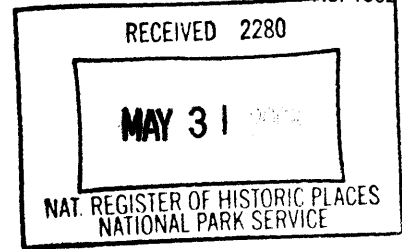


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations 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 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 Baur Confectionery Company

other name/site number Curtis Block, Baur's/5DV513

2. Location

street & number 1512-14 Curtis Street N/A not for publication

city or town Denver 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, 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 for additional comments.)

Georgiana Coetzee 5/17/06
Signature of certifying official/Title SHPO Date

Colorado Historical Society, Office of Archaeology and Historic Preservation
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:)

for
Signature of the Keeper Wilson H. Beall Date of Action 7.6.06

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
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.)

Historic Resources of Downtown Denver

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/restaurant

DOMESTIC/hotel

Current Function
(Enter categories from instructions)

COMMERCE/TRADE/restaurant

COMMERCE/TRADE/business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

STUCCO

roof ASPHALT

other STONE/sandstone

METAL

Narrative Description

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

8. Description

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 Bibliographical 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

Period of Significance

1881-1951

Significant Date

1891

1904

Significant Persons

(Complete if Criterion B is marked above)

Baur, Otto P.

Jacobs, John Joseph

Cultural Affiliation

N/A

Architect/Builder

Cutshaw, Leonard

Davis, F.N.

Hallack and Howard

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1. 1/3 5/0/0/4/3/4 4/3/9/9/3/8/4
Zone Easting Northing (NAD 1927)

2. 1 //// ////
Zone Easting Northing

3. 1 //// ////
Zone Easting Northing

4. 1 //// ////
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property.)

Boundary Justification

(Explain why the boundaries were selected.)

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians (Nomination Prepared for Property Owner)

organization Front Range Research Associates, Inc. date February 2006

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

name/title KEW Realty Corporation

street & number 720 S. Colorado Blvd., Suite 740 telephone N/A

city or town Denver state CO zip code 80246

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.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

Narrative Description

Located at 1512-14 Curtis Street in downtown Denver, the O.P. Baur Confectionery Company is a three-story red brick commercial building with a flat roof crowned by its original wood cornice (Photograph 1). The 1881 building, which housed the favorite confectionery and restaurant of generations of Denver citizens, survived the city's urban renewal era along with only one other historic building on the faceblock, the National Register-listed Joslin's at the corner of 16th and Curtis streets. Northeast of the building a parking lot replaced a historic hotel and adjacent to the building on southwest is a nonhistoric restaurant. Designed by early Denver architect Leonard Cutshaw, the Baur's Building is representative of the late nineteenth century architecture once found along Curtis Street and is a contributing resource within the locally-designated Downtown Denver Historic District. The building meets the eligibility requirements of the Multiple Property Documentation Form "Historic Resources of Downtown Denver." The Baur's Building underwent rehabilitation in 2005 and is in excellent condition. The National Park Service determined that the completed building meets the Secretary of Interior's Standards for Rehabilitation in February 2006.

The front (northwest) of the building is red brick with contrasting cream colored sandstone and cast stone trim and is divided into four bays (Photograph 1). The facade has a projecting, molded cornice topped by triangular finials marking the division of the bays below. There are large brackets below the finials, smaller brackets between the large ones, a dentil course, and panels. Below the cornice is decorative brick arcading. The bays of the second and third stories are delineated by slender, slightly projecting, brick pilasters with stone bases aligned below the larger brackets. Fenestration of the second and third stories consists of flat arch, evenly spaced, single-hung sash windows with continuously joined shaped stone lintels (Photograph 2). Above the second story windows is a decorative band of dark brown bricks laid in cross shapes, and there is one dark brown brick laid in the center of each arch of the arcade above the third story windows. There is a continuous pressed stone sill course on each story, and below the sill course of the third story is a band of corbelled brickwork. From the north end of the facade, the first bay has one window on each story and the remaining bays have four windows.

The rebuilt first story has a continuous projecting metal storefront cornice with overlapping bands of round and flat moldings and block modillions (Photographs 1, 3, and 6). Framing the first story are brick end piers of light orange and brown brick. There is a continuous steel frame transom with panels of translucent glass. The bay at the northeast end of the building has an inset entrance with a metal door and walls clad with horizontal lap metal siding. The second bay has three metal frame plate glass windows with metal panels below the windows and an inset entrance with double doors with large rectangular lights surmounted by a large rectangular transom. The third bay has four plate glass windows, with metal panels below the windows. The fourth bay has an inset double door entrance followed by three plate glass windows, with metal panels below the windows. There is a smooth concrete curb with bullnose edge designed to resemble blocks of stone along the front of the building.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

The stuccoed northeast wall has a three-story component toward the front and a two story component toward the rear (Photograph 3). The three-story section of the wall has a low, stepped parapet, and has no windows. The two-story section of the wall has two projecting wall piers and is topped by a metal railing. At the northwest end of the two-story component there are three flat arch, metal frame single-hung sash windows set in three segmental arch openings.

The rear (southeast) has a two-story section on the northeast and a three-story section on the southwest (Photographs 4 and 5). The two-story component has no windows or doors and is composed of concrete block. There are metal vents and metal pipes on the roof. The three-story component has two bays. The bay to the northeast is clad with stucco. There is a central segmental arch double-hung sash window on each of the upper stories. The first story has a central inset entrance area clad with horizontal lap metal siding and a door. The southwest part of the three-story component is painted brick topped by concrete block. The third floor has a double-hung sash window at the southwest end, as well as three blocked up windows. Three of the windows have brick sills. The second story has a double-hung sash window at the southwest end and three blocked up windows of varied height. One of the windows extends to the first story. The first story has three small blocked up openings above a wide entrance area and a small blocked up window with brick sill to the southwest. The entrance area has a metal lintel, metal siding, two doors and a four-light window. There is a parking lot behind the building.

The southwest wall is three stories and displays two periods of construction (Photographs 5 and 6). The section toward the front has a low, stepped parapet. Toward the front, the wall is composed of brown brick that has some paint on it. This section has flat arch double-hung sash windows on the third story (second story windows are not visible). The component toward the rear is painted brick topped by concrete block and has smaller double-hung sash windows and some blocked up windows. A modern restaurant building abuts the southwest wall on the first story. There is a small, flat roof, brick utility structure on the roof of this section.

Interior

The interior of the first story retains original mosaic tile flooring (Photograph 7). The tiles are roughly shaped into squares and rectangles. The field tiles are cream in color, while the border tiles are light pink, dark pink, dark red, and dark brown in color. Another original feature ornamenting parts of the first story interior is wide crown molding (Photograph 8).

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

Alterations

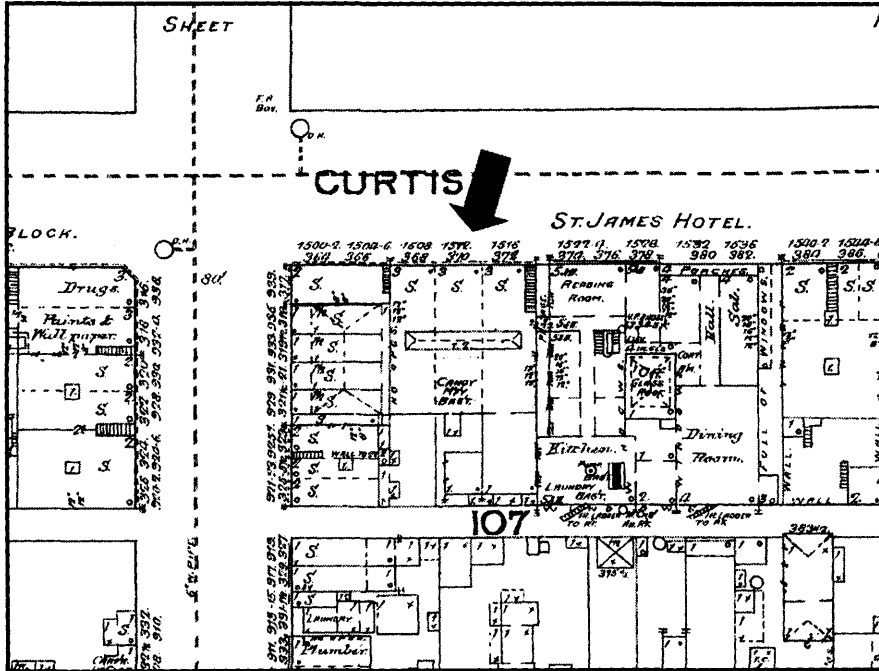
The building was rehabilitated in 2005 as a Federal Investment Tax Credit project. ArchitectureDenver served as the project architect. The sandstone sills of the façade had failed and were removed and replaced with cast stone pieces of same color, texture, and dimensions as the originals. Window sashes and wood sills were removed; jambs were retained. Replacement sashes closely matching the profile and configuration of the original were installed. Some windows on the sides and rear were filled in previously. The brick walls had been sandblasted in the 1980s; in 2005 they were cleaned and a consolidant was applied.

The original storefront was extensively remodeled in the 1970s. Historic photographs of the building were used to understand the original configuration of components, entries, transom, and trim details. Current codes did not allow for duplication of the original materials. A new first-story façade was engineered to reproduce the configuration, proportion and scale of the original.

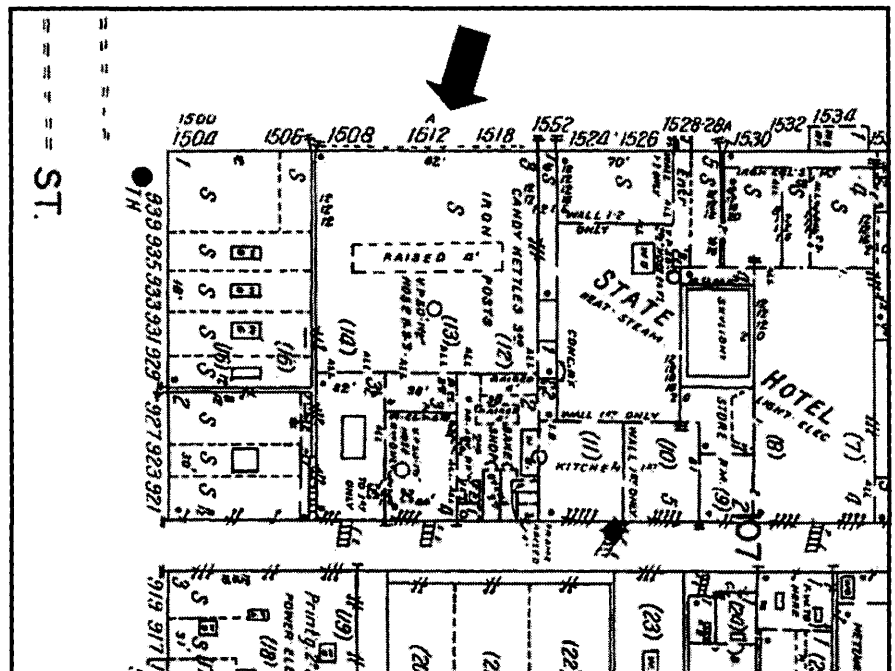
National Register of Historic Places Continuation Sheet

Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

Section No. 7 Page 4



1887 Sanborn Map extract.



1929 Sanborn map extract.

Figure 1. Curtis Street is at the top and 15th Street is to the left in these Sanborn fire insurance map extracts from 1887 and 1929. The Baur Confectionery building (denoted by an arrow) is currently addressed 1512-14 Curtis Street. The 1881 building had rear additions as shown on the 1887 map; by 1929, the building extended to the alley.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

Statement of Significance

The Baur Confectionery Company (Baur's) is being nominated under the Multiple Property Documentation Form "Historic Resources of Downtown Denver." The building is associated with the historic context "Development of the Denver Central Business District, 1880-1973." The building represents the property type "Commercial Buildings Associated with the Development of the Denver Central Business District, 1880-1973." The building is significant under Criterion A in the field of Commerce, with a period of significance extending from the building's construction in 1881 to 1951 (the date the family sold the business to outside interests). The building is also significant under Criterion B for its close association with Otto P. Baur and John Joseph Jacobs.

The Baur Confectionery Company is significant under Criterion A in the field of Commerce for the role it played as the most popular and longest-lived confectionery, catering, and restaurant firm in Denver. Established in 1871 by German immigrant Otto P. Baur, the company quickly emerged as an innovative and successful purveyor of candies, cakes, and other confectionery items. Baur's moved to 1512 Curtis Street in 1891 and continued to expand after its founder's death in 1904 under the leadership John Joseph Jacobs, a nephew of Baur. The firm opened a restaurant in 1918 and occupied the entire building by 1919. By the 1940s, the company was famous not only for its products, but for its modern management practices and the loyalty of its employees. Family ownership of the business ended in 1951. Generations of Denverites remember the "Sweet Magic" of Baur's confections and agree with the company motto that Baur's was "famous for good things to eat."

The building is also significant under Criterion A for its historical associations prior to Baur's occupation. The 1881 building was constructed by real estate developer and later Denver Tramway President Rodney Curtis and designed by early Denver architect Leonard Cutshaw. The development of this part of Curtis Street and the construction of this building were stimulated by the erection of the Tabor Grand Opera House (demolished) across the street to the north. The Baur building represents the movement of Denver's central business district away from its early focus on Larimer and Lawrence streets. In the 1880s and early 1890s the building housed such businesses as a grocery and liquor store, a restaurant, a hardware store, and an earlier confectionery.

The building is significant under Criterion B for its association with Otto Paul Baur. Baur (1846-1904) was born in Germany and came with his family to Pennsylvania in 1853. He learned the confectionery trade from his brother-in-law, John Henry Jacobs, in the Keystone State before coming to Denver in 1867. After several unsuccessful food endeavors, in 1871 Baur established the confectionery and catering business that quickly became a favorite of Denver consumers. Baur's expertise in the confectionery art, his dedication to excellence, and his continuous striving to develop new flavors and delicacies resulted in a steady expansion of the firm and the shipment of its candies across the country and overseas. The period of

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Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

significance for the building's association with Otto P. Baur extends from 1891 (the year the company moved into the building) to Baur's death in 1904.

The building is also significant under Criterion B for its association with John Joseph ("Joe") Jacobs (1872-1937), Baur's nephew. Historian LeRoy Hafen judged that Joe Jacobs led the company into its greatest era. Jacobs learned the confectionery trade from his father and apprenticed at the Denver store in the 1890s. Following Otto Baur's death, he rejoined the company as general manager. Jacobs developed new confections and greatly expanded the scope of Baur's operations. The company added a restaurant in the building in 1918 and occupied the entire building the following year. The number of employees grew from twenty in the late 1890s to 250 by the mid-1920s. Jacobs was known also for his dedication to philanthropic endeavors, which endeared the company to the city's residents during the difficult years of the Great Depression. The period of significance for the building's association with John Joseph Jacobs extends from 1906 (the year he became general manager of the company) to his death in 1937.



Figure 2. The Curtis Block/Baur's is the three-story building on the right (the second building from the right) in this late nineteenth century view up Curtis Street from 15th Street. Curtis Street was still unpaved. SOURCE: Lee Jacobs Carlin, from the collection of John H. Jacobs.

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Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

Original Construction

The building which housed the Baur Confectionery Company for seventy-eight years was erected in 1881 by Denver pioneer Rodney Curtis and was originally known as the Curtis Block. Born in Broome County, New York, in 1839, Rodney Curtis came to Denver in 1860 with his brother. He operated a ranch near Denver and engaged in a grocery and drugstore business in the city. In 1864, Curtis, who was active in Republican politics, was appointed as the Pay Clerk at the Denver Mint. He rose to increasingly responsible positions as Chief Clerk and then Melter and Refiner, a position he held until 1883. During the same period, Curtis was active in Denver real estate development. He joined with Clarence J. Clark in 1867 to plat the Curtis and Clark Addition to Denver and in 1873 to erect the State Building on Larimer Street. Curtis is perhaps best known for his long association with the Denver Tramway Company, which developed the city's street railway system. He helped organize the company in 1885 and served as its president until 1901. Curtis retired from business affairs in 1907 and died in San Diego, California, in 1915.¹

Curtis acquired the parcel that is now addressed as 1512-14 Curtis Street in April 1875 but did not immediately move to make extensive improvements on it.² Commercial development had not reached that part of Denver by that time; the 1874 bird's-eye-view map shows the block in small-scale residential use, with the exception of the Wentworth House Hotel that lay northeast of this parcel. By 1880-81, the *Rocky Mountain News* proclaimed the city was in the midst of a business boom. During 1881, \$4.7 million was spent in "the erection of additional blocks, of business houses and residences, and a continued demand and stiff rents for all that could be supplied." A principal stimulus to the growth of the central business district southeastward from Larimer and Lawrence streets was the 1880-81 erection of the Tabor Grand Opera House at 16th and Curtis streets, which opened in September 1881. The *Rocky Mountain News* conceded that there were larger opera houses in the East but opined that "in elegance of finish and perfection in appointments there is none equal to the 'Tabor Grand' Opera House in the city of Denver."³

As the Opera House took shape, improvements on nearby parcels were undertaken. The 1870s Wentworth House received a large addition and became the St. James Hotel. For Rodney Curtis

¹ Frank Hall, *History of the State of Colorado* (Chicago: Blakely Printing Company, 1895), 4:396; W.B. Vickers, *History of the City of Denver, Arapahoe County, and the State of Colorado* (Chicago: O.L. Baskin, 1880), 366; William C. Ferril, *Sketches of Colorado* (Denver: Western Press Bureau Company, 1911), 1:188-89; Tom Noel, ed., *The Glory That Was Gold* (Central City, Colorado: Central City Opera House Association Guild, 1992), 77.

² According to historian Phil Goodstein, the street was named for Samuel S. Curtis, one of the founders of Denver City. Phil Goodstein, *Denver Streets* (Denver: New Social Publications, 1994), 56.

³ Curtis owned the parcel until January 1909, when he transferred ownership to the Rodney Curtis Investment Company. Denver Assessor Lot Index, East Denver, Block 107, the south 2' 6" of Lot 11 and all of Lots 12 through 14, 29 April 1875 and 25 January 1909, in the files of the Denver Public Library, Western History and Genealogy Department; "Curtis Block," *Rocky Mountain News*, 1 January 1881, 10.

National Register of Historic Places Continuation Sheet

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Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

the building of the opera house presented an opportunity for putting his parcel into more productive use. In January 1881, the *Rocky Mountain News* reported that construction was underway on the "Curtis Block" on the south side of Curtis between 15th and 16th streets.

The first floor is divided into three wide handsome stores with plate glass fronts. Each store will have a spacious nine-foot basement below for storage. The second and third floors will be divided into suits [sic] of apartments which have been leased to the Wentworth House for a term of years. The building is heated by the Denver Steam Heating company.⁴



Figure 3. The St. James Hotel dominates this undated view of Curtis Street. The Curtis Block/Baur's is the three-story building at the right edge of the photograph. SOURCE: L.C. McClure photograph, Denver Public Library, Western History and Genealogy Department, image number MCC-290.

The building had a frontage on Curtis Street of seventy-seven-and-a-half feet and was estimated to cost \$20,000. F.N. Davis performed the brick work, while Hallack and Howard had the carpentry contract. The architect for the project was Leonard Cutshaw.⁵

⁴ "Curtis Block," *Rocky Mountain News*, 1 January 1881, 11.

⁵ "Curtis Block," *Rocky Mountain News*, 1 January 1881, 11 and 13.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 9

Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

Leonard Cutshaw (1843-1904) was born in Royalton, Ohio, and was taught the building construction trade by his father, a carpenter. During the Civil War, Cutshaw served three years in the engineer corps of the 21st Ohio Volunteers. Following the war, he moved to Chicago and worked in the office of a civil engineer and architect, before coming to Denver in 1873. During a brief partnership (1873-77) with William H.J. Nichols, Cutshaw superintended construction and possibly helped design numerous buildings, including the Broadwell House, the Inter-Ocean Hotel (burned), the Fink Block (demolished), the original First National Bank Building/Constitution Hall (burned), and the Gallup-Stanbury Building. In 1904, the *Denver Republican* wrote that Cutshaw "drew plans for some of the first buildings in the city. Many of those still standing in the vicinity of lower Blake street were erected after his plans."⁶

Cutshaw designed the Curtis Block (later the Baur's Building) after he left his partnership with Nichols. Denver works attributed to Cutshaw working alone include: the original Colorado Seminary building in downtown (1880); the McMurtrie Residence (1888); the Charles Building (1890); a building at 1923 Holladay (Market) Street (1890); and the Roger W. Woodbury Residence (1890). The last three buildings were included in the January 1890 issue of *Western Architect and Building News*. In addition to his architectural work, Cutshaw also served as Deputy U.S. Surveyor for Colorado (1877), Denver City Engineer (1877-79), and Denver Building Inspector (1894-1900). Cutshaw died at age sixty-one in April 1904.⁷

The earliest occupants of the Curtis Block were listed in the 1882 city directory. The two storefronts to the west (then numbered as 368 and 370 Curtis Street) were occupied by F.L. Rohlring who sold groceries, liquors, and cigars. The confectionery of E.A. Tunnell and Company shared space in the 370 Curtis Street storefront. The Vienna Cafe, operated by E.L. Betts and Company, was housed in the eastern storefront (372 Curtis Street). The 1887 city directory indicated that the confectionery of E.A. Tunnell was operating in the center storefront of the building; the Sanborn fire insurance map reported that candy manufacturing was present in the basement. Rohlring was still located in the building (in the west storefront, which was then numbered as 1508 Curtis) in 1893. In that year the eastern storefront was occupied by the hardware store of Marion C. White.

Otto P. Baur and the Early Years of the Baur Confectionery Company

The O.P. Baur Confectionery Company moved to 1512 Curtis Street (the center storefront of the building) in 1891. Otto P. Baur founded the company in 1871. Baur was born in Wurtemberg, Germany, in 1846, and came with his family to the United States in 1853. His father, John Joseph Baur, was a physician who settled in the coal mining region of Tamaqua,

⁶ "Pioneer Architect Called to Rest," *Denver Republican*, 23 April 1904, 12; Thomas J. Noel and Barbara S. Norgren, *Denver: The City Beautiful and Its Architects, 1893-1941* (Denver: Historic Denver, Inc., 1987), 194.

⁷ Noel and Norgren, *Denver: The City Beautiful*, 194; *Rocky Mountain News*, 11 April 1880, 8 and 17 February 1888, 8; *Western Architect and Building News*, 1 (January 1890): 173-74; Vickers, *History of the City of Denver*, 394.

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Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS



Figure 4. Otto P. Baur. SOURCE: Rose & Hopkins photograph, Denver Public Library, Western History and Genealogy Department, image number H-9.

Pennsylvania. At the age of sixteen, Otto went to Pottsville, Pennsylvania, where he spent three and a half years learning the bakery and confectionery business from his brother-in-law, John Henry Jacobs.⁸

In 1867, Otto Baur escorted one of his sisters and her children to Denver to join her husband, who operated the Pennsylvania House Hotel. Otto stayed on and obtained a forty-dollar-a-month job at the City Bakery. Between 1868 and 1870, he tried his luck at a number of different food ventures: running a bakery in the gold rush town of Elizabethtown, New Mexico; operating a bakery in Evans, Colorado; and serving as a cook with the Hayden Expedition and other government surveying teams in Colorado. In the fall of 1870, Baur was again in Denver, where he briefly worked at the Jacob Scheuler confectionery store before starting his own business. He formed a partnership with James Colwell to operate a bakery, confectionery, and catering enterprise. Colwell provided the start-up capital, while Baur possessed the necessary expertise in the confectionery trade.

Colwell and Baur produced cakes, candies, and ice cream in their store at Sixteenth and Lawrence streets. The catering side of the business flourished, with the firm handling everything from private dinners and small parties to banquets for small hotels. Historian LeRoy Hafen called Otto Baur "Denver's first caterer." In 1871, Baur reportedly invented the ice cream soda, by substituting ice cream for cream and combining it with seltzer water. The concoction became so popular that "soon Baur was serving every day, hundreds of ice cream sodas flavored with fruit juices, and the drink became an institution throughout the nation by the end of 1872."⁹ In 1874, Colwell and Baur bought out the larger Jacob Scheuler confectionery and continued to operate from their original location as well as the Scheuler store on Larimer Street. In the same year Baur acquired Colwell's interest in the business.

⁸ LeRoy R. Hafen and Lee Jacobs Carlin published excellent histories of the O.P. Baur Confectionery Company from which much of the following discussion was derived. Specific quotations from Hafen and Carlin are cited herein, as well as other sources used. See Lee Jacobs Carlin, "Sweet Magic: Baur's Restaurant," *Colorado Heritage* (Spring 2002) 15-30 and *A History of Baur's* (Idledale, Colorado: Grapevine Desktop Press, 2001); LeRoy R. Hafen, *Colorado and Its People* (New York: Lewis Historical Publishing Co., Inc., 1948), 4: 526-28; *Portrait and Biographical Record of Denver and Vicinity, Colorado* (Chicago: Chapman Publishing Company, 1898), 637-38 and 64.

⁹ Baur's claim to invention of the ice cream soda is not without dispute. *Denver Post*, 6 March 1949, sec. D, 18.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 11

Baur Confectionery Company, Denver County, CO
Historic Resources of Downtown Denver MPS

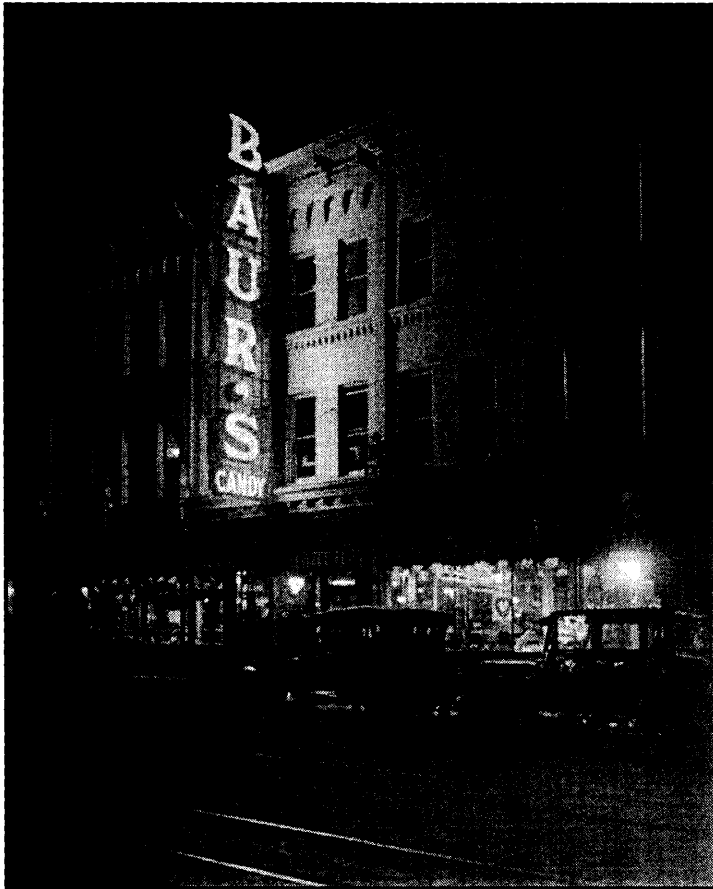


Figure 5. This early twentieth century photograph illustrates the illuminated storefront and massive vertical sign which attracted visitors to the confectionery store. SOURCE: Rocky Mountain Photo, Denver Public Library, Western History and Genealogy Department, image number X-29498.

In 1876 Baur married Marie Kuner, the daughter of Jacob Kuner, a founder of the Kuner Pickle Company. The couple had no children. The 1877 city directory indicated that the confectionery firm was known as Baur and Christian, with William A. Christian associated with the business. Theodore L. Meier, who had worked in the confectionery business in New York and Boston, was employed by Baur in 1878 and played an increasingly important role in the company over the years. He was made a member of the firm in 1891.

In the years after the move to 1512 Curtis Street in 1891, the O.P. Baur Confectionery Company expanded to include the other two storefronts and the upper stories of the building. The company continued to require more space, expanding the building to the rear until it reached the alley. The firm employed about twenty workers by the late 1890s. Baur's candies were shipped throughout the United States and to foreign countries by the 1890s, and the excellence of its catering made the company an indispensable part of the Denver social scene.

In addition to a confectionery business, Otto Baur established a family tradition by becoming active in civic affairs. He was involved in the Board of Trade and the Chamber of Commerce and was a leader in creating the Festival of Mountain and Plain in 1895. With capable colleagues such as Theodore Meier to oversee business operations in Denver, Baur and his wife also traveled extensively, both within the United States and abroad. Baur took advantage of such trips to research new confections for the company. While visiting Mexico City, he reportedly investigated the Aztec uses of cocoa in such delicacies as chocolate covered fruit and bonbons. After Otto P. Baur's death in 1904, Theodore Meier became president of the firm.¹⁰

¹⁰ Hafen, 4: 527; "Baur's Growth Is Due to Quality," *Rocky Mountain News*, 20 March 1927, 20.

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Expansion and Innovation under the Leadership of John Joseph "Joe" Jacobs

Describing the next president of the company, Historian LeRoy Hafen wrote, "The history of Colorado for the past half century would be incomplete without the inclusion of John Joseph (Joe) Jacobs. . . . Joe Jacobs occupied a unique position which drew from press and public a grateful recognition that made him a Denver institution synonymous with a happier city. He literally gave fortunes to bring happiness to all classes from the poorest to the richest." Hafen asserted that Jacobs, as owner of the company, had the responsibility of serving Denver's elite during a time when social gatherings were "more brilliant than the gold coming from the mines." The catering department of the company was called upon to serve at events for the wealthy, banquets for celebrities visiting the city, and large civic affairs. Jacobs also served the opposite end of the social spectrum and provided the poor with a measure of happiness by hosting meals the company prepared and served for them. As Hafen noted, "No worthy cause ever lacked Joe Jacobs generous assistance; no individual needing help ever went away empty handed."¹¹



Figure 6. This postcard shows Baur's location among the theaters along Denver's "Great White Way" of Curtis Street in the early part of the twentieth century. SOURCE: Author's collection, Sanborn Souvenir Co., Denver, Colorado, number 118 (5663-29).

Born in Hazelton, Pennsylvania, in 1872, Joe Jacobs was the nephew of Otto P. Baur. His father had been sent to America by his parents at the age of ten to avoid his conscription into the Prussian army. As a youth, Joe Jacobs worked in his father's bakery and confectionery business (where his uncle learned the trade) and he drove the delivery wagon while attending night school and college. In 1891 he married Mary Isabel Leckie and moved to Denver to join

¹¹ Hafen, *Colorado and Its People*, 4: 527-28.

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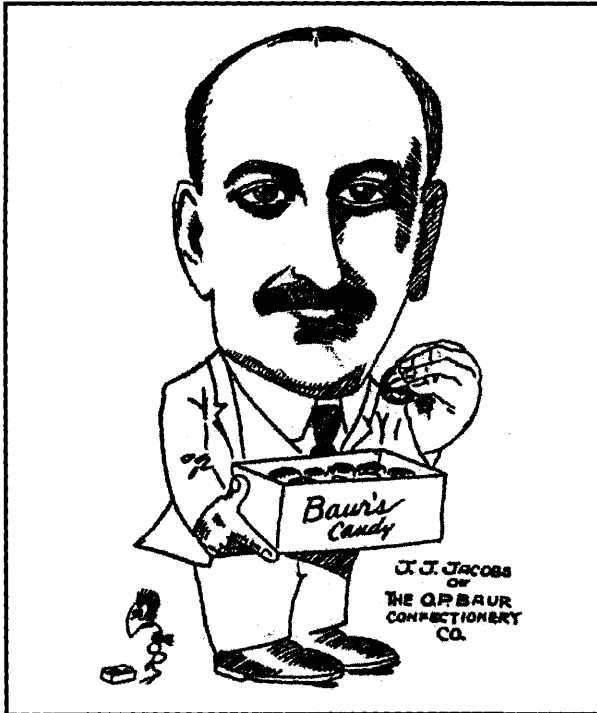


Figure 7. This caricature of John Joseph Jacobs appeared in a Denver newspaper. SOURCE: Carlin, *A History of Baur's*, 20.

the Baur Confectionery Company as an apprentice. Working sixteen hours a day, seven days per week at the Curtis Street store, Jacobs cleaned the dishes, scrubbed the floors, fueled the ovens, and blanched almonds by hand. In 1896 he accepted a job with a bakery and confectionery in Hartford, Connecticut.

O.P Baur's widow, Marie, wrote Jacobs asking him to move back to Denver as general manager of the company. At the time, he was employed as a deputy sheriff in Wilkes-Barre, Pennsylvania. He returned to Denver with his wife in the winter of 1906, relieving company president Theodore L. Meier of one of the burdens of his position. Meier, Jacobs, and Marie Baur, who became vice president, evenly divided the company's stock. In July 1909, Jacobs became treasurer and general manager. Ten years later Meier and Jacobs purchased Marie Baur's interest in the company, which then had more than one hundred employees.

Together, Meier and Jacobs grew the company, creating nationally-known products such as French Mints (a creamy chocolate-covered mint), Crystal Cuts (clear hard candy made in many flavors), and Mija (a form of English toffee whose name came from combining parts of the surnames of the owners). The business added new divisions, including a restaurant in 1918 that instantly became popular among local citizens. The dining rooms of the restaurant were designed to reflect particular themes, such as the Pompeian room, the tea room, and the English room. LeRoy Hafen reported the English room was "popular with business and professional men for lunch, and groups of friends have daily met at their own tables very much in the customs in clubs and the famous 'round table' at New York's old Mouquin."¹²

Theodore Meier retired in January 1924 due to ill health. Lee Carlin (the daughter of later Baur's President John H. Jacobs) judged that Meier brought the company into the twentieth century, entering it into the restaurant business, expanding the number of employees, and increasing the product line. She found him "a faithful steward of O.P Baur's Confectionery." Joe Jacobs took over as president and sole owner of the business following Meier's retirement. By that time, the

¹² Hafen, *Colorado and Its People*, 4: 527.

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company encompassed 250 employees and fifteen departments. LeRoy Hafen asserted that the company's greatest era began with the presidency of Jacobs.¹³

In 1936, the president of the National Restaurant Association, Frank O. Sherrill, visited Baur's and wrote a letter to Jacobs: "You and your company were an inspiration to us as the hazard of your business growing old seems to be turned into an asset in your case, whereas in so many other cases it is an obstacle which generally causes a business to deteriorate from dry rot." LeRoy Hafen judged that the business was a success because it reflected Joe Jacobs' personality. Essentially, he treated his employees with the same respect paid to his friends: "He was one with them—spurred their ambition, gave each a chance to prove the mettle of his or her ability." Like Otto Baur, Jacobs also extended his business and social connections through memberships in clubs and organizations such as the Masons and the Knights Templar.¹⁴

Jacobs was exceedingly well known for his philanthropic activities. As the *Denver Post* noted, "If he made money he spent it not alone in building an even larger business but to enrich the lives of those whose fortunes were less, far less than his own." He took a special interest in children and the elderly. Each year Baur's held an ice cream and cake party for the city's children, and as the *Post* described, ". . .it never entered his [Jacobs] head to limit the number of cones and cakes to be served each child." He helped create homes for the aged and often hosted banquets in their honor. Jacobs enjoyed presenting those nearing one hundred years of age with beautiful birthday cakes. The owner's generosity extended from orphanages to hospitals, and he insisted on bringing sweets to any celebratory occasion. As the *Post* noted, "What he gave in secret to ease the way of

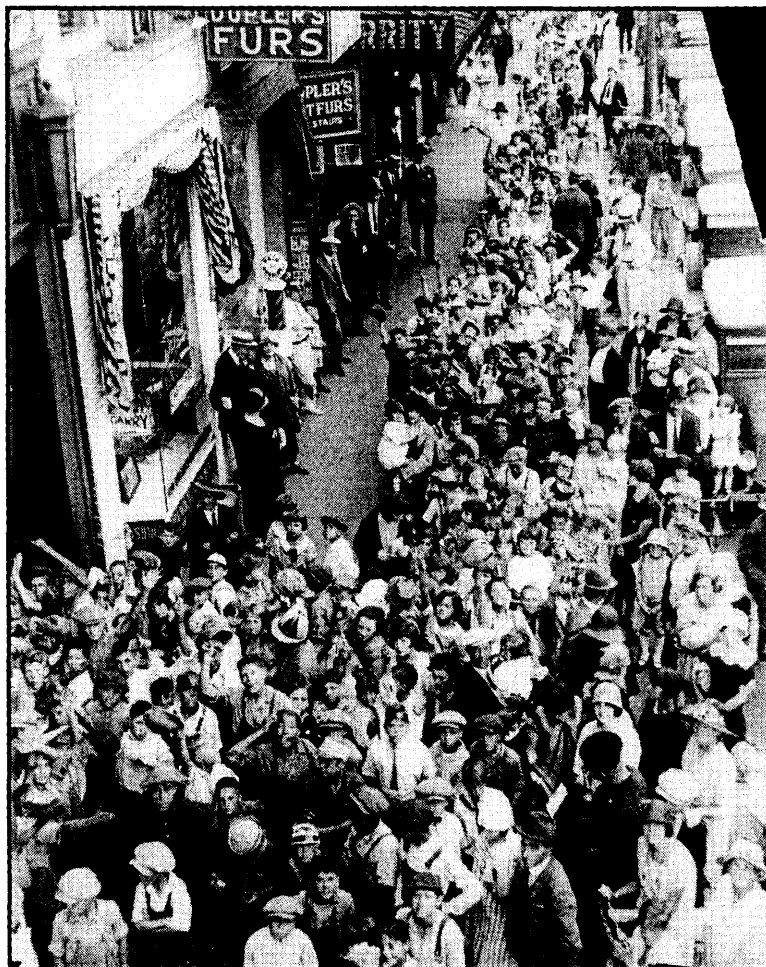


Figure 8. Hundreds of children lined up for an ice cream give-away at Baur's during the 1930s. SOURCE: Lee Jacobs Carlin, from the collection of John H. Jacobs.

¹³ Hafen, *Colorado and Its People*, 4: 528-29 and Lee Carlin, *A History of Baur's*, 17.

¹⁴ Hafen, *Colorado and Its People*, 4:528-29 and Lee Carlin, *A History of Baur's* 18.

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Figure 9. Baur's soda fountain and ice cream drew Denverites to the Curtis Street store. SOURCE: Lee Jacobs Carlin, from the collection of John H. Jacobs.

to be a man living the life of a man in a busy world and his name is engraved by good deeds into the memory of hundreds whom he helped."¹⁵

The *Denver Post* observed that Jacobs was

a well beloved citizen, friend of the poor, who made a hobby of kindness and generosity to the aged and children, and one of the most widely known businessmen of the West. In the gay store he built into fame, in orphanages, in homes for the aged, in civic clubs, fraternal organizations, and homes where he went to make sure 'everything will be right' and where he was received as a welcome guest; into the countless relations he established, announcement of the

numberless men and women and children dazed by poverty and loneliness only he and they know."¹⁵

After his wife Mary died in 1935 Joe Jacobs experienced declining health, and he gradually retired from the business. On 23 September 1937 he executed a will in which he remembered his family, his longtime employees, and several charitable organizations. As Jacobs had no children, the management of the company was assigned to eight men he had trained, and he provided them with a share in the profits of the business. The group of eight included his nephew, John H. Jacobs, whom he had invited to join the company the previous year. Joe Jacobs also stipulated that the business should remain in the possession of his family, although he named the firm's longtime secretary, W.S. Dent, as president. Jacobs had a heart attack and died on 28 September 1937 while on a trip to the East to visit relatives. His body was returned to Denver, where Supreme Court Justice Haslett P. Burke eulogized Jacobs, stating, "He was content

¹⁵ *Denver Post*, 30 September 1937.

¹⁶ Hafen, *Colorado and Its People*, 4: 530.

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death of Joe Jacobs will be followed by a sense of personal loss. For his capacity for friendship and service was boundless.¹⁷

Lee Carlin summarized the accomplishments of the company's third leader:

Joe Jacobs had been instrumental in the growth of Baur's. It had become *his* business, shaped by his gregarious character, his elegant taste, creative energy and commitment to quality. Joe had seen his company thrive and expand, and he had kept Baur's going through the Crash of '29 and the Depression that followed. The rewards of its growth had been returned to the community in many ways.¹⁸

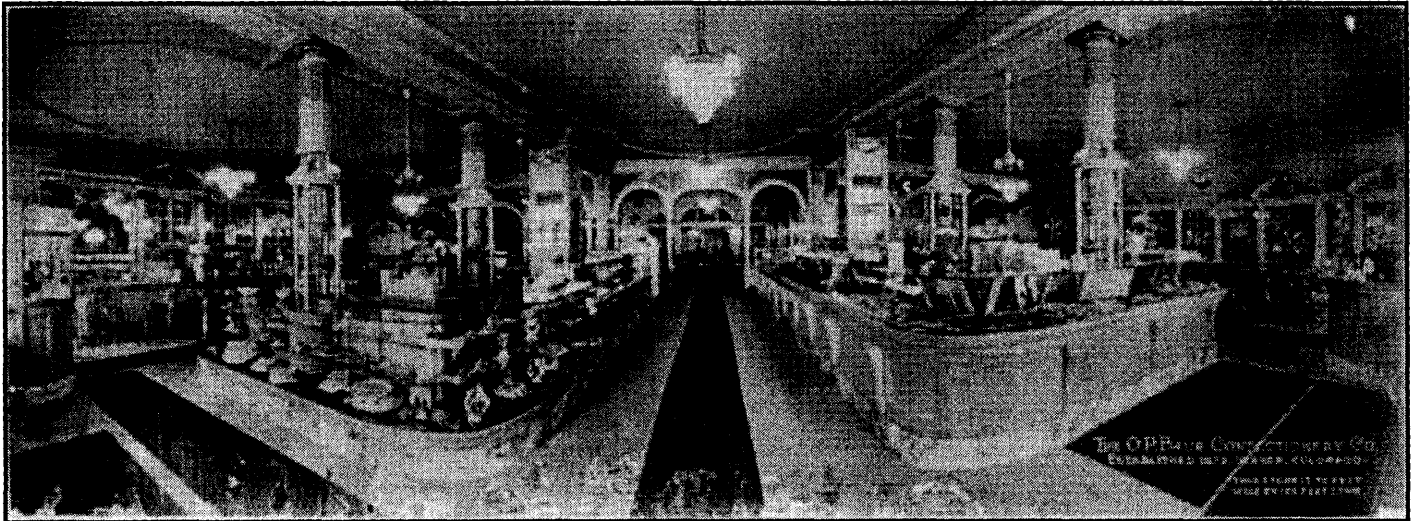


Figure 10. The c. 1900 interior of the Baur store featured a soda fountain on the left, candy counters in the front, and a restaurant at the rear. SOURCE: Photographic collection, Denver Public Library, Western History and Genealogy Department, image number Z-2893.

Modern Management Practices under John H. Jacobs

When Joe Jacobs invited his nephew to join the family business, he presented a realistic picture of what working for the firm would entail:

If you feel strong and well enough to start in with us, you will find our business requires long and hard work. As we are compelled to keep open Sunday and holidays, it is very important that the heads of departments are on hand these days, while the others are having a good time and hope you realize this very essential part of the business. To give you an idea, we had a very good Easter

¹⁷ *Denver Post*, 30 September 1937.

¹⁸ Carlin, *A History of Baur's*, 27.

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week business. In fact our registers show they rang up sales in all the departments for over 6,800 people the day before Easter.¹⁹

In November 1937 John H. Jacobs became treasurer and manager of the company's restaurants, serving under the leadership of President W.S. Dent. Jacobs was born in Hazelton, Pennsylvania, in 1912. He studied at the Mining and Mechanical Institute in Freeland, Pennsylvania, and graduated from Lehigh University. He later obtained advanced degrees from the University of Denver. John H. Jacobs also helped his father operate the family confectionery in Pennsylvania where Otto P. Baur had served as an apprentice. LeRoy Hafen described the company as "one of the oldest firms of its kind, catering to the 'sweet tooth' of residents of its area, it is listed among Pennsylvania's important enterprises."²⁰

By the time he joined the O.P. Baur Confectionery Company, Jacobs had apprenticed at several businesses, learning service training, restaurant operations, and baking. In 1939 he married Betty Lee Lyons, member of a pioneer Colorado family. The couple had three children: John Henry III, Lee, and Janet. Jacobs participated in clubs and community associations, holding positions such as director of the Chamber of Commerce, president of the Retail Merchants Association, and treasurer of the Colorado Association of Manufacturers. He served as executive director of the Department of Retailing at the University of Denver, where he was professor of human and public relations. John Jacobs authored several published articles on business and human relations topics.

Following the death of Joe Jacobs, Baur's further expanded its operations, opening a branch at 16th and Glenarm streets and then a popular adjacent grill that became "one of downtown Denver's favorite cocktail bars." Despite this accomplishment, the company struggled due to the Great Depression, inadequate record keeping, and a long dispute over the will of Joe Jacobs. In a master's thesis studying the history of communication within the company, John H. Jacobs found that the change from the one-man control to management by a group after the demise of Joe Jacobs had resulted in problems.

W.S. Dent died suddenly in April 1940, without having trained a successor. The company selected another family member, Carl Jacobs, to serve as president and general manager, and John H. Jacobs became treasurer and assistant to the general manager. Officials of Baur's began to realize that they would have to operate as a coordinated team to continue the business. John H. Jacobs was elected president and general manager within the same year. Only twenty-eight years old when he took over the leadership position, Jacobs served the company during the war years, when rationing of sugar and other materials impacted the confectionery and restaurant business. Despite these restrictions, Baur's added a small store in the downtown May D&F department store in 1942.

¹⁹ Quoted in Carlin, *A History of Baur's*, 25.

²⁰ Hafen, *Colorado and Its People*, 4: 530-31.

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By the 1940s, Baur's was the third oldest family-operated business in the city. As Lee Carlin described, "After World War II, the Germanic style of paternalistic enterprise gave way to more modern techniques of management, accounting, and communications within the organization." John Jacobs reorganized the business to follow modern management practices and spent an estimated \$100,000 on improvements in the building and equipment.²¹

The new president's labor-management philosophies gained nationwide recognition, including concepts such as giving full responsibility to department managers, adopting new marketing techniques, and creating an up-to-date personnel department to serve the company's three hundred employees. Jacobs started an in-house publication, the award-winning *Baur's Beacon*; emphasized the importance of communication; created a system of merit rating; and instituted wide-ranging employee benefits. Baur's was reported to be the first business of its kind in the country to install a laboratory and hire a chemist and bacteriologist to inspect food and control production. The company offered courses in sanitation for food handlers of businesses throughout the city. Despite bringing the business into the modern age, Jacobs continued to emphasize Baur's original traditions of quality and service. The company's management included longtime employees and highly educated professionals; many of the workers stayed with the company for three or four decades or more. As Lee Carlin observed, "Whether ahead of his time, or simply fair-minded, John Jacobs was trying to bring the fruits of his business administration background to a corporation that was formerly run by charisma. He was trying to shift the organization from autocracy to line management, while at the same time trying to keep the craftsmen who were trained in the art of confectionery."²²

Among innovations inaugurated by John Jacobs was a popular Saturday morning radio show, "Breakfast at Baur's," hosted by Gene Amole. During World War II, Baur's ice cream was packed in dry ice and sent to soldiers overseas. The company established a fleet of trucks that delivered its products throughout the metropolitan area. Baur's achieved substantial publicity when it catered meals for Colorado's power elite on the *Denver Post* train to Cheyenne Frontier Days.

By the late 1940s the business included four stores. In 1948, LeRoy Hafen devoted considerable space in his *Colorado and Its People* to discussing the history of the company. Hafen noted, "With Denver's old families the custom of lunching at Baur's is a tradition even unto the third generation of the socially prominent." In 1951 *Better Homes and Gardens* selected Baur's to be first in a magazine series on great restaurants around the country. The Curtis Street store was a place to see and be seen and a favorite destination for celebrations. Robert A. Levy, son of a vice president of Baur's, recalled the building was "ornate and

²¹ Carlin, *A History of Baur's*, 2-3.

²² Carlin, *A History of Baur's*, 33-34, 39; *Cervi's Journal*, 10 November 1949, 7.

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eloquent. As one entered the front door, one saw rows of crystal chandeliers and a number of long, well lit candy counters all filled with hand dipped chocolates of the finest quality."²³

Take her to Baur's

DINNERS

Served from 5 to 6 P.M.

Imported Sardine Canope
Jellied Tomato Consomme
Chilled Grapefruit Juice
Deviled Egg
Cream of Celery Soup
(Both Appetizer and Soup—10c extra)

First Price Indicated Determines Dinner Cost	Complete Dinner	A la Carte with Rolls, Butter
1—Broiled Fresh Halibut Steak, Lemon Butter, Buttered Corn O'Brien . . .	95	70
*2—Roast Leg of Veal, Gravy, Currant Jelly, Fresh Cauliflower au Gratin, Baked Potato . . .	1.35	1.10
*3—Potted Swiss Steak, Brown Gravy, French Fried Onion Rings, Corn O'Brien, Hashed Browned Potatoes . . .	1.10	85
*4—Individual Baked Chicken and Vegetable Pot Pie, Fluffy Whipped Potato Topping . . .	1.30	1.05
5—Fluffy Cheese Omelet, Apple Sauce, Buttered Spinach, Hashed Browned Potatoes . . .	1.00	75
*6—Garden Vegetable Plate, choice of Four Vegetables . . .	85	60
7—Fresh Mountain Trout Saute, Meuniere, served with Lemon Section, choice of Vegetable, Parsley Buttered Potato Balls . . .	1.50	1.25
8—Fried Half Milk-fed Chicken, Apple Sauce, Fresh Cauliflower au Gratin, Hashed Browned Potatoes . . .	1.70	1.45
9—Broiled Choice Sirloin Minute Steak, French Fried Onion Ring, Buttered Corn O'Brien, Baked Potato . . .	2.50	2.25
10—Grilled Liberty Steak, choice of Vegetable, and Potato . . .	1.10	85

(* These Dishes Are Ready to Serve)

Choice of Any Salad from Our Salad Tray
Dinner Rolls

Fresh Orange Spanish Cream
Apple, Apricot or Butterscotch Chiffon Pie, garnished with Pecans
Red Tart Cherries
Raspberry Ice

Coolidge Cake
Vanilla or Chocolate Ice Cream

Coffee, Tea or Iced Tea with Fresh Mint
Milk or Buttermilk, 5c extra

Wednesday, August 14, 1946

Our ceiling prices are in conformance with provisions of the Emergency Price Control Act of 1946

Figure 11. A Baur's menu from 1946 featured a complete halibut steak dinner for ninety-five cents. SOURCE: Lee Jacobs Carlin, from the collection of John H. Jacobs.

²³ Denver Public Library, Western History and Genealogy Department, Clippings, Denver, Restaurants, Baur's; *Denver Post*, 20 June 1951, 40; Robert A. Levy, Oak Harbor, Washington, Correspondence to Kathleen Brooker, Historic Denver, Inc., 21 October 1999.

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Despite its position as the city's favorite confectionery and restaurant, Baur's expansion led to increasing debt. In 1951 an investment firm was hired to sell the company. In September of that year the investment firm, Peters, Writer & Christiansen, Inc., purchased Baur's with the stated intention of keeping it from being acquired by "out-of-town" interests. Although members of the Jacobs family received stock in the sale and John Jacobs continued to be affiliated with its management, the era of family control of the business then ended.

The Later History of Baur's

The new ownership resulted in a period of expansion for Baur's, along with recognition that downtown Denver was losing some of its business to outlying areas. Baur's new president, Gerald Peters, was involved in the construction of Denver's first shopping center at Cherry Creek, and in 1955 a Baur's Restaurant opened there. *Cervi's Journal* reported the new facility represented the "first phase of an expansion program into modern family-type restaurants, where adequate parking is available." In Lakewood, Baur's opened a fourth restaurant on West Colfax Avenue in 1958. The *Denver Post* described the facility as "modernistic in design." The restaurant was connected to a Holiday Inn, a tavern, a sixteen-lane bowling alley, and a banquet and meeting facility. The company also developed an industrial cafeteria department that provided catering and restaurant services for Denver area businesses, including companies such as Mountain Bell, Neusteters, and the Air Force Finance Center. In 1959 food service was expanded at the Curtis Street store, while parts of the retail confectionery operation were moved to the Cherry Creek and 16th Street locations.²⁴

By the 1960s, Baur's commitment to superior ingredients and exemplary service resulted in difficulties when competing with the convenience, speed, and economy of the rapidly growing fast food industry. Lee Carlin noted, "To its last day, Baur's hallmark quality was maintained by making everything in-house." Several of the branch restaurants closed in the 1960s as Baur's continued to lose money. In 1969 Cleveland investors with the Associated Inns and Restaurants of America (AIRCOA) chain purchased the Curtis Street and other Baur's restaurants. The company was then cited as the oldest catering and confectionery business in the Rocky Mountain region. By January 1970 Baur's restaurant at 1512 Curtis Street closed, and the owner began selling the interior furnishings.²⁵

The Baur's legend lived on in the memories of Denver citizens. Colorado Poet Laureate Thomas Hornsby Ferril recalled the company's slogan, "Famous for good things to eat," and asserted, "Famous, indeed, and enjoyed and looked forward to and representative of an era when an ice cream soda could be a week's worth of dreams." Journalist Robert McPhee described Baur's as "the most fabled, beloved emporium in the Rocky Mountain West!" As Lee Carlin concluded, "The story of Baur's is a good story, rich with significance, full of risk, invention, adventure, and

²⁴ *Denver Post*, 15 September 1958, 30; *Rocky Mountain News*, 24 May 1962, 51.

²⁵ Carlin, *A History of Baur's*, 61; *Rocky Mountain News*, 18 September 1969, 88; *Denver Post*, 4 January 1970.

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humor. It was a business built by strong characters in compelling times. Fortunate were those who tasted its wares.”²⁶

The Baur’s building on Curtis Street faced the boundary of the Skyline Urban Renewal District. Significant demolition activities occurred within the district in the late 1960s and early 1970s. Writing in *City Edition* in 1983, Robert McPhee reflected that “people paradoxically loved the old [Baur’s] store, but refused to frequent what had become a seedy, run-down section of town.” After Baur’s restaurant closed in January 1970, the upper stories were planned to be converted into leased office space. The building was sold for \$1 million to C.E. Nicholas, a Montana investor in 1976. A succession of restaurants occupied the first story, including The Cove and Fisherman’s Cove in the 1970s, McGahey’s Restaurant in the 1980s, and the Ocean Palace Chinese Restaurant in the 1990s.²⁷

The rebirth of the Baur’s Building began in May 2004 when KEW Realty Corporation of Denver purchased the property. In undertaking a certified rehabilitation of the building under the federal investment tax process, KEW President David Spira noted that his company was “excited to peel away the layers to reveal its original architecture and at the same time reposition the building as an active participant in its vibrant downtown setting.” The old location of Baur’s restaurant and retail store was occupied in January 2006 by the Victory American Grill and Bar, whose menu includes some of their predecessor’s famous Mija desserts.²⁸

²⁶ *Rocky Mountain Herald*, 10 November 1973; *City Edition*, 3 August 1983, 22; and Carlin, *A History of Baur’s*, 64.

²⁷ Carlin, “Sweet Magic,” 28; Robert McPhee, “McGahey’s on Site of Ice Cream Parlor,” *City Edition*, 3 August 1983, 23; *Denver Post*, 30 January 1976, 37.

²⁸ “KEW Realty Corporation Welcomes Victory American Grill to 1512 Curtis Street,” www.frederickross.com, 6 February 2006.

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Verbal Boundary Description

The nominated area consists of the south half of Lot 11, and Lots 12 through 14 (inclusive), Block 107, East Denver, in the City and County of Denver, Colorado.

Boundary Justification

The boundary includes the parcel of land historically associated with the property.

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Common Photographic Label Information:

1. Name: Baur Confectionery Company
2. Location: 1512-14 Curtis Street, City and County of Denver, Colorado
3. Photographer: Thomas H. Simmons
4. Photograph Date: February 2006
5. Negative on file at: KEW Realty Corporation
720 S. Colorado Blvd., Suite 740
Denver, CO 80246

Information Different for Each View:

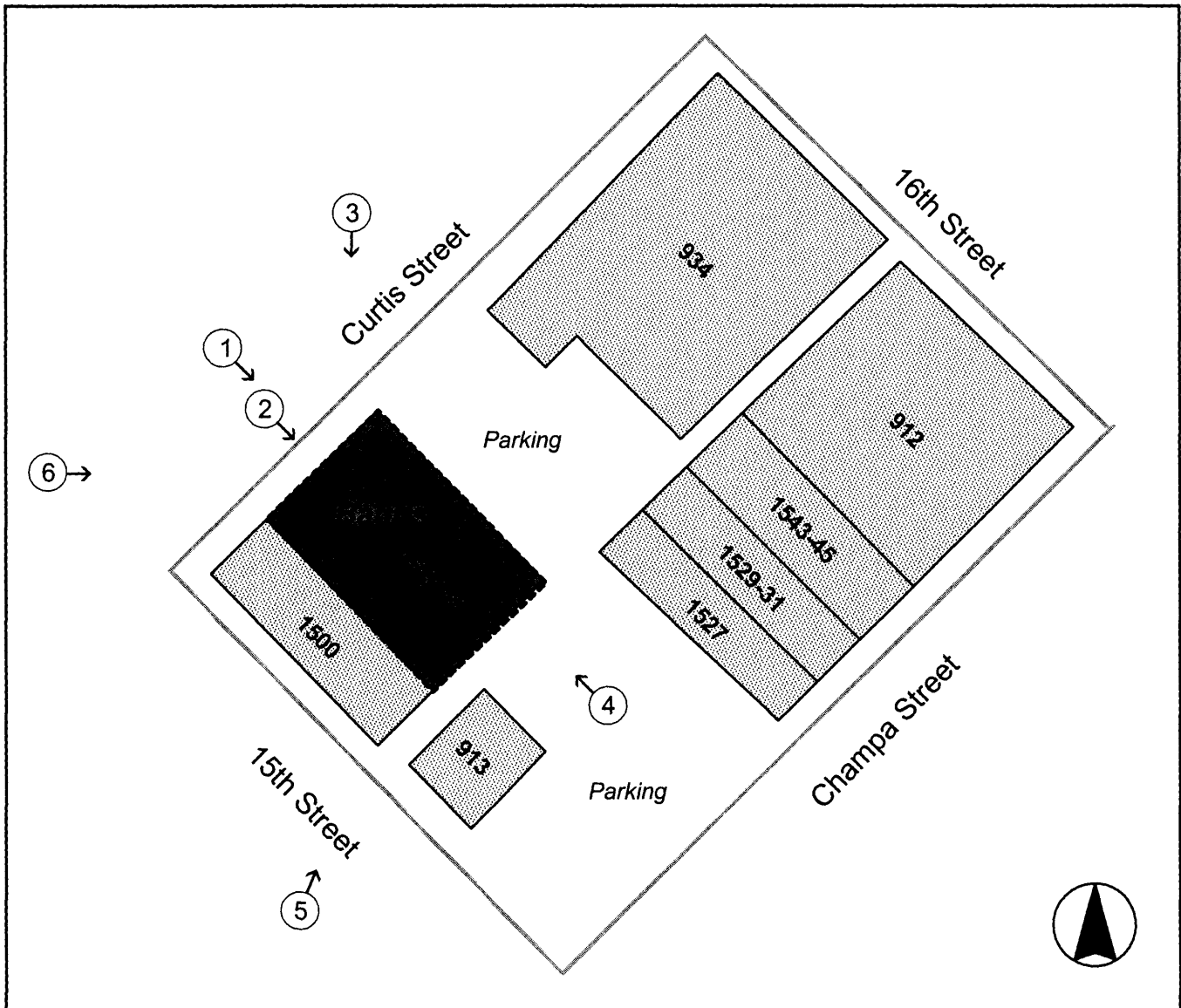
6. Photograph Number, Description of View, and Camera Direction

Photograph Number	Description of View	Camera Direction
1	Front (northwest or Curtis Street facade)	SE
2	Detail of cornice and brick arcade on front	SE
3	Front and northeast wall	S
4	Rear (southeast wall)	NW
5	Southwest wall and part of southeast wall with 1500 Curtis Street in foreground	NNE
6	Front and part of southwest wall with 1500 Curtis Street to right	E
7	First story interior (dining room of the Victory Restaurant) showing floor mosaic detail	N/A
8	First story interior (dining room of the Victory Restaurant) showing crown molding detail of the southwest wall	SW

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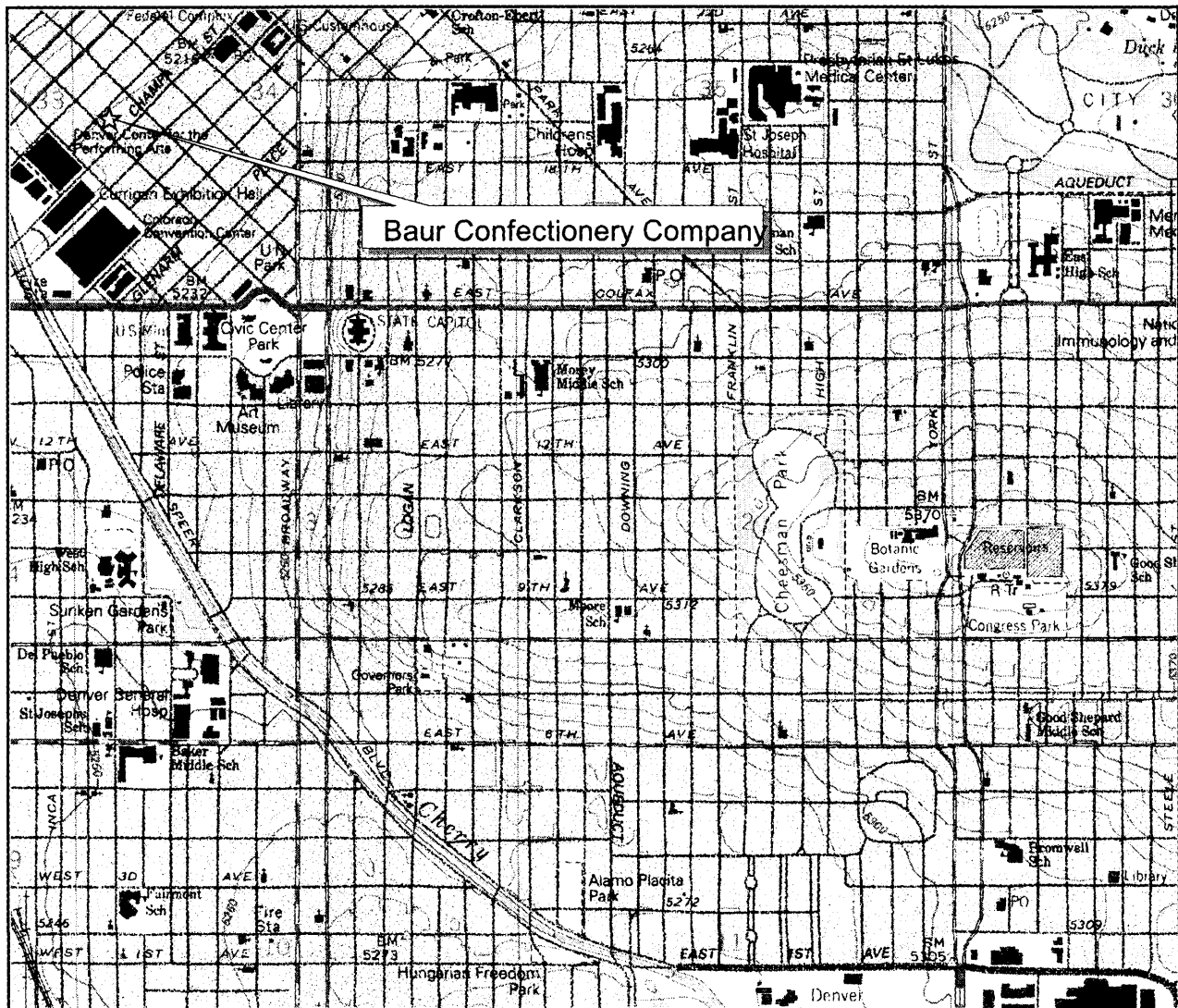


Sketch Map. The shaded building is the nominated property, with the dashed line indicating the nomination boundary. Other buildings on the block are identified with their street address numbers. Circled numbers with arrows identify photograph locations and camera directions. Map scale is approximately one inch equals 80 feet.

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Location Map. The location of the nominated building is indicated by a white star. SOURCE: Extract of U.S. Geological Survey, "Englewood, Colo." (Reston, Virginia: U.S. Geological Survey, 1994).

