

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER

### 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 Larimer Square Historic District (Boundary Increase)

other names/site number 5DV104

#### 2. Location

street & number 1404 Larimer Street N/A not for publication

city or town Denver N/A 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.)

[Signature]  
Signature of certifying official/Title

January 24, 1994  
Date

State Historic Preservation Office  
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): \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

Edson K. Beall

Entered in the 3/7/94  
National Register Date of Action

5. Classification

Ownership of Property  
(Check as many boxes as apply)

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

Category of Property  
(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed  
in the National Register

17

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/hotel

COMMERCE

Current Functions

(Enter categories from instructions)

COMMERCE/restaurant

COMMERCE/business

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Materials

(Enter categories from instructions)

foundation STONE/sandstone

walls BRICK

roof ASPHALT

other METAL/cast iron; METAL/tin;  
STONE/sandstone

Narrative Description

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

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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Larimer Square Historic District  
Denver County, Colorado

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**Description**

The boundary expansion in this amended nomination contains the historic and prominent corner of 14th and Larimer Streets and as such, defines the visual limit of the present Larimer Square Historic District. The boundary expansion includes the 1887 three-story building known as Hotel Hope (1404 Larimer) and its modern one-story addition (1400 Larimer). A modern three-story addition (1406 Larimer) is attached to the opposite side of the original Hotel Hope but is located on a lot included within the original boundaries of the National Register district.

The original Hotel Hope is a three-story, flat roofed, rectangular plan, red brick building resting on a full basement of sandstone walls and footings. The building facade was designed as four bays with the end storefront bays containing recessed entries to the retail area and to the second floor stairwell. The two display windows are topped with clerestories. The area above the storefront is divided asymmetrically by brick pilasters which spring from three rectangular storefront cast-iron columns. These are the main facade columns and their interesting detail includes fluting, raised geometric patterns and acanthus leaf capitals. The span of the storefront is supported by two smaller, half-round cast-iron columns.

The storefront columns are capped with a secondary cornice of stone and corbelled brick. Both the second and third floors have four one over one windows which are centered in each of the four bays. The second floor windows have rectangular stained glass transoms. The second floor windows are topped with jack arches while the third floor windows are standard relieving arches.

The asymmetrical facade is terminated by a peaked sheet metal cornice and a decorative spire supported by large brackets at each end of the major bays. Additional brick detailing is exhibited in the brick arch in the cornice gable and running bond work parallel to the gable which intersects in a "basket weave" pattern.

The side elevation of the original hotel building is a 125 foot long brick wall with both historic and non-historic window and door openings. The third story modern windows are one over one, double hung, wood frame sash with transoms while the historic windows are two over two with two light transoms.

The rear facade of the original building is again divided into four bays. Both the second and third floors contain segmentally arched, two over two, double hung windows with stone sills. The second floor windows have transoms similar to the front facade. The first story is divided into four bays by three cast-iron columns forming an alley side storefront. A recessed entry fills the last bay with stuccoed walls and a modern, solid metal door. The area above the entry is stuccoed. The other three bays each contain a large single light display window with wood kickplate and non-glazed clerestory.

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The 1406 Larimer Street addition is a three-story, flat roofed, rectangular plan, gray brick building constructed to fill a formerly vacant lot. The building is divided into four bays. The entry doors to the second floor and to the first floor commercial space occupy the outside bays of the storefront. The two upper floors are symmetrical and divided by brick pilasters which rise from architectural precast concrete columns. The columns are capped by a secondary cornice of precast concrete.

The second floor has four windows symmetrically placed in the facade. The third floor contains one segmentally arched tripartite window with arched transom flanked by two single windows aligned with those on the second story. All the windows are single hung, wood framed, one over one sash with precast sills and lintels. The building is capped with a precast cornice. All precast elements have the coloration and finish of smooth limestone.

The rear of the 1406 Larimer addition is red brick. The first story contains a recessed service area with a single metal door. One over one wood framed sash windows with brick sills fill the second and third floors. The second floor windows are evenly spaced while the third floor features a tripartite window flanked by single windows similar to the Larimer Street facade. A small section of the 15th Street elevation is visible behind the end of the adjoining building. The first story is windowless and the second and third each contain three evenly spaced one over one wood framed windows with brick sills. The addition design was reviewed and approved by the National Park Service as meeting the Secretary of the Interior's Standards for Rehabilitation.

The 1400 Larimer Street addition is a one-story, flat-roofed, rectangular building constructed on the corner lot at 14th and Larimer Streets. The tall wood, steel, and red brick storefront relates to the historic architectural features of Hotel Hope. Painted steel columns recall the use of painted cast-iron columns and provide a light and graceful image. The angled corner entry is reminiscent of the historic building formerly occupying this site. A brick pediment over the corner entry repeats the "basket weave" pattern found on the original Hotel Hope. The parapet is a combination of a simple painted sheet metal cornice and a painted metal balustrade. The 14th Street facade features a long series of single light wood framed display windows with wood kickplates and clerestories. Steel columns define bays of paired windows. The alley end of the facade contains a tall recessed entry with a brick pediment. The double wood doors are glazed and flanked by narrow windows with wood kickplates. The entire entry is topped by four, two light clerestories. Three single light casement windows puncture the alley facade's brick wall. The decorative precast cornice from the 14th Street facade is replaced by a flat precast band at the same height. A brick parapet rises above the cornice with a precast cap. The addition's design was reviewed and approved by the National Park Service as meeting the Secretary of the Interior's Standards for Rehabilitation.

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The recent additions to the original building were made possible by the demolition of two adjoining buildings sometime after 1937. A three-story building formerly stood at 1400 Larimer and concealed the 14th Street facade of the Hotel Hope. A three-story brick building also stood at 1406 Larimer and concealed the other side wall of the hotel. Both buildings were built ca 1880 and utilized the Victorian commercial style. Remaining physical evidence indicates that all three buildings were connected through door-size openings at several levels.

In the early 1960s, the facade of the former Hotel Hope was remodeled and the entry re-oriented away from Larimer Street to 14th Street. A New Orleans style jazz bar was created by covering the brick storefront facade with stuccoed panels, painting the remainder of the exterior brick wall surfaces white, closing up historic windows with louvered shutters and adding wrought iron balconies below the facade windows. Entry was facilitated through a new one-story, shed roofed, brick addition facing 14th Street. The original cast-iron storefront columns were retained, but the wooden window frames, sills and kickplates were removed.

In 1986, the elements of the "New Orleans" look were stripped from the building. Historic elements beneath were surprisingly intact and in good condition. The brick was cleaned of paint and repointed and the decorated stone sills were repaired. The original cast-iron storefront columns were all intact. The wooden elements were replaced based on proportions seen in historic photos and extant details of sill and transom connections. The facade restoration was guided by the Secretary of the Interior's Standards for Rehabilitation.

In 1993, 1404 Larimer was renovated by its owner, once again following the Secretary of the Interior's Standards. Infill additions on each side of the building returned the block to a more historic appearance. A new three-story brick addition was built on the vacant lot at 1406 Larimer (included within the original National Register district boundaries) and a new one-story addition was constructed on the opposite side to fill the vacant corner lot at 1400 Larimer. Both additions were designed to historic proportions of storefronts, parapet height and window bay sizes. The 45-degree corner of the one-story addition was inspired by the design of the former corner building. The use of modern building details, materials, and technology help to differentiate the additions from the original building while the use of brick, historic proportions, and wood single hung windows are sympathetic to the historic setting.

As part of the rehabilitation, existing historic wood framed windows, in deteriorated condition, were restored with wood epoxy. The previously bricked in historic alley storefront was restored. The painted 14th Street facade was stripped of paint and the brick repointed. The restored building retains its original appearance in the streetscape and the new construction of sympathetic infill structures completes the mass and visual continuity of the original streetscape.

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major 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)

Architecture

Commerce

**Period of Significance**

1875 - 1899

**Significant Dates**

1887

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Denver Public Library

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Larimer Square Historic District  
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**Bibliography**

Collected Papers of Charles B. Kountze, Denver Public Library

Denver City Directories, 1887-1910, (Ballenger & Richards)

Sanborn Real Estate Atlas of Denver, 1887

**Verbal Boundary Description**

Lots 15-16, Block 70E, Denver

**Boundary Justification**

The area includes the remainder of the lots fronting onto the 1400 block of Larimer Street not included within the original Larimer Square Historic District. The lots contain the original Hope Hotel and its modern one-story addition.

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Larimer Square Historic District  
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**Statement of Significance**

The Hotel Hope, which is the only building within the expanded district boundaries, contributes to the original historic district both architecturally and historically. The Victorian commercial style of the building and its ca 1887 construction date contributes to that of the other buildings in the district during the period of significance (1875-1899). The building still retains sufficient historic integrity with its additions to contribute to the expanded district. The commercial nature of the building as a hotel and retail establishment contributes to the historical significance of the expanded district during its period of significance.

While not included in the original National Register historic district established in 1973, the Hotel Hope was included in the 1974 City and County of Denver Historic District No. 1 which contains the entire National Register district. The National Register district includes an intact grouping of architecturally significant Victorian era commercial buildings that display a variety of styles and architectural ornamentation popular during this era.

The hotel is an excellent example of Victorian commercial architecture and is a key visual component to the assembly of buildings in the Larimer Square Historic District. This building is one of the oldest remaining structures (ca 1887) in Larimer Square as well as one of the more interesting architecturally by virtue of its asymmetrical design and richly detailed cast iron columns on both the street and alley sides.<sup>1</sup>

Historically, the district was part of the major commercial center of downtown Denver. The 1400 block of Larimer Square contained a number of small businesses including saloons, hotels and lodging houses, cigar stores, pharmacies, restaurants, and other establishments typical of early urban commercial development.

The Hotel Hope served continuously as a hotel from its construction in 1887 through 1900. The hotel was listed in the Denver City Directories under the heading "Lodging House" rather than as a "Hotel," indicating that the facilities were lower priced and less stylish than the city's fancier hotels.<sup>2</sup> The Hope provided lodging for the class of individuals who operated and patronized the type of commercial establishments found along Larimer Street. The Hotel Hope contributes to the expanded Larimer Square district for its association with the historic commercial nature of the area.

The 1986 exterior rehabilitation of the hotel returned the building to an appearance closer to that of the 1887-1899 period. The additional exterior work completed in 1993 further returned the building to its pre-1900 appearance. Architectural features of the building similar to others within the district include recessed entries, cast iron storefront columns, red brick walls, pressed metal cornice, double hung sash windows, and its over all size and mass. The flanking additions were designed and constructed to appear as separate buildings, leaving the original section of the Hotel Hope much as it looked during the district's period of



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significance. The additions were designed to meet the Secretary of the Interior's Standards for Rehabilitation and all designs and construction work were approved by the National Park Service. The Hotel Hope retains sufficient historic integrity in location, design, setting, materials, workmanship, feeling, and association to be a contributing element in the expanded district.

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1. Sanborn Real Estate Atlases of Denver, 1887.
2. Denver City Directories, (Ballenger & Richards, 1887-1910)

Larimer Square Historic District  
Name of Property

Denver, Colorado  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

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

  
2 

Zone			Easting					Northing						

3 

Zone			Easting					Northing						

  
4 

Zone			Easting					Northing						

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Rick Geiser, Architect

organization Semple Brown Roberts, P.C. date September 10, 1993

street & number 511 16th Street, #510 telephone (303)571-4137

city or town Denver state CO zip code 80202

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

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

name Jeff Hermanson, Successor to Trustee David Hermanson and Ester R. Hermanson, 1982 Living Trust

street & number 1424 Larimer Street telephone 623-3539

city or town Denver state CO zip code 80202

**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.

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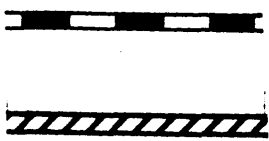
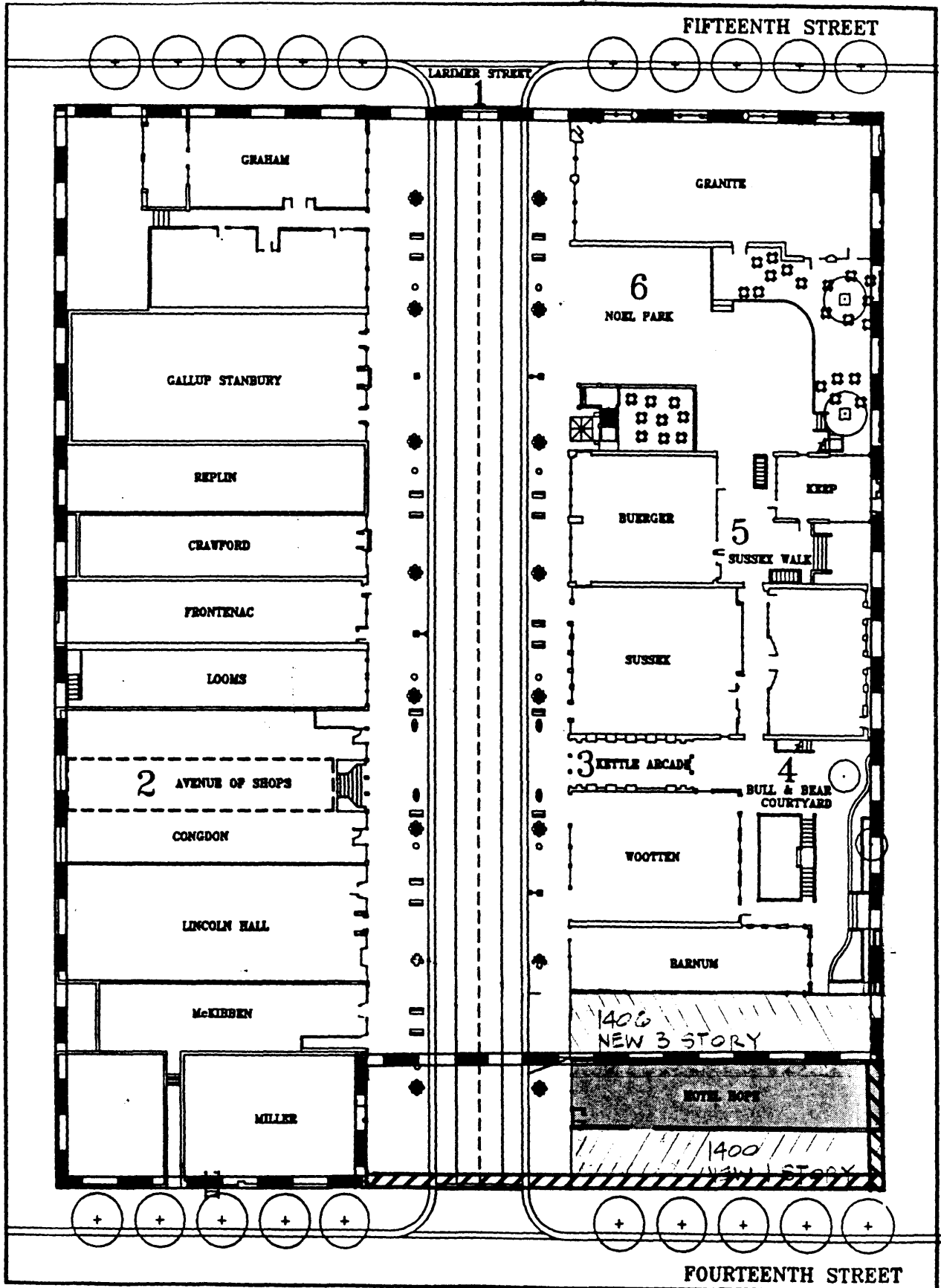
**Photograph Log**

The following information is common to all photographs:

Name of property: Hotel Hope (Larimer Square Historic District expansion)  
Location: Denver, Denver County, Colorado  
Negatives: Rick Geiser; Semple Brown Roberts, P.C.  
511 16th Street, Denver, CO 80202  
Photographer: Rick Geiser  
Date: 10/01/93

<u>Photo No.</u>	<u>Description of View</u>
1	View to the south; Larimer Street facade
2	View to the east; Larimer Street facade
3	View to the east; Larimer and 14th Street facades
4	View to the north; 14th Street facade

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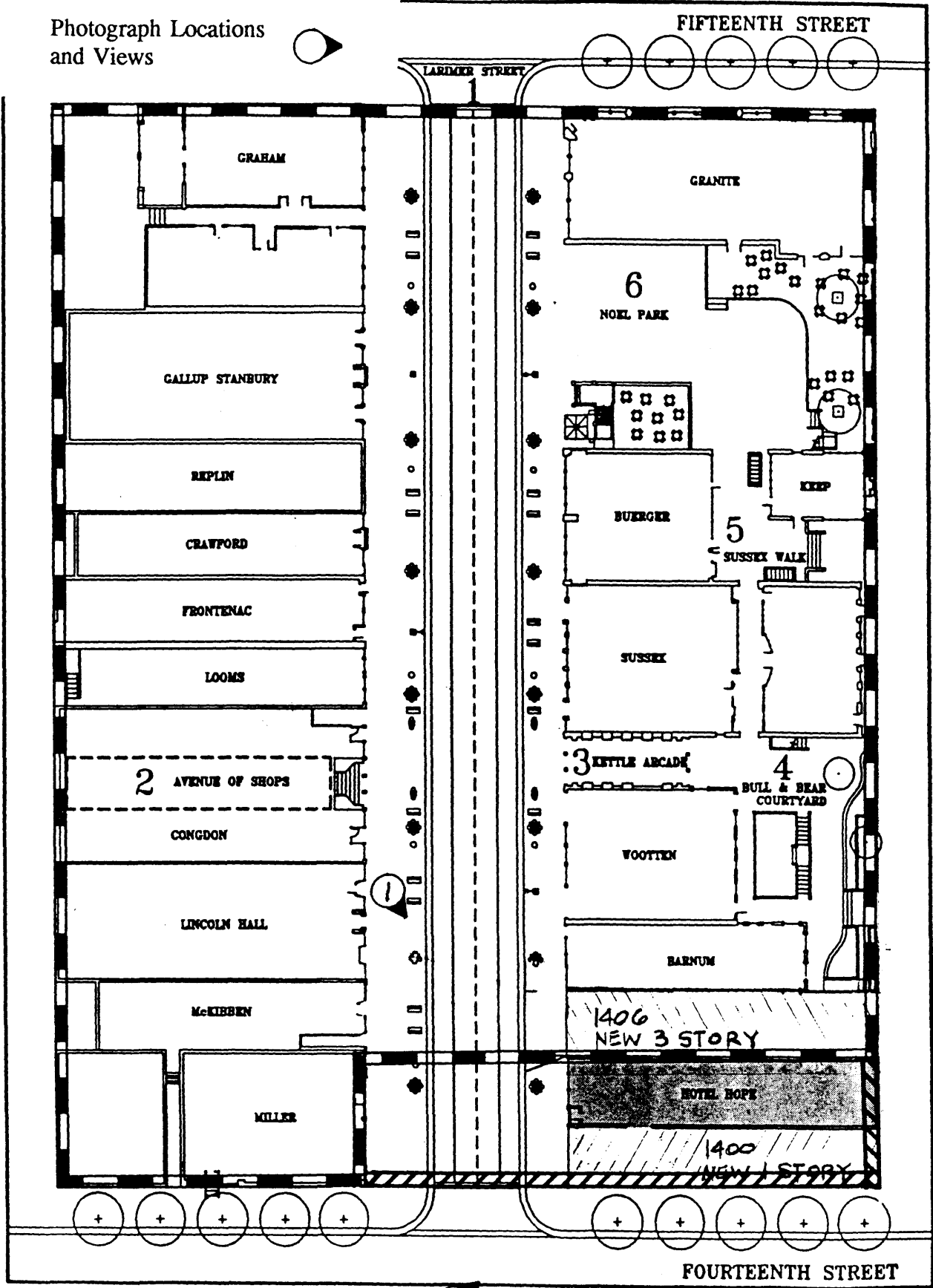


(E) NATIONAL REGISTER  
HISTORIC DISTRICT BOUNDARY  
PROPOSED BOUNDARY  
EXTENSION



Larimer Square Historic District  
 Denver County, Colorado

Photograph Locations  
 and Views



② ③ ④  
 (2) NATIONAL REGISTER  
 HISTORIC DISTRICT BOUNDARY  
 PROPOSED BOUNDARY  
 EXTENSION