

PH036272

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FD-160 (REV. 10-1-77)
DATE ENTERED OCT 28 1977

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

NAME
 HISTORIC
Prinker Collesiate Institute
AND/OR COMMON
Old Navarre

LOCATION
STREET & NUMBER
1725-27 Tremont Place
CITY/TOWN
Denver
STATE
Colorado
VICINITY OF
Denver
COUNTY
Denver
CONGRESSIONAL DISTRICT
01
CODE
031

CLASSIFICATION

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

OWNER OF PROPERTY
NAME
James George Dikeau, et al
STREET & NUMBER
2 Cherry Street
CITY/TOWN
Denver
STATE
Colorado

LOCATION OF LEGAL DESCRIPTION
COURTHOUSE
REGISTRY OF DEEDS, ETC
Register of Deeds
STREET & NUMBER
City and County of Denver Courthouse
CITY/TOWN
Denver
STATE
Colorado

REPRESENTATION IN EXISTING SURVEYS
TITLE
Historic American Buildings Survey Inventory
DATE
April 1967
FEDERAL STATE COUNTY LOCAL
X LOCAL
SURVEY RECORDS
State Historical Society, 200 E. 14th Ave.
CITY/TOWN
Denver
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Colorado

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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 Victorian

In its present form, the building is a four-storey rectangular structure approx. 50' in width, and 100' in length. The main, or rear, element measures approx. 50' x 75', and the frontal (SE) element is 40' x 25'. A 1' x 2' projection covers the center of the frontal element.

A basement of unknown dimensions houses a rail passageway emerging from a tunnel under Tremont Place from the Brown Palace Hotel on the opposite side of the street. The passageway, now sealed off, leads to the building's steam heating plant.

The main entrance is on the first floor below the street level in the 1953 addition. The original wooden double doors with large oval glass inserts are in use there. A rear wooden entrance from the second floor exists on the NE side. Leading to the entrance are 12 metal steps with metal railings.

The walls are of common brick construction and are of undetermined thickness. A 1' wide stone beltcourse girds the building between the first and second storeys.

The roof is a truncated hip style and includes pediment gables with returns on the SE, NE, and SW sides, and is trimmed with double-bracketed cornices. One brick single chimney stack unit approx. 9' to 10' high is located on the NW rear slope of the roof. A metal chimney stack is located on the top of the NE pediment gable. Three gable-shaped pediment dormers exist on the roof, located on the NE, NW, and SW slopes.

The window openings are segmental in shape with arched surrounds containing radiating voussoirs. The windows on the frontal (SE) side are shuttered with wooden shutters the length of the windows. The middle windows of the second and third floors on the NE side have been bricked in.

On the front (SE), curved has reliefs over the middle window of the fourth floor spell out the words THE NAVARRE in two curved lines. A straight has relief below the middle window of the fourth floor spells out the date of construction 1880.

ADDITIONS: Added to the front in 1953 was a two-level porch approx. 40' in width and 12'6" in length. This addition abuts the sidewalk. Exterior cloth-canopied, metal stairs with railings on the NE side rise to the second level of the porch which is flush with the second storey of the building. Connected to the porch is a metal canopy extending over the sidewalk to the curb. A fiberglass roof covers the porch with a higher elevation at the point of attachment to the building. The exterior of the porch consists of six wooden hinged panels with oval glass inserts overhanging a brick veneer construction on the first level. A recessed opening allows access to the main entrance of the building by way of two cement side steps. The second level of this porch evidences fiberglass on the sides with a face of floor-to-ceiling windows fronted by white, decorative wrought iron floor-to-ceiling panels 1' wide and fencing approx. 3' high. A cloth canopy extends the top 14' width of the second level.

A porch of wooden construction was added to the third storey level on the SW side at an unknown date. It measures approx. 10' x 25' and was added as a covering for a separate entrance which has since been blocked off and replaced with a large window not visible from the street. The exterior of this porch is only partially visible and has a flat roof, trimmed with dentiled cornice on the SE side. An enclosed decorative wooden railing comprises the lower frontal exterior.

SIGNIFICANCE

PERIOD

PREHISTORIC
 1400-1499
 1500-1599
 1600-1699
 1700-1799
 1800-1899
 1900-

AREAS OF SIGNIFICANCE

ARCHEOLOGY PREHISTORIC
 ARCHEOLOGY HISTORIC
 AGRICULTURE
 ARCHITECTURE
 ART
 COMMERCE
 COMMUNICATIONS
 COMMUNITY PLANNING
 CONSERVATION
 ECONOMICS
 EDUCATION
 ENGINEERING
 EXPLORATION
 INDUSTRY
 INVENTION

SPECIFIC DATES 1880

BUILDING

STATEMENT OF SIGNIFICANCE

Built in 1880, the Old Navarre history characteristically represents proximity to the Brown Palace Hotel and Church (1888), the Navarre adds a true reference for the upper downtown area.

The building was erected to serve Brinker Collegiate Institute and was "an architectural as well as educational name of the building's architect is not known. Account reveals that the building was nationally known architect of that time.

The Brinker Collegiate Institute as the Denver Collegiate Institute private school was one of the first on the Mississippi River and offered a range including commercial, music, art, and housed the president's office and classrooms with the dining room on the second or principal, floor contained parlor, kindergarten department, and a chapel on the fourth floors constituted the dormitories for students respectively. The school was for its moral and academic excellence in 1886, the school closed and the property was sold to the Richelieu Hotel.

After extensive remodeling, the Richelieu Hotel. Operated by area general manager Stockton, the building's reputation for its original purpose. The operation was managed by Vaso Chucovich and gayety reigned. The building the Navarre after the funeral of Owen Lefevre rented the upper floors to Malone and Mary Paxton. It was directly connected to the Brown Palace Hotel by a rail system to the Brown Palace Hotel, accommodating unseen passage as well.

In 1904, the main portion of the building was sold to the Inter-oceanic Investment and Vaso Chucovich. Heavy gambling was conducted on two floors and continued until 1910. Robert Speer was exerted upon the building and converted into the Navarre Cafe as

SIGNIFICANCE

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

| 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 type="checkbox"/> ARCHITECTURE | <input checked="" 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 checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION | |
| <input type="checkbox"/> 1900 | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input checked="" type="checkbox"/> OTHER (SPECIFY) | gambling house |
| | | <input type="checkbox"/> INVENTION | | | |

SPECIFIC DATES 1880 BUILDER/ARCHITECT planned by F. E. Edbrooke

STATEMENT OF SIGNIFICANCE
 Built in 1880, the Old Navarre Building has a colorful, intriguing history characteristically representative of early Denver. In close proximity to the Brown Palace Hotel (1888) and the Trinity Methodist Church (1898), the Navarre adds a triangular base point of historical reference for the upper downtown area of Denver.

The building was erected to serve as the permanent edifice of the Brinker Collegiate Institute and was hailed by the local press to be "an architectural as well as educational ornament to the City." The name of the building's architect is unknown, but a Jan. 1, 1881 newspaper account reveals that the building was "planned by F.E. Edbrooke," a nationally known architect of that time.

The Brinker Collegiate Institute was established in September 1877 as the Denver Collegiate Institute by Joseph and Elizabeth Brinker. The private school was one of the first co-educational colleges west of the Mississippi River and offered a range from primary through collegiate including commercial, music, art, and military courses. The first floor housed the President's office and the commercial department in front, with classrooms and the dining room and kitchen in the rear. The second, or principal, floor contained parlors, reception and music rooms, the kindergarten department, and a chapel which seated 300. The third and fourth floors constituted the dormitory quarters for the female and male students respectively. The school rapidly achieved a noteworthy reputation for its moral and academic excellence. Following Joseph Brinker's death in 1886, the school closed and the property was foreclosed in 1889.

After extensive remodeling, the building was reopened in 1889 as the Richelieu Hotel. Operated by area gambling kings C.W. Hunsicker and Robt. Stockton, the building's reputation quickly became antithetical to its original purpose. The operation was turned over to gamblers Ed Chase and Vaso Chucovich and gayety reigned. Chase and Chucovich renamed the building the Navarre after the fun-loving Henry of Navarre. In 1893 owner Owen LeFevre rented the upper floors to known ladies of the evening, Belle Malone and Mary Paxton. It was during this period that the underground rail system to the Brown Palace Hotel on the opposite side of the street, accommodating unseen passage as well as coal delivery.

In 1904, the main portion of the Navarre was leased to the Colorado Republicans but the women's auxiliary preferred to remain in their Champa Street headquarters. After their lease expired in 1909, the building was sold to the InterOcean Investment and Brokerage Company headed by Ed Chase and Vaso Chucovich. Heavy gambling activities took place on the first two floors and continued until 1914, when pressure from reformist Mayor Robert Speer was exerted upon the owners. Immediately it was converted into the Navarre Cafe as a private club.

APPEARANCE Victorian
 Storey rectangular, struc-
 ture plain, or rear, element
 element is 40' x 25'. A
 element.
 Passageway emerging
 since Hotel on the
 sealed off, leads to

the street level in the
 the large oval glass
 door the second floor
 12 metal steps with

are of undetermined
 being between the first

pediment gables with
 with double-bracketed
 approx. 9' to 10' high
 chimney stack is
 gable-shaped pediment
 and SE slopes.

arched surrounds
 frontal (SE) side
 windows. The middle
 have been bricked in.
 middle window of the
 curved lines. A
 fourth floor spells out

two-level porch approx.
 onto the sidewalk.

on the NE side rise to
 the second storey of the
 extending over the
 porch with a higher
 top. The exterior of the
 glass inserts over-
 well. A recessed
 building by way of two
 residences fibreglas on
 fronted by white, decorat-
 ed fencing approx. 3'
 the second level.

the third storey level
 approx. 10' x 25' and
 has since been
 visible from the street.
 and has a flat roof,
 decorated decorative

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NATIONAL PARK SERVICE

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The Navarre has existed as a private club or restaurant in the intervening years since 1914. In 1946, returning war veteran Johnny Ott established a restaurant operation which lasted for many years. Until recently, the Navarre was synonymous with the jazz music offered there by "peanuts" Hucko.

The building is now vacant.

UNITED STATES

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

A large and measured unknown. The roof line, The addition of addition is

Original high, with high of brick with engaged on the sections were

The of the turn of The b

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

A large brick addition extends across the width of the rear (NW) side, and measures approx. 10' to 12' in depth. Date of the early addition is unknown. The northeasterly 20' rise to the fourth storey just beneath the roof line, while the remaining southwesterly 30' comprises only one storey. The addition has two entrances; one of metal and the other of wood. This addition abuts the alley. Roof composition of the two sections of this addition is undetermined.

Originally, the building evidenced a domed cupola approx. 20' to 30' high, with cresting atop. Six single chimney stack units approx. 9' to 10' high of brick construction were located on the roof slopes. An open porch with engaged columns and decorative railings centered over the main entrance on the second storey. Construction was of wood. Wooden stairs with railings were mounted to the second storey.

The original entrance appendage and roof elements were removed around the turn of the 20th century, according to photographic evidence available. The building was erected at a cost of \$20,000.00.

MAJOR BIBLIOGRAPHICAL REFERENCES

Denver, Colorado." St. Louis Magazine. 21 (October 1881), 382-397.
Denver Republican. November 30, 1886, p. 6, c. 3.
 . February 6, 1904, p. 1
 Krauser, Minnie Hall. "Brinker Collegiate Institute--Navarre Cafe,"
The Colorado Magazine. 24 (March 1947), 79-85.
 Leaflet, "The Navarre," n.d.
Rocky Mountain News. January 1, 1881, p. 12, c.1., and Aug. 24, 1881, p. 6.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than 1 acre

UTM REFERENCES

| | | | | | | | |
|---|------|---------|----------|---|------|---------|----------|
| A | 13 | 510106 | 4399060 | B | | | |
| | ZONE | EASTING | NORTHING | | ZONE | EASTING | NORTHING |
| C | | | | D | | | |

VERBAL BOUNDARY DESCRIPTION Known as Lots Twenty-three (23) and Twenty-four(24) and the Southwesterly five feet of Lot Twenty-five(25), Block One Hundred Twenty Four (194), East Denver. The property is bounded on the southeast by Front Street, on the northwest by an alley connecting 17th and 18th Sts., and on the northeast by a parking lot.

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

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| | | | |
| | | | |

FORM PREPARED BY

NAME TITLE
My Marjorie/graduate Student December 9, 1976
 PREPARATION DATE
Corso State University
 INSTITUTION TELEPHONE
 CITY/TOWN STATE
Fort Collins Colorado

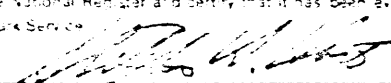
STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

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'S SIGNATURE



TITLE DATE 12-21-77

ENCLOSURES

HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE 12-21-77

DATE