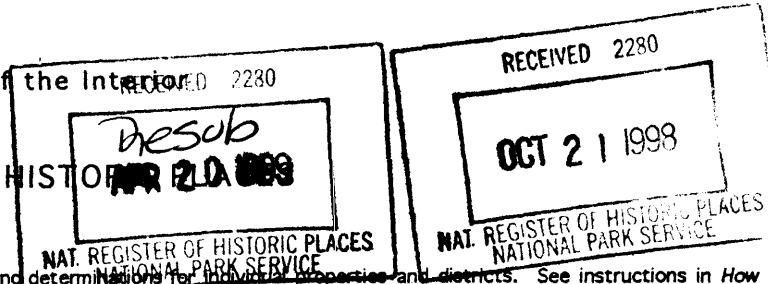


United States Department of the Interior
National Park Service



1378

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 location or by entering the information requested. If any 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 KOPPER'S HOTEL AND SALOON
other names/site number AIREDALE BUILDING 5DV.518

2. Location

street & number 1215-1219 20TH ST. N/A not for publication
city or town DENVER N/A 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 of 1986, 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.)

Margarette Coutey 10/16/98
Signature of certifying official Date

Colorado State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. ([] See continuation sheet.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this 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):

Signature of the Keeper Beth Roland Date of Action 6/4/99

KOPPER'S HOTEL AND SALOON
Name of Property

DENVER COUNTY, COLORADO
County and State

5. Classification

Ownership of Property

(Check as many as apply)

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

Category of Property

(Check only one)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC / hotel
- COMMERCE / restaurant

Current Functions

(Enter categories from instructions)

- COMMERCE / specialty store

7. Description

Architectural Classification

(Enter categories from instructions)

- LATE VICTORIAN / Queen Anne

Materials

(Enter categories from instructions)

- foundation STONE
- walls BRICK
- roof ASPHALT
- other METAL

Narrative Description

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

KOPPER'S HOTEL AND SALOON
Name of Property

DENVER COUNTY, COLORADO
County and State

10. Geographical Data

Acreage of Property .115 ACRES

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>13</u>	<u>500740</u>	<u>4400100</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
						see continuation sheet	

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title RON SLADEK, PRESIDENT BENJAMIN FOGELBERG, HISTORIAN
 organization TATANKA HISTORICAL ASSOCIATES, INC. date 29 MAY 1998
 street & number P.O. BOX 1909 telephone 970/229-9705
 city or town FORT COLLINS state CO zip code 80522

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

(Complete this item at the request of SHPO or FPO.)

name BISON ENTERPRISES, INC.
 street and number P.O. BOX 779 telephone 303/697-1423
 city or town MORRISON state CO zip code 80465

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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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE DESCRIPTION

GENERAL DESCRIPTION OF THE SITE

The 1889 Kopper's Hotel and Saloon Building occupies a 50' x 100' lot located in an old commercial/warehouse district known in recent years as the Ballpark Neighborhood (named for the adjacent Coor's Field) on the northeast edge of downtown Denver. Fronting onto 20th St. halfway between Larimer St. and Lawrence St., the 12,375-square-foot building takes up virtually the entire site and is bordered to the southwest by 20th St., to the northeast by an adjacent warehouse building, to the northwest by an alley and adjacent historic commercial building, and to the southeast by a gasoline station. Rectangular in overall plan, the primary 50' x 75' three-story Kopper's Hotel and Saloon Building includes a small late-1920s one-story 25' x 45' rectangular addition to the northeast at the back of the main structure. Currently occupied by Diamond Lil's Adult Book Store on the ground floor, the second floor is used as an office and storage space, while the third floor is vacant. The Kopper's Hotel and Saloon Building is in good condition and exhibits an excellent degree of historic integrity.

Constructed above a sandstone foundation that rises to a height of one foot above grade, the dark brick walls of the Kopper's Hotel and Saloon Building are laid in common bond coursing consisting of a single row of headers separating every seven rows of stretchers. The roof of the building is flat, with a short parapet wall around the perimeter and short brick chimneys projecting slightly above the northeast, northwest and southeast roof lines. The rear addition is also composed of dark brick and has a flat roof.

Alterations to the building are limited to the following items:

- The building changed from the Kopper's Hotel to the Airedale Hotel in 1919, evident in the words "Airedale" and "1919" which were added to the central pediment on the primary facade. It appears likely that the addition of the new name and date was the only significant change to the primary facade at that time.
- A small brick addition was constructed behind the building between 1925 and 1929.
- The first-floor interior of the building has been extensively remodeled.
- The first floor storefront along 20th St. has been minimally remodeled, leaving intact most of the original material, which is still present and in good condition.

The building generally exhibits many of the same exterior characteristics that it would have in 1889, except for the changes noted above, none of which have significantly altered the building's integrity. In addition, the second floor interior is still configured as a hotel (with very minor renovation) while the third floor interior conveys an almost pristine (although in need of rehabilitation) example of a Denver working-class hotel from the late-1800s.

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Section number 7 Page 2

Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE DESCRIPTION

SOUTHWEST (PRIMARY) ELEVATION DESCRIPTION

The southwest elevation of the Kopper's Hotel and Saloon Building is highlighted by an ornate symmetrical facade, which contains strong elements of the Queen Anne style yet is architecturally distinctive in Denver with its stacked squared bays on the second and third floors, along with the ornamental central pediment that projects above the roof line.

Stippled sandstone blocks are found at ground level on the southwest elevation, ornamenting the corners of the building and serving as thresholds and bases for the storefront's cast iron columns. While the northern recessed doorway is intact but currently hidden behind boarding, the southern doorway is still exposed, although its sidelights and transom have been boarded. A modern metal frame is present around this door, mounted within the original cast iron doorway space. The central doorway entering the original hotel stairway to the upper floors is still accessible, although it is finished with a modern metal frame door with the original wood frame underneath. First floor windows have all been boarded up, although the window spaces are intact within the original cast iron storefront. Three small modern metal-framed windows with single lights have been installed in these boarded spaces. Clerestory windows above the storefront are covered by a modern metal sign that spans the entire width of the facade, above which is a projecting secondary metal cornice.

Rising above this cornice are two symmetrical squared bays on each of the two upper floors, with the third floor bays resting upon those found on the second floor. Each bay is flanked by two tall 1/1 double hung sashes (totaling four windows per upper floor) set into the brick wall with wood frames, limestone lug sills, and dressed limestone lintels with a single carved patera at the center. Slightly projecting brick stretcher belt courses span the width of the building at the two upper sill levels, while a dog-tooth course is found at each of the lintel levels. The squared bays each contain a pair of tall 1/1 double hung sashes with tall narrow 1/1 double hung sashes facing to the sides as well, all of them set in wood frames. Heavily ornamented with classical detailing, the bays are highlighted by horizontally paneled plinths, fluted pilasters and mullions topped with stylized Corinthian capitals, and full entablatures (with dentils on the third floor).

The roof line of this elevation is finished with a prominent bracketed metal cornice with horizontal panels and dentils, broken at the center by a small pediment that projects several feet above the cornice. Horizontal panels at the cornice level contain the words "Airedale" and "1919", while the tympanum is ornamented with decorative stickwork and a pair of scrolls.

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE DESCRIPTION

NORTHEAST (REAR) ELEVATION DESCRIPTION

While no windows are found on the first floor of the northeast (rear) elevation of the building, which is covered by the one-story addition, the second and third floors each contain three 1/1 double hung sashes set in wood frames, with brick segmental arch lintels and sandstone lug sills. No doors or other exterior features are found on this three-story facade. The northeast elevation of the late-1920s addition contains no windows, doors, or other distinguishing features.

SOUTHEAST ELEVATION DESCRIPTION

The first floor of the southeast (side) elevation of the main building contains five boarded window spaces, all with brick segmental arch lintels and sandstone lug sills. A large 20-light metal frame window with a central awning is found on the first floor, with a brick rowlock slipsill, wood beam lintel, and protective wire mesh. Four boarded door spaces are also found on the first floor. The second floor of the primary structure contains five 2/2 double hung sash windows and the third floor contains six 2/2 double hung sashes, all with brick segmental arch lintels and sandstone lug sills. An old metal fire escape is found near the southeast corner of the building. Star irons are located on the wall above the third floor windows, and a mostly covered painted wall sign toward the front of the structure identifies the building as Kopper's Hotel (the current painted sign says "Sun Books"). The southeast elevation of the rear addition contains two boarded window spaces, with no doors or other distinguishing features.

NORTHWEST ELEVATION DESCRIPTION

The basement of the northwest (side) elevation of the main building contains one predominantly below grade filled window space with a small metal louver and a brick segmental arch lintel. First floor windows are limited to three bricked in spaces with brick segmental arch lintels and sandstone lug sills. The second floor contains six 1/1 double hung sash windows, and the third floor has seven 1/1 double hung sashes, all set in wood frames with brick segmental arch lintels and sandstone lug sills. Doors on this elevation include one bricked in space with a brick segmental arch lintel and sandstone threshold, and one modern metal solid door with a boarded transom light above set into a narrow old door space with a wood frame, brick segmental arch lintel, and sandstone threshold. An old metal fire escape is present near the northeast corner of the building. A faded painted wall sign near the front corner of the structure states "Kopper's Hotel / Rooms by the Day, Week or Month / A. Kopper, Prop.."

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE DESCRIPTION

DESCRIPTION OF INTERIOR FEATURES

The interior of the Kopper's Hotel and Saloon Building has been extensively altered on the first floor over the years and contains no exposed original materials, however the second and third floors retain their original layout and many of the original interior finishes. The old hotel is accessed through the central 20th St. door and up a steep original wooden staircase. The second floor, while showing some evidence of minor post-World War II renovation, is characterized by a central I-shaped hallway, a number of small hotel rooms (two of which have been minimally converted into offices), a hotel office and reception window, common bathrooms, high ceilings, old rolled linoleum flooring, several high archways, and all of the original door and window trim. The third floor is in even more pristine condition and is an excellent example of a late-1800s hotel interior, although it is in need of rehabilitation. This floor is characterized by a large central light court with a sizable wired glass ceiling, small hotel rooms around the perimeter of the central space, and common bathrooms. Historic interior finishes on the third floor include high ceilings and arches, original turned wood trimwork on corners, and original door and window trim.

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

The 1889 Kopper's Hotel and Saloon Building is an excellent surviving representative of late-1800s combined working-class hotel and saloon buildings in Denver, offering upper floor overnight accommodations to travelers and residences to long-term guests, and providing a saloon and restaurant on the ground floor level of the building. In addition, the structure serves as a reminder of the impact that early German immigrants had upon development of the community, many of whom became saloon owners upon their arrival and in some cases expanded into hotel ownership. The building also speaks of the importance of ethnic saloons to early immigrant communities as places for socializing and participating in familiar Old World folkways. This early working-class hotel building is one of a small number still standing in Denver, constructed at a time when the city's population was just reaching 100,000 and it was becoming established as a center for commerce in the Rocky Mountain West.

The Kopper's Hotel and Saloon Building has a period of significance that begins in 1889 when the structure was erected and ends in 1918 when it passed out of the hands of its German-born owner, Albert Kopper. Although it continued to be used as a hotel and rooming house with various shops on the ground floor into the 1970s, the building's association with early German immigration patterns ended with Kopper's sale of the property as a result of forced saloon closure due to statewide Prohibition, and anti-German sentiment engendered by America's entry into World War I.

For these reasons, the Kopper's Hotel and Saloon meets National Register Criterion A for its association with events that have made a significant contribution to the broad patterns of our history in the areas of ethnic heritage and commerce. The building is specifically one of a handful of surviving representatives of the city's early ethnic saloons and the overnight working-class accommodations industry, and its history serves as a good example of both the social history of the German-American community and the impact that this immigrant group had upon the early development of the city of Denver.

The Kopper's Hotel and Saloon is a good example of the Queen Anne commercial style, with its brick banding, stacked bays featuring classical ornamentation, dressed limestone lintels, tall 1/1 double hung sash windows, and bracketed cornice with projecting pediment ornamented with stylized scrollwork. Designed by Denver architect Frederick Carl Eberley, this unique building stands out as having one of the more architecturally interesting late-1800s commercial facades in

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

the city. For these reasons, the Kopper's Hotel and Saloon meets National Register Criterion C in the area of architecture for embodying the distinctive characteristics of a type and period of construction.

HISTORICAL BACKGROUND

The history of the development of the Kopper's Hotel and Saloon Building dates back to 1882, with the arrival in Denver of Albert Kopper. Born in Germany in 1851, Kopper immigrated to the United States and settled first in Oregon, where he married a wealthy woman (Regina) with a daughter and opened a hotel. Due to the daughter's poor health, the Koppers moved to Denver in 1882, and by 1884 Albert Kopper had established a saloon on Lawrence St.. In December of 1885, he purchased lots 17 and 18 (Block 64) on the corner of 20th St. and Lawrence St., two blocks southeast of Denver's infamous red light district, from Joseph Holtzman for \$10,000. The Koppers settled into the house at 2005 Lawrence St. and Albert moved his saloon into a small one-story commercial building located behind the house near the alley at 1219 20th St..

During the 1880s, fully one third of Denver's saloonkeepers were German-born, with most of the area's bars concentrated along Market St. and Larimer St. to the southwest of Kopper's Saloon. Coming from a national culture that valued social drinking and raised beer brewing to an art form, Albert Kopper's experience typified a significant trend toward German-American domination of saloons and breweries in the city. These immigrants, large in number, arrived typically after living elsewhere in the country, and many of them were already conversant in English and familiar with American business practices. Once in Denver, many joined the local Turnverein (a popular German gymnastics and social society) and quickly rose to become some of the city's most prominent and prosperous citizens.

Evidently desiring to expand his business interests toward the end of this prosperous decade in Denver's history, Albert Kopper (by this time well established and an active member of Denver's Turnverein) borrowed \$ 15,000 in 1889, demolished his small saloon, and erected the three-story Kopper's Hotel and Saloon Building found there today. Kopper turned to Denver architect and fellow German immigrant Frederick Carl Eberley for the design of his new hotel and saloon, estimated at the time to cost \$24,000 to construct. Eberley incorporated strong Queen Anne elements into the new commercial building, a style which had emerged around ten years earlier

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

and had quickly become popular, although it is more often associated with residential applications. Queen Anne influences on the primary facade are seen in the prominent stacked bay windows featuring classical ornamentation, brick banding, dressed limestone lintels, tall 1/1 double hung sash windows, and bracketed cornice with projecting pediment ornamented with stylized scrollwork. Although it has been suggested that the projecting squared bays may have been added at a later date, they are in fact original to the building, appearing on the 1890 Sanborn Map as "galvanized iron bays."

Frederick Eberley's involvement with the Kopper's Hotel and Saloon Building was not discovered until now, prior to which he has been known for his design work on prominent Denver buildings such as the Tivoli Brewery (1881, 1890), the Barth Hotel (1882), and the Zang Mansion (1903). He is also remembered for his work between 1883 and 1906 on the Arapahoe County Courthouse, Arapahoe County Jail, County Hospital (now incorporated into Denver General Hospital), Colorado State Armory, Blatz Brewery, Colorado Bakery & Saloon, Groussman Grocery, and a number of other commercial blocks and residences, a number of which are now demolished.

First known as the Kopper Block, the new building erected at 1215-1219 20th St. housed not only Kopper's saloon, but also a beer bottling plant on the ground floor. The upper floors were evidently vacant during the first few years after construction of the building. In 1892, Kopper borrowed heavily again, this time obtaining \$18,000 that appear to have been used at least in part to renovate the interior and finish the upper two floors into a hotel. The following year, the Panic of 1893 caused a serious slump in the economy and Albert Kopper was left struggling with a heavy debt load at an inopportune time in history. Somehow he struggled through this difficult decade, likely buoyed by saloon revenues more than income from the hotel. By the turn of the century, the Kopper's Hotel and Saloon Building still contained the saloon in the northwest ground floor space, while the southeast space was occupied by a restaurant.

Albert Kopper's troubles, along with the problems of other saloon and working-class hotel owners, were far from over. In 1903, the Denver City Council attempted to eliminate the city's 350 thriving saloons by raising liquor license fees from \$600 to \$1000, and by giving neighborhoods the right to evict these businesses from their boundaries. Although this attempt was hardly successful and the saloon business continued to grow, in part with the support of mayor Robert Speer, the move

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

foreshadowed greater problems to come. Four years later, four of the city's wards banned saloons as the statewide Prohibition movement gained momentum.

The World War I period brought an end to the saloon trade in Denver as the Prohibition movement successfully pushed the legislature into enacting a statewide ban on the sale of alcoholic beverages in 1916, effectively shutting down the many German-American saloons in the city. American entry into the war also sparked anti-German sentiment, making life difficult for citizens of German ancestry and cultural affiliation. During this tumultuous period, many German-American residents of Denver lost their jobs, along with their social and cultural meeting places. Life for these immigrants was made especially difficult with the closure of over four hundred saloons and breweries in 1916, and as stated in Thomas Noel's *The City and the Saloon*, "the once ubiquitous German saloon largely vanished from the Denver cityscape."

Due to lingering financial troubles resulting from taking on such heavy debt just before the 1893 economic turmoil began, Albert was forced to sell his Kopper's Hotel and Saloon Building for back taxes in 1915. Although he re-acquired the property two years later, Kopper finally sold the property to the Interior Realty and Investment Company in 1918 (after apparently also losing his wife) and took up a new line of business with a cigar shop in the Mack Building. One year later the Kopper's Hotel and Saloon Building, along with the Kopper family home next door, was sold to Elmer Sommers. It was at this time that the facade was changed (at least at the central pediment level) to reflect the structure's new name as the Airedale Hotel, reportedly named after Elmer Sommers' favorite breed of dog.

With the Airedale Hotel now operating on the upper floors of the building, the former Kopper's Saloon on the ground floor was converted for use as a printing shop, located in this space from the early 1920s through the late 1930s. The former Kopper restaurant space became a retail store occupied over the years by a printing shop, a dental equipment manufacturing firm, a broom company, and another restaurant. During the period from the 1940s through the 1960s, the ground floor was ironically utilized again as a nightclub and bar. The one-story rear addition to the building was added as an auto garage sometime between 1925 and 1929. Elmer Sommers and his heirs retained ownership of the building until 1940, when it was sold to Jacob Burkhardt and Morris Sigman for \$9000. Burkhardt remodeled the interior of the building in 1942 for use as a nightclub and bar, although the hotel continued to operate on the floors above until it was

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

NARRATIVE STATEMENT OF SIGNIFICANCE

converted for use as a rooming house during the 1960s and 1970s. Since the mid-1970s, the Kopper's Hotel and Saloon Building has housed an adult book store on the main floor, with the second floor used as an office and for storage since the mid-1980s, while the third floor has remained vacant and virtually unchanged since the building was constructed.

The height of the Kopper's Hotel and Saloon Building as an important structure in the history of Denver occurred during the period from 1889 through 1918, reflecting the building's importance in relation to the history of the German immigrant community, and as a representative example of the city's late-1800s saloons and working-class hotels. Much has been written about Denver's saloons and its German-American community. The city's more prominent hotels (such as the Oxford and the Brown Palace) have been extensively documented due to their lavish architecture and interior finishes, in addition to their elite clientele. Less exclusive inns such as the Kopper's Hotel were frequented by common working-class travelers and their families, served as longer-term residences for numerous working-class citizens, and often deteriorated into flophouses as their heyday passed. As such, they have attracted far less attention from historians and the general public, and many in Denver have been lost to neglect, condemnation, and demolition.

The Kopper's Hotel and Saloon Building's architectural importance is tied to its design by noted architect Frederick Carl Eberley and his application of the popular Queen Anne style to a commercial structure.

The Kopper's Hotel and Saloon is a good example of the Queen Anne style adapted to a commercial structure, with its brick banding, stacked bays featuring classical ornamentation, dressed limestone lintels, tall 1/1 double hung sash windows, and bracketed cornice with projecting pediment ornamented with stylized scrollwork. Designed by Denver architect Frederick Carl Eberley, this unique building stands out as having one of the more architecturally interesting late-1800s commercial facades in the city. The only other Queen Anne commercial structure in Denver known to feature the use of stacked bay windows is the undocumented 1891 Imperial Building (240 S. Broadway), a three-story structure similar in general design to the Kopper's Building. For these reasons, the building is an important representative example of the Queen Anne style of architecture applied to commercial design during its period of popularity.

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

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Section number 10 Page 12

Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

VERBAL BOUNDARY DESCRIPTION

The Kopper's Hotel and Saloon Building is located on the rear 58' of Lots 17 through 19, inclusive, and the rear 50' of Lot 20, Block 64, East Denver Addition, in the City of Denver, Denver County, Colorado.

BOUNDARY JUSTIFICATION

The nominated property includes, and is limited to, the building located within the boundaries described above, occupied by the three-story Kopper's Hotel and Saloon Building (also known as the Airedale Building), including the rear one-story addition and surrounding grounds. These boundaries were selected due to the fact that they include all of the significant features on the property that were originally part of the Kopper's Hotel and Saloon, and due to the fact that they are important to the setting and historic integrity of the property as a whole.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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Property KOPPER'S HOTEL AND SALOON

DENVER COUNTY, COLORADO

PHOTOGRAPH LOG

The following information applies to all photographs submitted with this registration form:

Name of property: Kopper's Hotel and Saloon
City, county and state: Denver, Denver County, Colorado
Photographer: Ron Sladek
Date of photograph: 22 May 1998
Location of negative: Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522

- Photograph #1: View of the southwest (primary) and southeast (side) elevations of the Kopper's Hotel and Saloon Building. View to the north.
- Photograph #2: View of the southwest (primary) and northwest (side) elevations of the Kopper's Hotel and Saloon Building. View to the east.
- Photograph #3: View of the upper floors on the southwest (primary) facade of the Kopper's Hotel and Saloon Building. View to the northeast.
- Photograph #4: View of the northeast (rear) elevation of the Kopper's Hotel and Saloon Building, with the one-story 1920s garage addition at lower center. View to the southwest.
- Photograph #5: Representative view of the trimwork and interior archways found in former hotel rooms on the upper floors of the building.

