 **Builder/Architect** Not Known

Statement of Significance (in one paragraph)

The Pacific Express Stable has significance as a relatively unaltered 19th century stable building where the original use is readily visible. It may well be the only remaining stable in Denver which has retained so much of its original interior and exterior integrity. The design of the exterior is an excellent example of late 19th century commercial architecture. Of structural significance on the interior is the hung ceiling between the first and second floors creating a column free space for wagon storage.

The building's use as a stable from 1888 until ca.1910 has historic significance in its association with the Pacific Express Company and the bygone era of horse and wagon transportation used to deliver railroad freight throughout the city in the late 19th and early 20th centuries. Also of some importance, was the building's later use as a warehouse for building materials from 1913 until mid-1983 and the building's association with the history of Denver's early 20th century building industry.

The Pacific Express Company was among the early companies in Denver to deliver railroad freight in the 1870s. Until 1888, the company's freight office was located at 1200 15th Street on the northwest corner of Lawrence Street.¹ In 1888, the land on which this building stands was bought by Edgar M. Morrison, and it is believed he constructed the stable building that same year. From 1888 to 1892, the building was leased to the Pacific Express Company. In 1892, the company purchased the building from Edwin H. and Francis A. Morrison for \$15,000.²

The stable housed the express company's wagons on the first floor, hay and grain were stored on the second floor and the horse stalls were in the basement. There were also offices and living quarters in the building.³

On November 25, 1913, the building was sold to Francis J. Fisher and on December 17, 1913, he applied for a building permit to remodel the building into a warehouse.⁴ The extent of the remodeling is not known, but it is likely the loading docks were added at that time, along with improvements to the office and living spaces. Little else has been done to the building since that time.

Francis J. Fisher, a stonemason, established his specialty building supply business in 1889. He sold lime, cement, plaster, hair, fire brick, fire clay and sewer pipe to the construction trade.⁵ After the conversion of the building from stable to warehouse, completed in 1914, Fisher moved his business here from a warehouse and yard at 1920-1950 19th Street.

In 1935, the ownership of the company was transferred to the Walter Goody family and the business continued at this same location under the Fisher name.⁶ The Goody family operated it in conjunction with the Goody-Courter Coal Company at 3011 Huron Street. The businesses were somewhat seasonal with the Fisher Company operating in the spring and summer and the coal company in the winter.⁷

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In 1974, the Fisher Company moved into a new, large warehouse at 4375 Brighton Boulevard and the stable building was sold to Student Movers and continued in warehouse use. Since then the lift type elevator was installed between the first and second floors, but no other alterations have been made.

In 1983, the building was sold to the Hera Investment and Management Company, who intend to renovate the space for retail use.

FOOTNOTES

¹Denver City Directory, 1877-1910.

²Abstract of 2363 Blake Street. Water Tap Permit, Denver Water Company. John E. Leet, Real Estate Block Books, 1884-1900. Microfilm, Western History Department, Denver Public Library.

³Insurance Maps of Denver, Colorado. New York: Sandborn-Perris Map Company, Ltd., 1890, Vol.2, Plate 72.

⁴Abstract. Master Property Books, Stiles Addition, Denver Tax Assessor. Building Permit Application, Denver Building Department, #1998, 12/17/1913.

⁵City Directory.

⁶The Denver Post, 10/20/1974, p.2E.

⁷Telephone interview with Mrs. Walter Goody, Jr., President, Francis J. Fisher Company, 10/14/1983.

9. Major Bibliographical References

See footnotes, Item 8, page 2.

10. Geographical Data

Acreage of nominated property Under 1

Quadrangle name Commerce City

Quadrangle scale 1:24000

UTM References

A

1	3	5	0	0	9	1	0	4	4	0	0	7	0	0
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Zone Easting Northing

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Verbal boundary description and justification

Lots 1 to 3 block 27 Steck's Addition to the City of Denver

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Barbara Norgren

organization Consultant

date March 23, 1984

street & number 7453 E. Jefferson Drive

telephone 740-7860

city or town Denver

state Colorado 80237

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 8-14-84

For NPS use only

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

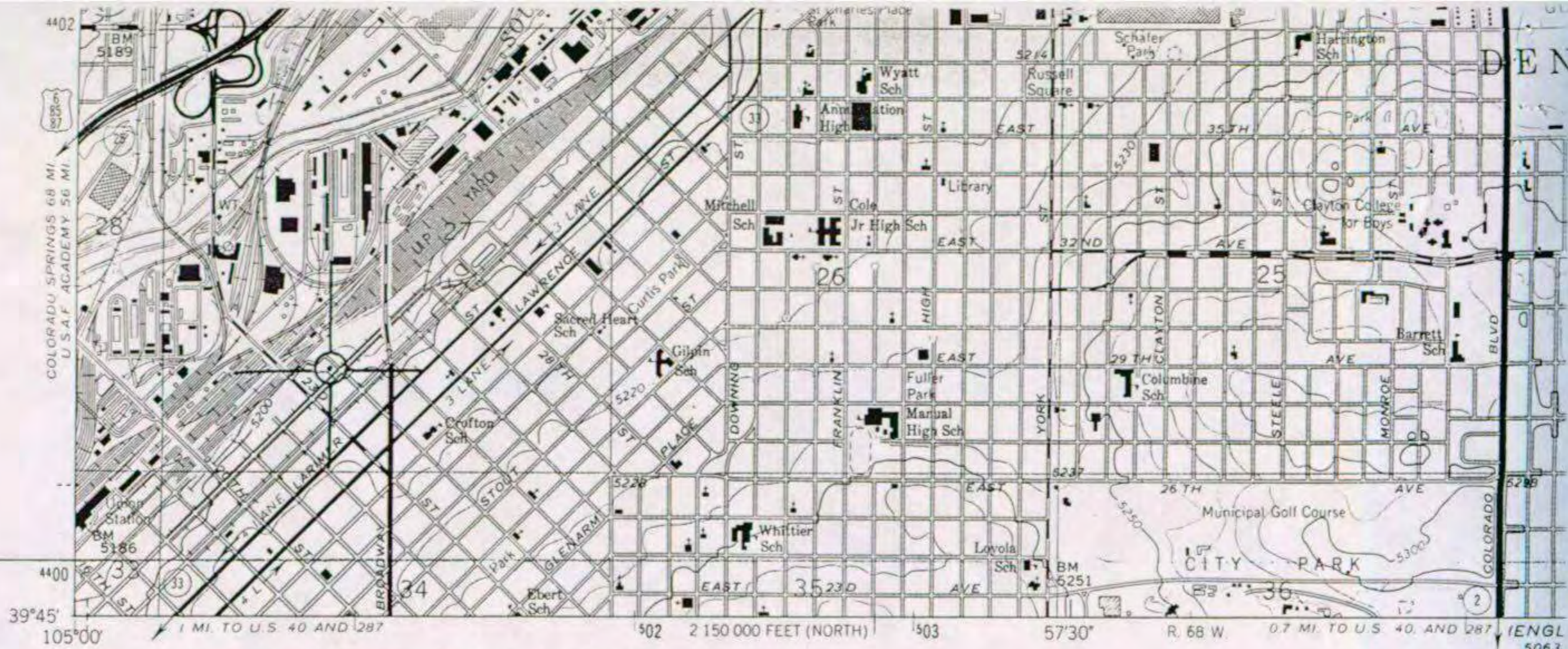
date

Keeper of the National Register

Attest:

date

Chief of Registration



(FORT LOGAN)
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Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

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PACIFIC EXPRESS STABLE
DENVER, COLORADO (DENVER COUNTY)
UTM REFERENCE:

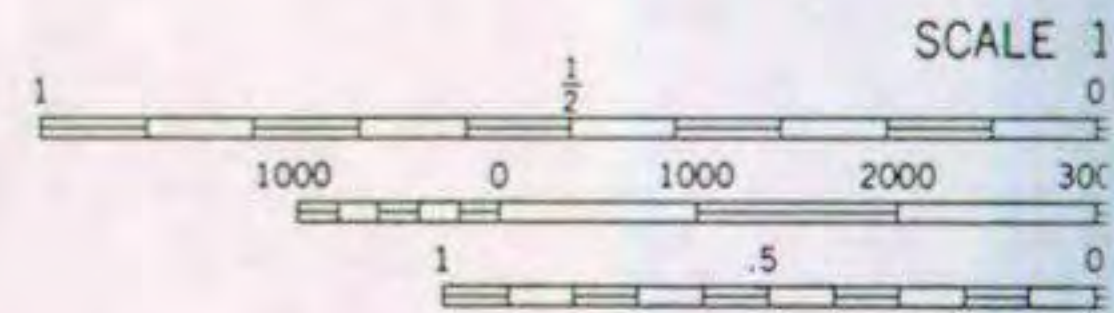
A: 13/500910/4400700



1980 MAGNETIC NORTH
1 AT CENTER OF SHEET

Compiled from aerial photographs
data. This information not
1980

1 of urban areas



CONTOUR INTERVAL
NATIONAL GEODETIC VELOCITY

THIS MAP COMPLIES WITH NATIONAL
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER,
A FOLDER DESCRIBING TOPOGRAPHIC MAPS

SEP 9 1984



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

SEP 28 1984

IN REPLY REFER TO:

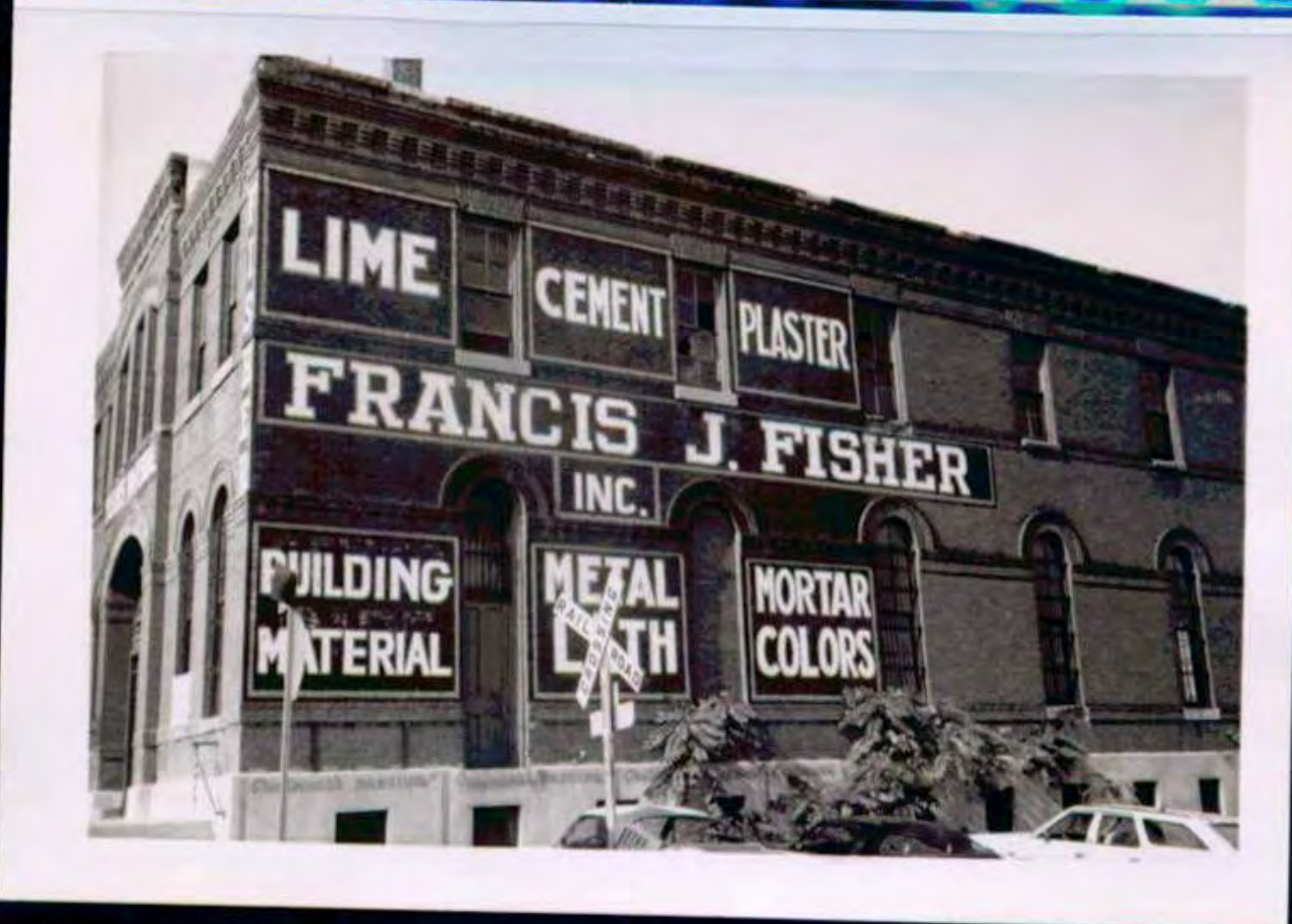
The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning September 16, 1984 and ending September 22, 1984. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

- ALABAMA, Limestone County, Athens vicinity, Blackburn House, W of Athens (09/20/84)
- ARKANSAS, Howard County, Nashville, Holt, Elbert W., House, 902 N. Main St. (09/20/84)
- ARKANSAS, Washington County, Fayetteville, Guisinger Building, E. Mountain St. (09/20/84)
- CALIFORNIA, Alameda County, Oakland, Oakland YWCA Building, 1515 Webster St. (09/20/84)
- CALIFORNIA, Calaveras County, Angels Camp, Choy, Sam, Brick Store, Bird Way (09/20/84)
- CALIFORNIA, Los Angeles County, Claremont, Scripps College for Women, Columbia and 10th St. (09/20/84)
- CALIFORNIA, Los Angeles County, Los Angeles, Federal Reserve Bank of San Francisco, 409 W. Olympic Blvd. (09/20/84)
- CALIFORNIA, Los Angeles County, Los Angeles, Heinsbergen Decorating Company Building, 7415 Beverly Blvd. (09/20/84)
- CALIFORNIA, Monterey County, Salinas, Black, Samuel M., House, 418 Pajaro St. (09/20/84)
- CALIFORNIA, San Francisco County, San Francisco, Chambord Apartments, 1298 Sacramento St. (09/20/84)
- CALIFORNIA, San Mateo County, San Carlos, Southern Pacific Depot, 559 El Camino Real (09/20/84)
- CALIFORNIA, Santa Barbara County, Santa Maria, Minerva Club of Santa Maria, 127 W. Boone St. (09/20/84)
- CALIFORNIA, Santa Cruz County, Aptos vicinity, Valencia Hall, Valencia Rd. (09/20/84)
- CALIFORNIA, Sonoma County, Santa Rosa, Gables, The, 4257 Petaluma Hill Rd. (09/20/84)
- COLORADO, Delta County, Hotchkiss, Hotchkiss Hotel, 101 Bridge St. (09/20/84)
- COLORADO, Denver County, Denver, Carter-Rice Building, 1623-1631 Blake St. (09/20/84)
- COLORADO, Denver County, Denver, Dunning-Benedict House, 1200 Pennsylvania St. (09/20/84)
- COLORADO, Denver County, Denver, McPhee and McGinnity Building, 2301 Blake St. (09/20/84)
- COLORADO, Denver County, Denver, Pacific Express Stable, 2363 Blake St. (09/20/84)
- COLORADO, Denver County, Denver, Smith, Pierce T., House, 1751 Gilpin St. (09/20/84)
- COLORADO, Douglas County, Castle Rock, Castle Rock Elementary School, 3rd and Cantril Sts. (09/20/84)
- COLORADO, El Paso County, Colorado Springs, Hagerman Mansion, 610 N. Cascade Ave. (09/20/84)
- COLORADO, Kit Carson County, Burlington, Burlington State Armory, 191 14th St. (09/20/84)
- COLORADO, Pueblo County, Pueblo, Streit, J.L., House, 2201 Grand Ave. (09/20/84)
- IDAHO, Benewah County, St. Maries, St. Maries 1910 Fire Memorial (North Idaho 1910 Fire Sites TR), St. Maries Cemetery (09/20/84)
- IDAHO, Shoshone County, Avery vicinity, Bullion Tunnel (North Idaho 1910 Fire Sites TR), E of Avery (09/20/84)
- IDAHO, Shoshone County, Avery vicinity, Cedar Snags (St. Joe North Fork) (North Idaho 1910 Fire Sites TR), N of Avery (09/20/84)



1983
View Northeast



1983
View Northeast



1983
View Southeast



1983
view Southwest