

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED MAR 14 1979

DATE ENTERED

19 1979

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Oxford Hotel

AND/OR COMMON

Oxford Hotel

2 LOCATION

STREET & NUMBER

1612 17th Street

NOT FOR PUBLICATION

CITY, TOWN

Denver

VICINITY OF

1

CONGRESSIONAL DISTRICT

STATE

Colorado

CODE

08

COUNTY

Denver

CODE

31

3 CLASSIFICATION

CATEGORY

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER:

4 OWNER OF PROPERTY

NAME

Confluence Properties Limited

STREET & NUMBER

1612 17th Street

CITY, TOWN

Denver

VICINITY OF

STATE

Colorado 80202

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. City and County Annex #1

STREET & NUMBER

1445 Cleveland Place

CITY, TOWN

Denver

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado Inventory of Historic Sites (16/01/0122)

DATE

Ongoing

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED	(see below)	

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 1612 17th Street in Denver, the Oxford Hotel is a tripartite structure forming a single complex. The original building, a five-story, red brick structure in the shape of a "U", faces northeast from its placement on the southwest corner of 17th and Wazee Streets. Immediately to the southwest is a two-story addition that faces onto Wazee Street. To the northwest of the original building there is the five-story, terra-cotta Oxford Annex, which faces onto 17th Street.

The northeast and southeast facades of the original building can be divided into two horizontal elements. The first takes up the street level. The original plan there called for large, plate-glass windows to face both 17th and Wazee Streets, but in recent years some panes have been removed and the openings boarded, particularly along Wazee Street. There is one entrance along Wazee and three along 17th. Above the ground level the building remains much as it was when designed. The northeast facade has seven bays and the southeast facade six. Each of the bays has two windows except for the two most southern bays on the southeast facade; they have three windows. The fenestration is particularly important, for the windows on the second, third, and fifth floors have flat arches in contrast to those along the fourth floor which have radiating voussoirs. This change tends to lessen the overpowering scale of the building. All the windows are two sashed and double hung. The entire facade is decorated with ornamental features in a flower motif. Nonetheless, the structure gives the impression of a fortress due in a large part to its scale and to the treatment of the roof line which uses square caps separated by ornamental brickwork to give the feeling of castellation.

The two-story addition located to the southwest of the original structure was built in 1902 to provide additional rooms. The treatment of the first and second floors as well as the roofline reflects that of the main structure.

The design of the Oxford Annex, however, departs sharply from the architecture of the other two structures. The Annex is a five-story building topped by a flat roof and decorated lavishly with terra cotta. The first story has a large number of plate-glass windows that face 17th Street, but above, the facade has six bays at each level. The upper floors are set off from the first story by the use of detailed coursing and what resembles (but is not) an ornamental balcony. This structure has elaborate brackets with a floral motif. The brackets appear to support a central projection which extends upward to the roof line. At the head of the projection is a sandstone face which has the inscription "1912". Above and below the date is a detailed frieze which is flanked by paired brackets connected by a stone ring. Both the frieze and brackets are repeated across the front of the building.

The alterations to the exterior, most of which appear reversible, have occurred along the ground floor. In 1930 an architect interested in the art deco style added aluminum siding which covered a number of the stained glass windows just above the plate glass. Sometime after that, the owners had a number of the plate glass windows covered over, plastered, and painted white.

The major alterations to the building have taken place in the interior. In 1906 the space now occupied by the dining room was remodeled into that use, but this

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CONTINUATION SHEET Oxford Hotel ITEM NUMBER 7 PAGE 2

change also saw the installation of the magnificent stained glass windows with their representations of Dutch life. In 1930, as part of the alteration that saw aluminum siding added to the exterior, the owners built the Cruise Room bar with its paneled walls highlighted by ornamental scenes carved in bas relief. Later in 1956 there was an attempt to "modernize" the hotel by lowering ceilings and paneling the original black and white marble lobby with some type of veneer.

6 SIGNIFICANCE

PERIOD AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1891-present

BUILDER/ARCHITECT Frank E. Edbrooke, Robert Willison, and Montana Fallis

STATEMENT OF SIGNIFICANCE

The Oxford Hotel is significant for its role in commerce and for its association with Frank Edbrooke, Robert Willison, and Montana Fallis, three architects who designed many structures important in Colorado's development.

The construction of the original five-story building to be known as the Oxford Hotel began in 1890. The work lasted a year, and the grand opening took place on October 2, 1891. The new hotel became popular in short order due as much to the ideal location, a block south of Union Station in the city's railroad center, as to its excellent service, fine cuisine, and moderate rates. Business grew steadily. By 1902 it had become obvious that the 400 rooms in the original structure were inadequate to meet the demand. This prompted the owners to put on a fifty-room addition in the same style as the older building. Business continued to grow over the next few years, and in 1912 the owners erected another addition called the Oxford Annex. This building, however, had 200 rooms and was done in a different architectural style. Business remained good until after World War II when the collapse of the rail transportation system and the decline of the older area tumbled the hotel from its former glories. In recent years the building has been little more than an overnight boarding house in a sleazy part of town. Of late, however, this area appears to be undergoing a renaissance, and new plans to rehabilitate the Oxford may well begin a new chapter in its long history.

The designers of the Oxford complex were architects of great note in Colorado. The original five-story structure was the work of Frank Edbrooke, who has been termed a "master of street architecture," the man responsible for many buildings erected in downtown Denver in the 1880s and 1890s. Many of his commissions still stand, including the Denver Dry Goods Building, the Central Presbyterian Church, the Masonic Temple, Loretto Heights Academy, and the Brown Palace Hotel, all listed in the National Register. The designers of the five-story Oxford Annex, however, were Robert Willison and Montana Fallis. Willison was the principal architect for the City Auditorium and the Post Office Building, and he was an associate of Edbrooke in designing the Brown Palace. Fallis designed the West Court Hotel, a building known for its elaborate ornamentation and use of terra cotta, and the Ideal Cement Building, the first concrete structure in Denver, a building also listed in the Register.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Brettel, Richard R. Historic Denver: The Architects and the Architecture. Denver: Historic Denver, Inc., 1973.
 Denver, City and County of. Building Permits. 1891-1912.
Denver Post. September 28, 1902, and March 3, 1965.
Denver Times. February 3, 1901; April 4, September 28, and November 17, 1902.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .52

QUADRANGLE NAME Commerce City

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 13 500120 4400030
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lots 28-32 and the rear 58.1 feet of lots 1-5 all in Block 15 of E. Denver.

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

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION

DATE

Confluence Properties Limited

February 1, 1978

STREET & NUMBER

TELEPHONE

1612 17th Street

CITY OR TOWN

STATE

Denver

Colorado 80202

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Arthur C. Townsend

TITLE

State Historic Preservation Officer

DATE

March 1, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles Adams

DATE

4.19.79

ATTEST:

William H. Rydham

DATE

4.19.79

CHIEF OF REGISTRATION