

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name George Hamburger Block
other names/site number Paris Hotel

2. Location

street & number 2199 Arapahoe N/A not for publication
city, town Denver N/A vicinity
state Colorado code CO county Denver code 031 zip code 80205

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Barbara Sudler 12-21-89
Signature of certifying official Date
State Historic Preservation Officer
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

5. 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:)
for Signature of the Keeper 1/25/90 Date of Action
Entered in the National Register

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/business

DOMESTIC/multiple dwelling

Current Functions (enter categories from instructions)

COMMERCE/restaurant

DOMESTIC/multiple dwelling

LANDSCAPE/plaza

7. Description

Architectural Classification
(enter categories from instructions)

Commercial Style

Materials (enter categories from instructions)

foundation Stone

walls Brick

roof Asphalt

other Cast iron

Metal cornice

Describe present and historic physical appearance.

The Paris Hotel, 2199 Arapahoe Street, was built in 1891 on lots 31 and 32 of Block 81, East Denver. Located on the west corner of Arapahoe and Twenty-second Street and originally called the George Hamburger Block, the property was until recently numbered 2159, 2161 and 2163 Arapahoe and 1100-1118 Twenty-second Street. The building is now oriented not only to the streets, but also to an adjoining landscaped plaza to the west occupying lots 29 and 30. The plaza, historically numbered 2153 Arapahoe, was occupied by a two-story brick residence, circa 1880, now demolished.

Constructed on a rusticated stone foundation, the flat-roofed building has exterior and interior bearing walls of red brick. Designed for commercial and residential use, the building features a three bay cast-iron storefront on the Arapahoe Street facade, with basement and first floor cast-iron columns in the commercial space. The second and third floors on both street elevations are built of fine hard-fired brickwork, with segmentally arched window openings and one over one sash. Window openings are accented with a single-course projecting eyebrow. A corbelled belt course separates the first and second floors. On the Arapahoe Street facade shallow brick pilasters extend from the first floor belt course to the cornice and divide the facade into four equal bays. Additional brick detail composed of modified corbelled dentil courses below the cornice and third floor windows further enlivens the facade.

The Twenty-second Street elevation has six original wood panel doors at the first floor. These entrances led to the stairway serving the original residential hotel (now a ground floor hallway) and to the five ground floor apartments.

A particularly fine original sheet metal cornice caps the building; only the lettering identifying the building as the George Hamburger Block has been removed. This ornate cornice has Second Empire overtones in its sloping, mansard-like upper half, supported by an entablature which comprises the lower half of the cornice. The upper and lower halves are joined at building corners by elaborate supporting brackets; dentils and modillions on the lower half are spaced to accent the four-bay composition of the Arapahoe Street facade. This is further elaborated by a centrally-placed curvilinear pediment one bay in width surmounted by a gilded finial. The pediment originally contained the name of the building.

Newly-cleaned and painted, the elevations remain essentially unchanged from the original 1891 construction. On the north alley and west plaza elevations soft, low-fire brick was used as the original construction material. More fragile than the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

George Hamburger Block

other two elevations and damaged by weathering, these two elevations are covered by a plaster parge coat which was repaired and newly painted in 1989. An original window was closed and an original door opening partially closed on the west elevation; three double-door openings were added for access to the Arapahoe Street retail space during the 1989 Certified Rehabilitation. A narrow one-story wood porch running the length of the residential portion along the west elevation was also removed. The northern alley elevation remains essentially unchanged; four windows have been partially closed with inset panels in the plane of the window sash. All windows on these two sides of the building are two over two sash.

The original simply-finished interior of the building was destroyed by years of neglect, which allowed water to seep through the roof and into the entire building, penetrating plaster and wood framing. In 1989 most of the historic interior was removed, with the exception of cast-iron columns, interior brick walls, and some lower-floor wood framing. The original second and third floor area of the building was completely rebuilt; three-story apartment units were inserted into the former two-story space. The floors of these units are set back from the exterior windows so that the windows retain their historic appearance on the exterior. Refinished studio spaces occupy the original first floor spaces. The commercial portion of the ground floor has been opened to the basement area with a new stair. Interior cast-iron columns in the commercial area have been encased in a new fireproofing of gypsum wallboard.

The brick and wrought-iron fenced courtyard is planted with trees, grass, and shrubs, with planting beds for flowers. Walkways are paved with concrete. This new courtyard, built as part of the 1989 rehabilitation, has been incorporated as part of the property and serves as the forecourt entry to residences and ground floor retail spaces.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1891

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Richard Phillips, architect
Hallack and Howard, builders

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The George Hamburger Block, built in 1891, a typical example of late Nineteenth Century Commercial Style building in Denver, is significant as an example of small scale commercial buildings in Denver. It meets Criterion C in three ways: 1) as a relatively unchanged example of a disappearing, once-common style; 2) as the work of architect Richard Phillips, whose numerous turn-of-the-century buildings are also rapidly disappearing; and 3) as an example of quality construction work by Hallack and Howard builders.

George Hamburger (1849-1918) was the quintessential Denver resident of the last quarter of the nineteenth century. Born in Hesse-Darmstadt, Germany he was trained in the harness and saddlery business. After serving a three-year apprenticeship and spending a year in the German army before being discharged for physical disability, he worked at his trade. In 1871, at the age of twenty-two, he emigrated to the United States.¹

Hamburger spent a year and a half in St. Louis; he arrived in Denver in 1872, where "He opened a small store and industriously commenced his old trade in his new home...", eventually employing at least ten workmen.² In 1875 he married Lizzie Madlung of Denver. They had two children, George Hamburger, Junior and Lydia Hamburger, later Mrs. Harry Hamburger Post. Tragically, later in life, Lizzie was declared insane.³

In 1891, nineteen years after he opened his Denver business, George Hamburger sold it with the intention of retiring.⁴ His profits were at least partially invested in real estate.⁵ Shortly before his retirement, George Hamburger purchased four lots from Eliza C. Gallup in a residential area just to the east of the downtown area.⁶ In May of 1891 Hamburger obtained a permit to construct a stone foundation for a 50 x 125 foot store to be located on two of these lots, numbers 31 and 32, at the corner of Arapahoe and Twenty-second Street. Richard Phillips was listed as the architect for the \$3,350 construction.⁷ In June, Hamburger applied for a water tap permit for lots 29 and 30. There was already a substantial brick house on these two lots. Sanborn Maps show that it was added on to between 1887 and 1929.⁸ It is likely that Hamburger remodeled

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

George Hamburger Block

the existing residence at the same time that he built the new commercial block. On July 6, 1891 Hamburger received a building permit for a three story brick business block of \$25,000 to be located on lots 31 and 32, listing Richard Phillips as the architect and Hallack and Howard Builders as the contractor.⁹ On August 25, 1891 he received a water tap permit for the same project.¹⁰

The building that took shape over the next few months was a handsome, well-built structure. The evident quality of its brickwork and its sound construction were hallmarks of the fine work of Hallack and Howard, who were prominent Denver builders and suppliers of building materials.¹¹ The attractive appearance and functional layout were a testament to Richard Phillips' competence.

Phillips, (1861-1926) came to the United States from England in 1885, and to Denver a year or two later.¹² He was thirty years old when the Hamburger Block was built. Phillips was an experienced designer of both large and small buildings, and he continued to produce plans for a variety of building types throughout his career. Early projects attributed to him include residences designed for real-estate developer A.M. Ghost (1897, 1898), a car barn for the Denver City Railway Company (1889), and the multi-storied Hayden Dickinson Feldman Building at Sixteenth and California, now known as the Colorado Building (1890).¹³ Phillips practiced both by himself and with partners: as Roberts and Phillips (1889), as Phillips and Thomas (1894), as Phillips and Hesse (1906), and as Phillips and Rosche (1921).¹⁴ While he was a partner in Roberts and Phillips, in 1892, he served as Assistant Building Inspector; Roberts, the senior partner, was Building Inspector.¹⁵ Although Phillips' output was substantial (he designed 54 buildings in 1903 alone) many of his larger projects have been destroyed with the growth of the city, or have been extensively remodeled.¹⁶

The Hamburger Building meets criterion C for its architectural significance in its association with architect Richard Phillips. Phillips' buildings were, in general, neither avant-garde nor retardaire; instead, they were solidly fashionable buildings designed for a clientele who wanted attractive, well-built structures which would display their owner's good taste and social position. Thus, the Hamburger Block, with its satisfyingly ornate metal cornice, richly detailed by restrained brickwork, and generous fenestration throughout is an excellent example both of Phillips' work and of upper-middle-class commercial/residential investment buildings in late nineteenth-century Denver.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3

The Hamburger Building also meets criterion C for its architectural significance as an excellent example of the 19th Century Commercial style in Denver and which displays a number of characteristics of that style. A Guide to Colorado Architecture (Colorado Historical Society, 1983) defines 19th Century Commercial style as buildings that fall into four categories: single storefront with one entrance, double storefront with two to three entrances, corner buildings with detailing and entrances on both street elevations, and large corner commercial blocks with many entrances on both elevations. According to the guide, these buildings are two to three stories high with a flat roof and a variety of ornamental details. Typical storefronts have large display windows with kickplates and clerestories flanking a recessed central entrance. The roofline has a cornice which may be elaborated with a decorative parapet and finials. The storefronts may be of cast iron on the more ornate buildings.

The Hamburger Building falls into the category of the corner commercial building with entrances and detailing on both street elevations. The three bay storefront has two cast iron pilasters flanking the central entrance bay. The large display windows have clerestories and kickplates. The elaborate metal cornice displays the Second Empire Revival influence in the upper portion. The cornice is topped by an elaborate curved parapet with finials.

The Hamburger Block was constructed in an area which is on the commercial fringe of downtown Denver. Here there were many 19th and 20th century commercial buildings of various sizes mixed in with residential buildings. As the neighborhood declined, many buildings were demolished. The Hamburger is one of the few good examples of the 19th Century Commercial style remaining in this section of the city.

Denver city directories indicate that by 1892 the Hamburger Block was complete, and that the upper floors were being used for the Saxon, a residential hotel, variously listed from 1892 to 1927 as the Saxon Hotel, the Saxon and Hotel Saxon.¹⁷ From 1894 through 1898 George Hamburger is listed in the directories as living in the hotel and as proprietor, an occupation quite possibly necessitated by the financial impact of the 1893 Silver Crash.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

George Hamburger Block

The first floor commercial space housed a variety of tenants. The earliest known commercial occupant, Samuel Samuels, operated a tailor shop at 2159 Arapahoe, the most westerly of the commercial bays, during 1894 and 1895. In 1895 Hamburger himself occupied the adjoining retail space, 2161 Arapahoe, as Hamburger and Eckert, Brewers' and Bottlers' supplies. That business was short-lived. By 1896 Hamburger's partner was treasurer of Western Bar and Bottlers' Supply Company located down the street. In 1901 the former brewery supply space was leased to Joseph A. Pate, cigar manufacturer, who occupied the space for a couple of years before becoming an employee of the Solis Cigar Company. By this time the Hamburger family was living at 1253 Pearl Street, where George Junior was to live until his death in 1965.¹⁸

By 1924 the retail space at 2159 Arapahoe had become a storeroom. The remaining retail frontage was divided into two other spaces: 2161 housed the rope machine business of Joseph M. Cattour; 2163 was vacant. By 1926 all retail space in the Hamburger Block was vacant, and Edward J. Milan had become proprietor of the Saxon Hotel upstairs. In 1927 and 1928 he occupied the retail space at 2163, operating a restaurant. The ground floor retail space has been devoted primarily to restaurant use ever since, housing the Carl M. Tague restaurant (1934-35), the Wanda K. Thomas restaurant (1937), the John J. Bernstein restaurant (1939-40), the Benjamin F. Rosenberg restaurant (1942), the Arapahoe Grill (1945-56), and Club Twenty-one Bar and Grill (1957-82). The sole exception to restaurant use occurred between 1939 and 1942 with rental of the 2159 Arapahoe space to Crown Supply Company Insulation.¹⁹

The entire building has been vacant three times. It was briefly vacant in 1926. During the Depression it was vacant from 1929 through 1932 (the retail space was vacant until 1934). These two vacancies apparently had little effect on the building: after each vacant period it was again well-occupied. In 1935 the residential hotel portion of the building reopened as the Paris Hotel, named for Paris Hargis, the proprietor.²⁰ In 1940 Jacob Burkhardt, the building owner, had the building reroofed. In 1942 the restaurant space was opened to the basement and a balcony bandstand was added to the first floor.²¹ Paris Hargis and his wife Maude continued to live in the hotel and managed it for nineteen years, until 1954. After 1954 the hotel floors were vacant, although the first floor housing units were occupied until 1965, and the restaurant/bar was in operation until 1982.²² From 1982 until rehabilitation work started in 1989 the building was entirely vacant, except for incidental use by vagrants and the homeless. This final period of vacancy was disastrous for the interior of the building. A 1987 description of the building, made as part of the Certified Rehabilitation process, stated:

The interior of the building has been badly damaged by moisture (extreme water damage due to approximately 10 years of having no effective roof over the structure) and vandalism. Much of the floor area...is completely rotted out....

Amazingly enough, the exterior shell remained in sound condition.²³

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

George Hamburger Block

The fortunes of the Hamburger Block have accurately followed the evolution of the surrounding neighborhood. A middle-class residential neighborhood in the 1880's, the area was soon influenced by expansion of the adjacent downtown area. The Hamburger Block was one of the earliest indicators of this expansion. As additional small businesses came with expansion, some occupied former residences. Other homes became multiple family dwellings; the remodeling of 2153 Arapahoe was one of the earliest of these.²⁴ As higher-income Denverites moved to outlying residential areas the neighborhood began increasingly to house less-affluent residents and members of minority groups. Initially having a number of German residents and property owners the area later housed those of Japanese and Hispanic heritage.²⁵ By the 1960's the neighborhood was near areas slated for urban renewal and was increasingly occupied not only by the less-fortunate, but also by light industry and warehousing.²⁶ Downtown renewal efforts have begun to affect the neighborhood. Rehabilitation of the Hamburger Block into apartment units and retail space is a reflection of recent rejuvenation efforts in the Lower Downtown area.

¹O.L. Baskin and Nelson Millet, History of the City of Denver (Chicago: O.L. Baskin and Company, 1880), p. 474.

²Ibid.; George Hamburger Obituary, Colorado Historical Society, Office of Archaeology and Historic Preservation, National Register Files, George Hamburger Block. Hereafter cited by item within file name, CHS/OAHP, File GHB.

³Obit., CHS/OAHP, File GHB; Denver County Clerk and Recorder's Office, Records, Book 3911, p. 16. Hereafter cited as "Clerk".

⁴Obit., CHS/OAHP, File GHB.

⁵Clerk, Indexes to Records, 1880-1965.

⁶Ibid. Book 449, p. 31, 13 December 1888.

⁷Denver Public Library, Western History Collection, Building Permit Files, #683, 18 May 1891. Hereafter cited as DPL/WHC, collection name and citation.

⁸Denver Water Board, Water Tap Permits, #3331, 8 June 1891; DPL/WHC, Sandborn Co. Fire Insurance Maps, 1887, 1929.

⁹DPL/WHC, Building Permit Files, #949, 6 July 1891.

¹⁰Denver Water Board, Water Tap Permits, # 3579, 25 August 1891.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

George Hamburger Block

¹¹Prominently advertised in Denver City Directories, Hallack and Howard are also described in a Rocky Mountain News article, 27 March 1927, p. 2: "The company...has established a reputation for exceptionally fine...craftsmanship...."

¹²Thomas Noel and Barbara Norgren, Denver the City Beautiful and Its Architects, (Denver: Historic Denver, Inc., 1987), p. 214. Hereafter cited as City Beautiful; CHS/OAHP, Typescript by Edward Duncan, p. 1.

¹³Ibid.

¹⁴CHS/OAHP, File GHB, Typescript, no author listed but attributed to Ed Duncan by Rick Borman, p. 1.

¹⁵CHS/OAHP, File GBH, Typescript by Ed Duncan, p. 1.

¹⁶City Beautiful, p. 44.

¹⁷Colorado Historical Society, Hart Library, City Directories, 1892-1927. Hereafter cited as City Directories.

¹⁸Ibid., through 1965.

¹⁹Clerk, Book 2791, p. 543.

²⁰City Directories, 1935.

²¹DPL/WHC, Building Permits, 2159-63 Arapahoe Street, circa 1940-1960.

²²City Directories, 1900-1987.

²³CHS/OAHP, File GHB, Typescript "Exhibit B", pp. 1-2.

²⁴DPL/WHC, Sanborn Maps, 1887.

²⁵City Directories, 1880-1987; DPL/WHC, Sanborn Maps, 1887, 1929; two stone pilasters mark the location of the contemporaneous Turnhalle across Arapahoe from the Hamburger Block, mostly demolished after the first quarter of the 20th century.

²⁶DPL/WHC, Sanborn Maps, 1929, with corrections through 1961.

9. Major Bibliographical References

Noel, Thomas and Norgren, Barbara, Denver The City Beautiful and Its Architects. Denver: Historic Denver, Inc., 1987.

Baskin, O.L and Millet, Nelson, History of the City of Denver. Chicago: O.L. Baskin and Company, 1880.

Denver Public Library, Western History Collection. Building Permit Files, Sanborn Co. Fire Insurance Maps, Clipping Files, Picture Files.

Colorado Historical Society, Hart Library. City Directories.

Colorado Historical Society, Office of Archaeology and Historic Preservation. National Register Files, George Hamburger Block.

Denver Water Board, Water Tap Permits.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

A

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

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated property consists of city lots 29-32 of Block 81, East Denver as recorded in the City and County of Denver.

See continuation sheet

Boundary Justification

The boundaries represent both the current and historic ownership boundaries of the nominated property.

See continuation sheet

11. Form Prepared By

name/title Leslie Ullman, Architect

organization Leslie Ullman Architects date 23 October 1989

street & number 2075 South University Blvd. #207 telephone (303) 744-8882

city or town Denver state Colorado zip code 80210

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Photo Log Page 1

George Hamburger Block

Photographs

George Hamburger Block/Paris Hotel

Denver, Colorado

Photographer: Rick Borman

Date: October 1989

Location of Negatives: Colorado Historical Society. OAHP

- Photo #1 Southeast view (Arapahoe and Twenty-second Streets)
Facing NW
- Photo #2 West elevation and courtyard
Facing NE
- Photo #3 East elevation (partial) showing cornice and belt course details
Facing SW
- Photo #4 North elevation (at alley)
Facing SW
- Photo #5 Interior of commercial space
Facing SW
- Photo #6 Interior of commercial space
Facing W
- Photo #7 Interior of ground floor studio space
Facing W