

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAY 7 1982
DATE ENTERED JUN 3 1982

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

Union Warehouse

AND/OR COMMON

Barth Hotel

LOCATION

STREET & NUMBER

1514 17th Street

N/A NOT FOR PUBLICATION

CITY, TOWN

Denver

N/A VICINITY OF

CONGRESSIONAL DISTRICT

1

STATE

Colorado

CODE

08

COUNTY

Denver

CODE

031

CLASSIFICATION

CATEGORY

N/A DISTRICT

X BUILDING(S)

N/A STRUCTURE

N/A SITE

N/A OBJECT

OWNERSHIP

N/A PUBLIC

X PRIVATE

N/A BOTH

PUBLIC ACQUISITION

N/A IN PROCESS

N/A BEING CONSIDERED

STATUS

X OCCUPIED

N/A UNOCCUPIED

N/A WORK IN PROGRESS

ACCESSIBLE

X YES: RESTRICTED

N/A YES: UNRESTRICTED

N/A NO

PRESENT USE

N/A AGRICULTURE

X COMMERCIAL

N/A EDUCATIONAL

N/A ENTERTAINMENT

N/A GOVERNMENT

N/A INDUSTRIAL

N/A MILITARY

N/A MUSEUM

N/A PARK

N/A PRIVATE RESIDENCE

N/A RELIGIOUS

N/A SCIENTIFIC

N/A TRANSPORTATION

N/A OTHER:

OWNER OF PROPERTY

NAME Ecumenical Housing Corporation

STREET & NUMBER

1313 Clarkson Street

CITY, TOWN

Denver

N/A VICINITY OF

STATE

Colorado

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

City and County Building

STREET & NUMBER

1437 Bannock Street

CITY, TOWN

Denver

STATE

Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Colorado Inventory of Historic Sites

DATE

Ongoing

N/A FEDERAL X STATE DA COUNTY NA LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Colorado Historical Society, 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

7 DESCRIPTION

EXCELLENT
 GOOD
 FAIR

CONDITION

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED
 DATE NA

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Barth Hotel is located at the corner of Seventeenth Street and Blake Street in the heart of the Lower Downtown, commercial district.

The building was designed in 1882 by noted Denver architect F.C. Eberley. Basically Victorian in character and detail, the building mixes this style with classical massing, symmetry and an allusion to classical progression of orders from floor to floor. It is four stories with a rectangular plan which fully covers its 50'x125' site. The primary facade is the 125' Seventeenth Street facade. The ground floor, 18'-4" from floor to ceiling, is occupied by the lobby, by commercial space and by some hotel rooms that were added in the 1950's. The upper 3 floors are occupied by the hotel.

The exterior walls are of brick with sand-stone trim. The building is divided into 2 bays on the Blake Street side and five bays on the Seventeenth Street side. The bays are delineated by brick and stone pilasters that become columns at the ground floor. The building is capped by a projecting metal cornice.

At the ground floor, changes have occurred over time, but the heavy brick and stone columns remain in good condition as do the smaller iron columns that further divide each of the bays. The hotel entrance, located off center in the center bay facing Seventeenth Street, and lobby facade were remodeled in 1930-31 within the framework of the original front. The 1930-31 entry has a large quoined semi-circular arch over double doors and side light.

The upper floors of the building follow the original design of the building although added layers of paint partially obscure the brick and stone patterning.

The two bays facing Blake Street and the two end bays facing Seventeenth follow the same elaborate design, the first floor has 3 semi-circular arched double hung windows, each approximately 4' wide by 9' high. The second floor has 3 segmental arched double hung windows which line up over the 1st floor windows. The third floor has 5 flat headed double hung windows, each about 2'x7½' spaced evenly across the bay.

The center 3 bays facing Seventeenth Street are less elaborate in design. The windows follow the same design at each floor as the outer bays, but there are fewer of them in each bay.

Although the interior has been remodeled several times, the upper floors still retain their original character with wood panel doors and transoms and with high hall ceilings. The lobby of the hotel is in perfect 1930 condition. It has a pressed metal ceiling, grained iron columns, mezzanine overlooking the lobby and the same dark wood check-in desk that was installed in 1930. In fact so little has changed that a tapestry shown in a 1931 photograph still remains in its original location.

The building is in structurally sound condition and is planned for restoration and mechanical rehabilitation.

8 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 1882 BUILDER/ARCHITECT F.C. Eberley

STATEMENT OF SIGNIFICANCE

The Barth Hotel conforms to National Register criteria for significance:

The quality of significance in Denver history, architecture and culture is present in the building.

It possesses integrity of location, design, setting, materials, workmanship, feeling and association.

It embodies the distinctive characteristics of a type and period of construction.

The Barth Hotel, built in 1882, is the oldest continuously operating hotel in Denver. It is one of the most prominent buildings in the lower downtown district, an area that has been determined eligible for the National Register.

The hotel is located on Seventeenth Street, an important commercial axis of Denver, just two blocks up from the lower downtown terminus of the axis, the Union Station.

The building was built by prominent Denver architect F.C. Eberley, who also designed the Tivoli Brewery and many of Denver's mansions and commercial buildings. Built in Victorian style, it nevertheless represents the architects knowledge of classical massing, scale and decoration.

HISTORY

On April 9, 1882, the Rocky Mountain News reported that "Architect Eberley planned another building for Moritz Barth." The building was built in 1882, possibly with construction continuing into 1883, as part of a major spurt of growth begun by the opening of the main part of Union Passenger Station on June 1, 1881. Many of the large brick buildings of Lower Downtown -- the Columbia Hotel and the Oxford Hotel, the Sheridan Building and the Horowitz Building -- date from this general period.

Sometime in the late 1880's, the building was converted from its first use as a warehouse to a hotel, the Union Hotel, and in 1892 it was noted in illustrated Denver: The Queen City of The Plains as being an "elegant brick affair ... with 100 rooms, all well lighted, perfectly ventilated and furnished in the most elegant and most attractive manner." The hotel did not have the present plan configuration. It had no ground floor lobby, and had the hotel office and dining room on the second floor.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Colorado Manufacturer and Consumer, August 1932.

Illustrated Denver: Queen City of The Plains, William A. Burbot, 1892.

Rocky Mountain News, April 9, 1892.

DATE NOT VERIFIED
ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.14 acres

QUADRANGLE NAME Commerce City

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 13 500180 4399980
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lots 31 and 32 City and County of Denver
Block 20
East Denver

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

STATE NA CODE COUNTY CODE

STATE NA CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Janet J. Tucker, President (& Kathy Hoeft)

ORGANIZATION

Ecumenical Housing Corporation (Long & Hoeft)

DATE

Oct. 10, 1980

STREET & NUMBER

1313 Clarkson St. (1228 15th St.)

TELEPHONE

534-5201 (893-9516)

CITY OR TOWN

Denver

STATE

Colorado

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL NA

STATE NA

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

3.27.82

FOR NPS USE ONLY

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

Alma Byers
KEEPER OF THE NATIONAL REGISTER

Entered in the
National Register

DATE

6/3/82

ATTEST:

DATE

CHIEF OF REGISTRATION

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Significance

Item number

8

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By the end of the century the hotel name had changed to the New Union Hotel. After 1905 it was known as the Elk Hotel and it was listed in Denver Directories in 1921 as the New Elk. It is improbable that many changes occurred to the building in this period.

Around 1930-31, the hotel was purchased and renovated by M. Allen Barth, son of the original building owner. The name of the hotel was changed to the Hotel Barth and the name has remained since. This renovation brought with it the large pleasant lobby that exists today, and the relocation of the main stair.

The hotel was billed in the Colorado Manufacturer and Consumer, August 1932, as "Denver's Courtesy Hotel, where the hospitality of the West and the comforts of home prevail." The article further states that the hotel "retains a residential charm, a quiet atmosphere of cultured refinement in the midst of the bustling activity of the commercial district which surrounds it." The lobby had a radio enabling the guests to listen to their favorite broadcasts and the mezzanine had a cozy living room with an Ampico Chickering grand piano.

Allen Barth's tenure as owner was brief. The hotel changed hands within a couple of years and the hotel then began a slow decline. The hotel did not become a skid row hotel, but it no longer attracted the same class of clientele and it no longer generated the funds to adequately maintain the building.

As the area around it faded in vitality, the desire for shop space fell and the southeast section of the building's ground floor, originally 18'4" from floor to ceiling was broken into two floors for additional hotel rooms.

The building was purchased by the Ecumenical Housing Corporation in May 1980. Plans for the building include the restoration of the commercial space to its nineteenth century character.