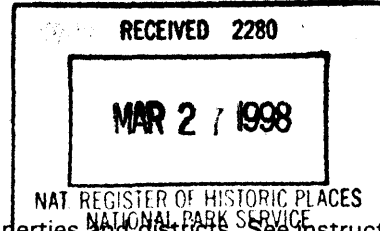


United States Department of the Interior
National Park Service



373

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction 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 Burlington Hotel

other names/site number The Thorndyke/5DV3311

2. Location

street & number 2205 Larimer Street [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80205

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] 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 [].)

[Signature] February 24, 1998
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
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
See continuation sheet [].

[Signature] 4.23.98
Signature of the Keeper Date
Edson H. Beall

Burlington Hotel
Name of Property

Denver / Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

Contributing Noncontributing

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

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

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.)

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC/hotel

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/warehouse

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS

DOMESTIC/apartment

COMMERCE/TRADE/specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS/Commercial Style

Materials
(Enter categories from instructions)

foundation STONE/sandstone

walls BRICK

roof ASPHALT

other CONCRETE

STONE/sandstone

Narrative Description

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

Burlington Hotel
Name of Property

Denver / Colorado
County/State

8. Statement of Significance

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 Bibliographic 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

Periods of Significance

1891-1948

Significant Dates

1891

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Edbrooke, Frank E.

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

Burlington Hotel
Name of Property

Denver / Colorado
County/State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone 13 Easting 500890 Northing 4400380 B. Zone Easting Northing

C. Zone Easting Northing D. Zone Easting Northing

[] 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 R. Laurie Simmons and Thomas H. Simmons, historians

organization Front Range Research Associates, Inc. date 28 November 1997

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

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

name Burlington Hotel Building, Ltd.

street & number 2197 Arapahoe Street telephone (303) 778-1100

city or town Denver state CO zip code 80205

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Burlington Hotel, Denver, Colorado

Physical Description

The 1891 Burlington Hotel is a large, three-story, red brick corner commercial building prominently located at the intersection of Twenty-second and Larimer streets in Denver, Colorado (Photograph 1).¹ The building is situated slightly north and east of the central business district, in an area containing numerous, mostly smaller, late nineteenth century commercial buildings. The southern corner of the building is beveled facing the intersection and has a corner entrance. Representative of Denver's late nineteenth century Commercial style buildings with combined commercial and residential functions, the Burlington Hotel features first story storefronts with generous display windows, a central arched entrance to the upper stories, vertically aligned upper windows, a central light well, and a cornice of corbelled brick. During the twentieth century, the building suffered a gradual decline and for many years was part of Denver's skid row. The Burlington Hotel has recently been restored and is part of an urban renaissance in the vicinity of Denver's 1995 baseball stadium.²

The two street-front faces of the Burlington Hotel display walls of red pressed brick atop a foundation of sandstone; the rear, east wall, and light well walls are composed of common brick. The building's substantial horizontal emphasis is provided by a cornice with continuous arcaded corbel table between dentiled stringcourses, rows of evenly spaced windows in the upper two stories, a continuous sill course above brick corbelling beneath the second story windows, and a continuous horizontal expanse of blank brick above the windows of the first story. Vertical elements include the beveled corner wall, the brick piers and metal columns of the first story, alignment of windows, and the brick pilasters extending between windows of the upper story.

The front (southeast or Larimer Street side) of the building is divided into five bays, with fenestration aligned vertically (Photograph 2). One western and two eastern bays contain storefronts which flank the central arched entrance to the rooms above. The storefronts have central recessed entrances with divided transoms flanked by plate glass display windows with divided clerestories; walls adjacent to entrances are angled toward doors and have beadboard under windows. At the corners of the display windows are columns of textured metal. Beneath the windows are paneled wood kickplates. Rectangular brick piers create divisions between the storefronts. The piers have tooled sandstone bases and foliated stone capitals and are banded by

¹Photograph numbers are keyed to the Photographic Index and the Sketch Map. The hotel building is oriented with the northeast-southwest and northwest-southeast alignment of downtown Denver streets.

²By January 1998, some doors and upper story windows of the building had not yet been installed and interior rehabilitation had not been completed. Photo reference numbers are keyed to the Sketch Map.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Burlington Hotel, Denver, Colorado

central blocks of stone. The display windows of the westernmost bay are associated with the entrance at the southern corner.

The central arched entrance to the upper stories on the southeast wall has broad piers with tooled stone bases and stone impostes carved with foliate designs and a man's face (Photographs 3 and 4). A rowlock arch composed of seven rings of brick has an intrados of molded brick and is terminated by carved stone extrados molding. The archway has a glazed fanlight and a small entrance vestibule with floor clad with small tiles which spell "Burlington" leading to double doors topped by a large glazed transom with dentil molding and flanked by paneled trim. The doorway leads to a small foyer with staircase to upper stories (Photograph 5). The metal staircase features an ornamented newel post and ornately scrolled metal balusters.

Bays of the upper stories of the southeast wall align vertically with the storefronts and entrance of the first story. Second story windows rest on a continuous sill course of cast-in-place tinted concrete resembling sandstone surmounting two rows of corbelled brick. The windows have wide tinted concrete lintels. Above the arched entrance are very narrow, paired, transomed windows with a shared lintel. Round arched windows of the third story form arcades; the windows have narrow tinted concrete sills and linked brick archivolt molding. The central windows are round arched, with a shared narrow tinted concrete sill. Rising from the sill course of the second story between the windows are brick pilasters which extend to the arches of the third story windows.

The beveled southern corner has a storefront entrance flanked by brick piers with stone bases and foliated stone capitals. The entrance has a transom and glazed overdoor. Centered above the entrance on the second and third stories are single windows. The second story window is flat arched; the third story window is round arched, with brick archivolt molding.

The fenestration of the Twenty-second Street side (southwest wall) differs from the Larimer Street face and includes two storefronts with center entrances with glazed overdoors toward the north end of the building (Photograph 6). The storefronts are flanked by brick piers with stone bases and foliated capitals and metal columns and have plate glass windows with divided clerestories and paneled kickplates. Near the northernmost corner is an entrance with a slab door and segmental arched transom. South of the storefronts is an entrance with a door flanked by paneled and glazed sidelights. Above the entrance is a segmental arched two-light window. Two small four-light segmental arched windows with tinted concrete sills are south of the entrance.

The upper stories of the southwest wall feature second story windows with wide tinted concrete sills and third story round arched windows linked by archivolt molding. The arches of the third story windows form arcades and between the windows are pilasters. Toward the south is an arcade of eight windows, while two groups of three windows are toward the north. Single

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Burlington Hotel, Denver, Colorado

windows flank these groups on each end of the southwest wall. The northernmost windows of the second and third stories of the southwest wall are both round arched.

The rear (northwest) wall of the building is clad with stucco and has a tall brick chimney, segmental arched windows and entrances, and metal fire stairs (Photograph 7). Star-shaped tie-bolts are visible on the rear wall. A narrow (8' 8") light well extends from the rear into the center of the building. Toward the east on the rear wall is a large overhead garage door. The west half of the building is slightly longer than the east.

The northeast wall of the building has evenly spaced segmental arched windows on the second and third stories (Photograph 8). The windows of the first story are fewer, shorter, and more widely spaced than those of the upper two stories. The front one-fourth of the east wall of building is stepped out toward the east.

Alterations and Rehabilitation

Rehabilitation of the building has included the installation of new one-over-one light single hung windows and custom-milled doors and paneled kickplates. Tinted concrete replicates the appearance of the original sandstone for window sills of the third story and the lintels and sill course of the second story. The rear wall of the building is stuccoed and has a modern overhead garage door. Some windows and doors are covered up on the rear and east walls. On the west wall, three segmental arched basement windows have been filled in with brick and a stairway to the basement has been removed. An elevator was added to the building. The light well was modified by the addition of metal walkways and the conversion of some windows to doors to provide access to upper floor apartments. A setback, fourth-story superstructure was constructed on either side of the light well.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Burlington Hotel, Denver, Colorado

Significance

The Burlington Hotel is significant under Criterion A for its association with the history of residence hotels and buildings combining furnished rooms and commercial enterprises in Denver during the late nineteenth and early twentieth centuries. The building is representative of the hotels which offered modest, working class accommodations and service oriented businesses (such as saloons, restaurants, drug stores, laundries, and barber shops) on the fringes of Denver's central business district. During its early years, the building catered to the needs of working class employees and their families, including many railroad workers. The period of significance of the building extends from its construction in 1891 to 1948, reflecting its historic period of operation.

The Burlington Hotel is also significant under Criterion C, as an example of a Commercial style building designed to accommodate businesses and lodgings. The building reflects popular elements of late nineteenth century architecture in its red brick walls with stone trim, horizontal divisions, arcades and arched openings, continuous cornice with arcaded corbel table, and pilasters and engaged piers. The building's rear light well and series of first story storefronts with central entrances flanked by large display windows with paneled kickplates were common features of commercial construction of the period in Denver, as was the arched central entrance to the upper stories.

The building is also significant under Criterion C as representative of the work of the renowned Denver architectural firm of Frank E. Edbrooke & Company. Many of Edbrooke's commercial buildings of the early 1890s in downtown Denver have been demolished. The Burlington Hotel is representative of Edbrooke's design of solid, functional brick buildings responding to the needs of working class families and small businesses and stands in contrast to his luxurious hostelrys for the wealthy and substantial office blocks and department stores. In 1906, James I. Day observed that "were Mr. Edbrooke's buildings to be taken out of Denver it would leave a small village behind, as he has designed nearly all the large offices and public buildings in the city, and the most beautiful and prominent Denver churches, residences, theaters and hotels are standing monuments to commemorate his genius for generations to come."³

Historical Background

By the early 1890s, Denver possessed several sophisticated and elegant first class hotels, as well as a number of establishments with fewer amenities, including those designed to house visiting professionals and middle class tourists and those offering working men and families basic furnished rooms. By 1893, one publication boasted that "Brooklyn is the city of churches; Denver the city

³James I. Day, *Our Architecture and Scenes of Denver* (Denver: James I. Day, 1906).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Burlington Hotel, Denver, Colorado

of hotels."⁴ Among the most notable of the luxury hotels erected during that period in the city were the 1892 nine-story Brown Palace, designed by Frank Edbrooke and erected at a cost \$1,400,000 which included lobby wainscoting of Mexican onyx, and the five-story 1890 Oxford Hotel, also an Edbrooke work, which offered "every modern improvement." Less elaborate accommodations were provided by smaller buildings which contained convenient lodging for middle and working class citizens. Many of these smaller hotels provided for the needs of special groups, such as the Union Hotel, which was popular with visitors from mountain towns, and the New Markham, which was the headquarters of guests from Colorado Springs.⁵ Further down the scale were establishments like the Burlington Hotel, which was located several blocks from the bustling commercial district and predominantly attracted working men and their families during its most prosperous years, later catering to the down and out.

A building permit was issued by the City of Denver on 15 December 1890 for construction of a three-story "brick business block." The location of the new building fronted Larimer Street between Twenty-second and Twenty-third streets and occupied lots 17 to 20, block 53, of Steck's Addition. The architect was listed as F.E. Edbrooke and the owners as Knox, Currier, and Walker. According to the building permit, the estimated cost for the structure was \$40,000, an amount later increased to \$49,900.⁶ Sanborn fire insurance maps for 1887 and 1890 show the location of the planned construction as vacant in both years. The building, which first appears in the 1892 city directory, was probably completed in 1891.⁷

Early Ownership of the Building

The names on the 1890 building permit correspond to those of early owners of the building site. Ownership information on the building's parcel indicates that James M. Walker, George W. Currier, and Susan T. Knox were each one-third owners of the property at the time the building was erected. Walker was a Virginia native who grew up in Illinois and served in the Illinois Volunteer infantry during the Civil War. He graduated from the Homeopathic Medical College of St. Louis, Missouri, in 1870, and came to Denver to establish his practice in 1873. The 1893 city directory lists Walker's office on Broadway. George W. Currier was active in Denver real estate as early as 1874 and built a house in the city in 1879. He was an incorporator and stockholder in Denver's

⁴Illustrated Denver: The Queen city of the Plains (Denver: Phoenix Publishing Co., 1893), 83.

⁵Denver Times, 17 November 1902, 2.

⁶City of Denver, building permit number 2231, 15 December 1890, in the files of the Denver Public Library, Western History and Genealogy Department, Denver, Colorado and **Rocky Mountain News**, 1 January 1891, 10.

⁷Sanborn Map Co., "Denver, Colorado," fire insurance maps (Pelham, New York: Sanborn Map Co., 1887 and 1890) and Denver city directories, 1891 and 1892.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Burlington Hotel, Denver, Colorado

1893 Mercantile Bank. Currier was a civic leader, prominent in the movement to create a Young Men's Christian Association in Denver and in the Episcopal Church.⁸ No information was found on Susan T. Knox, although William Knox, a horseshoer, was listed as residing at this address in 1893.

In September 1896, Walker acquired Currier's interest in the property. Amelia Eddy gained a one-third interest in the building by Treasurer's Deed in 1896 and sold it in January 1897 to Horace W. Bennett, a prominent Denver developer. Bennett sold his interest to his business partner Julius A. Myers in August 1897. In June 1899, Edward T. Jones purchased the building from Myers and Walker and immediately resold it to John W. Ernest. Ownership was transferred to the Ernest Investment Company in February 1908, followed by a sale to William A. Bell in August of that year. The parcel changed hands three times in 1909, with sales to Alice M. Bates (in January), Israel Block (in June), and Ella G. Ballantine (in June). On 3 January 1912, Thomas I. Ballantine became owner followed by Jacob M. Greenblatt and Max Bronstine on 9 January. According to building permit information, Greenblatt was still an owner in 1924.⁹

Building Uses

The building is listed in the 1892 and 1893 Denver city directories as "The Thorndyke" at 2205 Larimer Street. The Thorndyke was a lodging establishment of some type, probably providing furnished rooms; it was not listed as a hotel in the classified section of 1890s city directories. An analysis of the occupants of The Thorndyke in 1893 showed mostly working class occupations: horseshoer (four residents); hack driver (four); barber (three); peddler (two); bartender/saloonkeeper (two); railroad related jobs (five total, including helper, brakeman, lineman, and clerk); miscellaneous occupations (one each of carpenter, salesman, buffer, messenger, machinist, watchmaker, and magnetic healer); and five residents with no occupation listed.¹⁰

The Thorndyke designation was short-lived, perhaps due to the financial downturn in 1893. The 1894 Denver City Directory identified the building as "The Burlington," perhaps indicating its growing attraction as a residence for the railroad workers who began to live there. The 1896 and

⁸W.B. Vickers, *History of the City of Denver, Arapahoe County, and Colorado* (Chicago: O.L. Baskin and Co., 1880), 635-36; *Rocky Mountain News*, 1 November 1874, 4, 1 January 1880, 4, 9 June 1881, 4, and 14 June 1883, 8; and Jerome Smiley, *History of Denver* (Denver: Times-Sun Publishing Co., 1901), 832.

⁹City of Denver, "Assessor's Lot Index," Steck's Addition, in the files of the Denver Public Library, Western History and Genealogy Department, Denver, Colorado.

¹⁰Charles O. Brantigan, ed., *The 1893 Denver Directory* (Denver, Colorado: Canzona Publications, 1992).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Burlington Hotel, Denver, Colorado

1897 directories noted that The Burlington provided "lodgings." The building was briefly listed as the Burlington Block (1898 and 1899) and The Burlington (1900 to 1902), before becoming "the Burlington Hotel" in 1903. The Larimer Street entrance of the building bears this long-time name in the floor tile of the entrance vestibule. Mrs. Ada Mangini Joy, who grew up above her father Siro Mangini's Columbus Hall saloon at 2217 Larimer Street, recalled that, at the turn of the century, "the Burlington Hotel was respectable then--railroad men and their families."¹¹

Commercial uses of the building were varied. The 1893 city directory indicates that the corner storefront (2201 Larimer) was occupied by a general merchandise store operated by Jacob M. Goldberger. F. Cohn then had a clothing store in the 2207 Larimer storefront. The 1903 Sanborn fire insurance map indicates that the first floor rear and north end of the building were used as a machinery warehouse, with an office located at 2207-09 Larimer Street. The first floor corner space was an unspecified store (2201 Larimer) in 1903, while a saloon occupied the adjacent storefront at 2203 Larimer.¹² In 1900-1906, Frank Carlton operated a saloon on the ground floor. Carlton also lived upstairs. Earlier, he had been a bartender at J. Smith's saloon at 2200 Market Street.¹³

A photograph of the building appeared in a 1906 publication by James Ingersoll Day describing the designs of architect Frank E. Edbrooke (See Figure 1). The building was identified by Day as the "F.P. Ernest Building;" this was during the period that the building was owned by John W. Ernest. Finis P. Ernest made a fortune in cattle and was one of the largest real estate investors in Denver.¹⁴ Together with Frank Edbrooke and William Cranmer, he erected the Shorthorn Building in the same block. In 1906, the lower story of the Burlington Hotel contained a drug store in the corner storefront, another storefront to the north along Larimer, and a bar on the Twenty-second Street side of the building.¹⁵ According to Denver city directories, the corner ground floor storefront was occupied by the D.M. Titus Drug Company in 1906-07, with Charles B. Cowell as proprietor. D.M. Titus was a native of Wisconsin who received a pharmacy degree from the University of Missouri in 1861. He came to Denver in 1881 and established the D.M. Titus Drug Company in 1887.

¹¹Thomas J. Noel, **Denver's Larimer Street: Main Street, Skid Row and Urban Renaissance** (Denver: Historic Denver, Inc., 1981), 177.

¹²Sanborn Map Co., "Denver, Colorado," fire insurance map (Pelham, New York: Sanborn Map Co., 1903). A 1905 real estate map also identified the building as a warehouse; see, G. William Baist, "Baist's Real Estate Atlas of Surveys of Denver," plate 6 (Philadelphia: G. William Baist, 1905).

¹³**Rocky Mountain News**, 22 March 1934, 3 and Denver city directories, 1894-1906.

¹⁴**Denver Republican**, 27 June 1912.

¹⁵Day.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Burlington Hotel, Denver, Colorado



Figure 1. This circa 1906 photograph (view north) shows the Burlington Hotel when a drug store anchored the corner storefront. SOURCE: Day.

By the mid-1920s, the first story businesses included a laundry and a barber shop. Various laundries were successively listed in the building: the Colorado Laundry was shown at 2207 Larimer Street in 1924; the Union Wet Wash Laundry at number 2201 in 1926; a branch of the Colorado Elgin Laundry in 1927 (number 2203); and a branch of the Denver Sanitary Laundry in 1928 and 1929 (number 2203). A barber shop was located in the building at 2209 Larimer Street, operated by Samuel L. Howard (1926), Mrs. Esta Miczanko (1927-28), and Charles L. Hall (1929). Three other businesses occupied ground floor storefronts in 1928: 2201 Larimer Street, Jacob P. Isaacson's pool hall and Thomas Tunsdall's restaurant and 2207 Larimer Street, Lee P. Wright's restaurant.¹⁶

¹⁶Denver householder directories, 1924-29.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Burlington Hotel, Denver, Colorado

The upper story hotel rooms were managed by a succession of individuals in the 1920s and 1930s. Edward P. and Mary E. Matheis were listed as the proprietors of the establishment for the 1926-29 period. In 1927, Mr. and Mrs. Matheis also operated a cafe on the premises. John W. and Elsie Gratz managed the hotel from 1930 through 1934, succeeded by Mrs. Lyda Fottrell from 1935 through 1940.

The 1929 Sanborn fire insurance map shows the top two floors used as a hotel with the first floor containing four unspecified stores and one office fronting onto Larimer Street (See Figure 2). The commercial spaces were of varying sizes and the entrance to the hotel was located in the center of the Larimer Street side. By 1934, the building's ground floor storefronts had been converted to maintenance shops and warehouse space for the Safeway Grocery store chain. Safeway occupied most of the lower floor through 1945.¹⁷

During or shortly after World War II, the building was acquired by Howard M. Doi, who managed the hotel and operated the Doi Pharmacy in the corner storefront. The hotel provided a haven for many Japanese-Americans, who had been uprooted from the West Coast by the federal government at the onset of the war and relocated to such inland camps as the Granada Relocation Center east of Lamar, Colorado. The Burlington provided a transitional stopping place as the nisei attempted to get on with their lives.¹⁸

Harold Woods, in his reminiscences of Larimer Street, noted that

there were many hotels in the Larimer Street area during the years of its heyday; the larger hotels were its best and most expensive. However, when the business began to move toward Broadway most of these hotels deteriorated badly due to their old age and the failure to keep up with needed repairs. A few of them continued to have the better living facilities and catered mostly to what I called the area's middle income groups such as various types of pensioners, transients and some kinds of seasonal workers. Many of the older groups preferred them as they had elevators, some maid service and a dining room.¹⁹

The Burlington had none of the amenities listed in the preceding paragraph. Throughout the

¹⁷Sanborn Map Company, "Denver, Colorado," fire insurance map (Pelham, New York: Sanborn Map Company, 1929) and Denver householder directories, 1930-45.

¹⁸Andy Van De Voorde, "Saved by the Ball," **Westword**, 7-13 April 1993, 6.

¹⁹Harold Woods, **My Larimer Street: Past and Gone, 1943-1973** (Winona, Minnesota: Ironwood Press, 1986), 123. Woods was a caseworker for the Denver Department of Welfare, who gained substantial knowledge of Larimer Street through his work.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

Burlington Hotel, Denver, Colorado

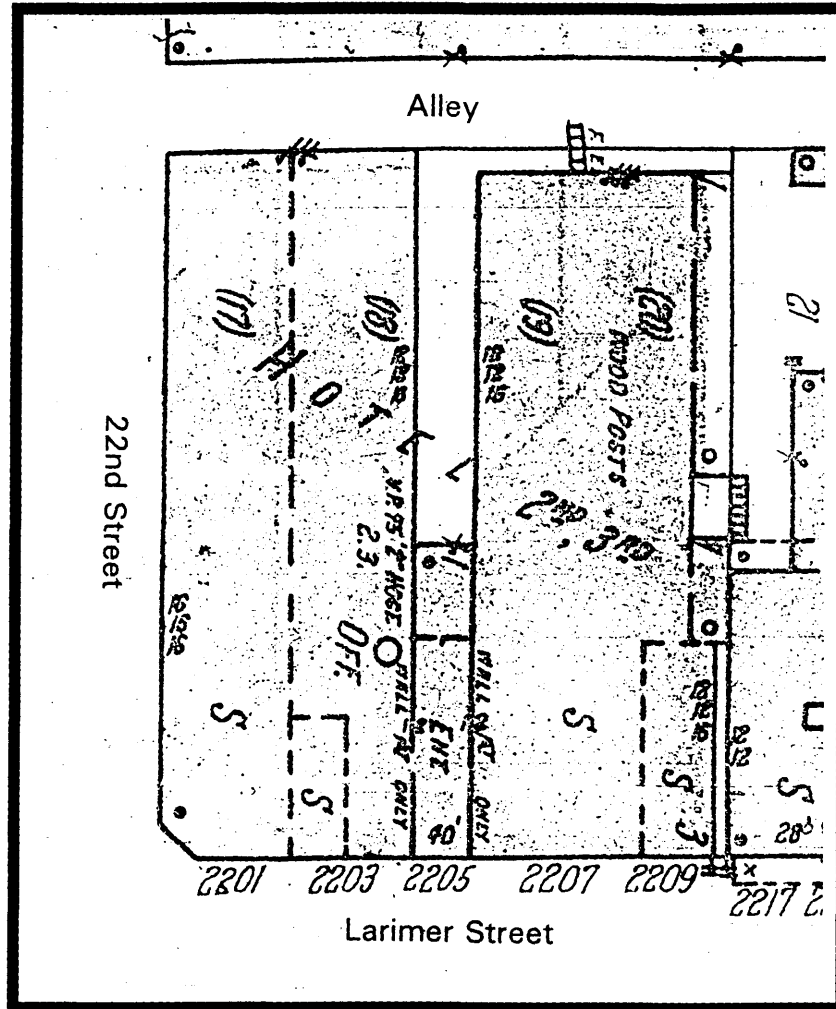


Figure 2. Extract of 1929 Sanborn fire insurance map showing the Burlington Hotel. SOURCE: Sanborn Map Company, "Denver, Colorado," fire insurance maps (Pelham, New York: Sanborn Map Company, 1929).

postwar period, the hotel, never at the upper end of Denver's lodging spectrum, slid into disrespectability. In 1949, the City Building Department issued a notice to vacate to Hispanic families living in two apartments on the first floor and one in the basement and ordered that cardboard room partitions be removed. The inspector noted that the conditions were "very

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Burlington Hotel, Denver, Colorado

unsanitary and a fire hazard... 20 children and 8 adults."²⁰

Attracting transients and the downtrodden, the hotel suffered a number of fires and came to be known as a flophouse with a reputation for violent crime.²¹ In 1975, both daily Denver newspapers published articles on the Burlington Hotel, characterizing it as "the absolute end of the road, the worst nest of violence in Denver." Four homicides occurred in the building in 1974-75.²² Local historian Thomas J. Noel described the hotel as "the most murderous of Denver's flop houses during the 1970s," where men had been killed for wine bottles or spare change. In 1979, the first story housed the Doi Pharmacy, a VA Thrift Store, and Corrington Sheet Metal (on the Twenty-second Street side).²³

The creation of the Lower Downtown Historic District in 1988, two blocks to the west, and the construction of the Coors Field baseball stadium in 1995, a block to the northwest, revived interest in the neighborhood around the Burlington Hotel and stimulated commercial and residential investment. The current owner is carefully restoring the exterior of the building and the interior is being remodeled into low to moderate income apartments on the upper floors with commercial enterprises on the ground floor.

Frank E. Edbrooke, Architect

Illustrious Denver architect Frank E. Edbrooke designed the Burlington Hotel. Born in 1840 in Lake County, Illinois, Edbrooke grew up in Chicago and learned architecture from his father, Robert J. Edbrooke, an English-born builder. After serving with the Twelfth Illinois Infantry during the Civil War, Edbrooke worked with his father rebuilding structures after the 1871 Chicago fire. He designed hotels and depots for the Union Pacific Railroad in Wyoming and traveled to the Pacific Coast before coming to Denver in 1879. In Denver, he supervised the construction of a commercial block and an opera house, designed with his brother, Willoughby J. Edbrooke, for mining millionaire Horace Tabor. The Tabor Opera House was one of the most influential components of Denver's nineteenth century architectural catalog.

By the 1890s, Frank Edbrooke had become the city's most successful commercial architect. His

²⁰City of Denver, notice to vacate premises, 26 October 1949, in the files of the Denver Public Library, Western History and Genealogy Department.

²¹See **Denver Post**, 20 January 1981 and **Rocky Mountain News**, 25 January 1965 and 6 July 1975.

²²**Denver Post**, 26 January 1975, 4 and **Rocky Mountain News**, 26 January 1975.

²³Noel, 176 and Denver Public Library, Western History and Genealogy Department, Photographic Collection, Tom Noel Collection photographs, 1979.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 12

Burlington Hotel, Denver, Colorado

Brown Palace Hotel, completed the year after the Burlington, had an immense impact on the development of downtown Denver and its architecture. His company became the largest architectural firm in the state, training many of the city's finest architects. Among the other buildings produced by Edbrooke's prolific firm in the early 1890s were the Ernest and Cranmer Building (1889-90, demolished); the Metropole Hotel (1889-90, demolished); People's National Savings Bank (1889-90, demolished); Loretto Heights College (1890); the Oxford Hotel (1890); Central Presbyterian Church (1892); the Club Building (1892, demolished); the California Building (1892, demolished); the Brown Palace Hotel (1892); Denver Dry Goods Building (1894); and the Majestic Building (1894, demolished).²⁴ Unlike many of his colleagues, Edbrooke survived the Silver Panic of 1893 and his firm remained the leader in Denver's architectural community. After completing thirty-six years of architectural work in Denver, Frank E. Edbrooke retired in 1916. He later traveled to California for his health, where he died in Glendale in 1921.²⁵

Only six Edbrooke-designed commercial buildings in Denver are presently listed on the National Register, including the much grander Brown Palace and Oxford hotels.²⁶ The Burlington Hotel is a logical replacement for the Shorthorn Building (5DV148), which was placed on the National Register in 1979 and removed from the list in 1995 following a major fire in 1990 which severely damaged the building. The Shorthorn Building, erected at 2257 Larimer Street in 1889-90, shared some of the historical associations of the Burlington, having been built in the same block of Larimer and having been built in the same era. Finis P. Ernest, a prominent cattleman and investor, was one of the owners of the Shorthorn Building and was also associated with the Burlington at one time. Although the building was principally erected to house the offices of Ernest and his partner William Cranmer, its longest occupant was the Interurban Hotel. The architecture of the Shorthorn Building also had much in common with the Burlington Hotel, including its construction of red brick and sandstone, three-story design with beveled corner and two street faces, rear light courts, story featuring round arched windows, and first floor storefronts divided by brick piers and iron columns.

²⁴Richard R. Brettell, **Historic Denver: The Architects and the Architecture, 1858-1893** (Denver: Historic Denver, Inc., 1973); Stephen J. Leonard and Thomas J. Noel, **Denver: Mining Camp to Metropolis** (Niwot, Colorado: University Press of Colorado, 1990), 82 and 493; and Thomas J. Noel and Barbara S. Norgren, **Denver: The City Beautiful and Its Architects, 1893-1941** (Denver: Historic Denver Inc., 1987), 195-96. This is a only partial listing of some of Edbrooke's more significant Denver buildings.

²⁵Noel and Norgren, 195-96 and **Rocky Mountain News**, 5 May 1921.

²⁶The number of Edbrooke buildings was derived from a database listing of the architect's works produced by Dale Heckendorn, Colorado Historical Society, Denver, Colorado, 31 December 1997.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 13

Burlington Hotel, Denver, Colorado

Bibliography

- Baist, G. William. "Baist's Real Estate Atlas of Surveys of Denver." Plate 6. Philadelphia: G. William Baist, 1905.
- Bakke, Diane and Jackie Davis. **Places Around the Bases.** Englewood, Colorado: Westcliffe Publishers, Inc., 1995.
- Brantigan, Charles O., ed. **The 1893 Denver Directory.** Denver, Colorado: Canzona Publications, 1992.
- Brettell, Richard R. **Historic Denver: The Architects and the Architecture, 1858-1893.** Denver: Historic Denver, Inc., 1973.
- Chandler, Mary. "Memories of Frank Edbrooke Still Standing." **Rocky Mountain News**, 12 May 1991, 118.
- Day, James I. **Our Architecture and Scenes of Denver.** Denver: James I. Day, 1906.
- Denver, City of. Building permit number 2231, 15 December 1890. In the files of the Denver Public Library, Western History and Genealogy Department, Denver, Colorado.
- Denver, City of. Notice to vacate premises, 26 October 1949. In the files of the Denver Public Library, Western History and Genealogy Department.
- Illustrated Denver: The Queen City of the Plains.** Denver: Phoenix Publishing Co., 1893.
- Leonard, Stephen J. and Thomas J. Noel. **Denver: Mining Camp to Metropolis.** Niwot, Colorado: University Press of Colorado, 1990.
- Noel, Thomas J. **Denver Landmarks and Historic Districts: A Pictorial Guide.** Niwot, Colorado: University Press of Colorado, 1996.
- Noel, Thomas J. **Denver's Larimer Street: Main Street, Skid Row and Urban Renaissance.** Denver, Colorado: Historic Denver, Inc., 1981.
- Noel, Thomas J. and Barbara S. Norgren. **Denver: the City Beautiful and Its Architects, 1893-1941.** Denver: Historic Denver, Inc., 1987.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 14

Burlington Hotel, Denver, Colorado

Sanborn Map Co. "Denver, Colorado." Fire insurance maps. Pelham, New York: Sanborn Map Co., 1887, 1890, 1903, 1929, and 1962.

Smiley, Jerome. **History of Colorado.** Denver: Times-Sun Publishing Co., 1901.

Van De Voorde, Andy. "Saved by the Ball." **Westword**, 7-13 April 1993, 6.

Woods, Harold. **My Larimer Street: Past and Gone, 1943-1973.** Winona, Minnesota: Ironwood Press, 1986.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 15

Burlington Hotel, Denver, Colorado

Boundary Description

The boundary of the nominated property consists of lots 17 through 20 (inclusive), block 53, Steck's Addition, City and County of Denver, Colorado.

Boundary Justification

The parcel includes the nominated building and all the lots on which it stands.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photographs Page 16

Burlington Hotel, Denver, Colorado

Photographic Index

The location and camera direction of photographic views are indicated on the Sketch Map. Information that is the same for all photographs:

Name of the Property: Burlington Hotel
City and State: City and County of Denver, Colorado
Photographer: Thomas H. Simmons
Date: February 1998 (except as noted)
Location of Original Negatives:
R. Merrill, Inc.
2197 Arapahoe Street
Denver, Colorado 80205

Photo Number	Camera Direction	Description of View
1	North	Corner entrance and Twenty-second Street (left) and Larimer Street (right) sides.
2	Northwest	Front (Larimer Street) side.
3	Northwest	Entrance of the front (Larimer Street) side.
4	Northwest	Entrance detail of the front (Larimer Street) side.
5	North	Flight of stairs leading to the second floor from the foyer inside the Larimer Street entrance (interior). Date: November 1997.
6	East-Northeast	Twenty-second Street side.
7	South-Southwest	Rear (alley) of building, showing end of light well and chimney.
8	South	Northeast side of building.

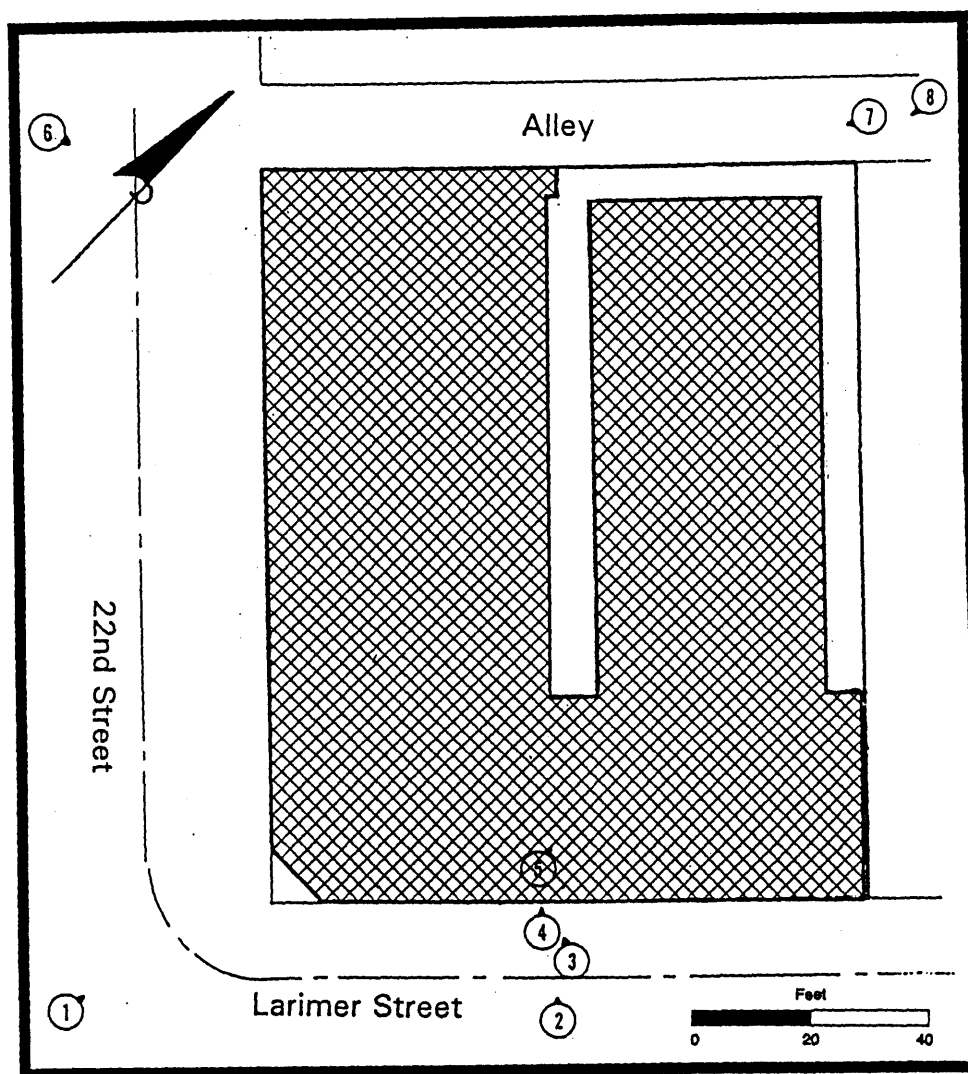
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Sketch Map Page 17

Burlington Hotel, Denver, Colorado

SKETCH MAP



Numbers indicate location and direction of photographs listed in the Photographic Index and discussed in the text. Cross-hatched area is the building outline.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number USGS Map Page 18

Burlington Hotel, Denver, Colorado

USGS TOPOGRAPHIC MAP
Commerce City, Colo.
7.5 Minute Quad
1965, Photorevised 1980

