

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

historic name Eleventh Avenue Hotel
other names/site number Eleventh Avenue Apartments/5DV.3286

2. Location

street & number 1112 Broadway Street

n/a

 not for publication
city or town Denver

n/a

 vicinity
state CO county Denver zip code 80203-2107

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 at the following level(s) of significance:

national statewide local


Signature of certifying official/Title Deputy State Historic Preservation Officer Date _____

State or Federal agency/bureau or Tribal Government _____ 6/7/21

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:) _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	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)

n/a

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions.)**Domestic:** Hotel

Commerce/Trade: business

Current Functions
(Enter categories from instructions.)**Domestic:** Hotel/hostel

Commerce/Trade: business

7. Description

Architectural Classification
(Enter categories from instructions.)**LATE 19TH AND 20TH CENTURY REVIVALS:**

COMMERCIAL

Materials
(Enter categories from instructions.)foundation: Stone

walls: Brick

roof: Synthetics

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Built in 1903, the Eleventh Avenue Hotel is a typical example of a single room occupancy hotel. The property is located on the northeast corner of Eleventh Avenue and South Broadway streets in the urbanized area of Denver, Colorado. The building's primary facade fronts wide S. Broadway street, one of the major north-south corridors within Denver's downtown and a booming commercial thoroughfare. Red granite curbs and concrete sidewalks define the street's edges around the building. The building is located two blocks south of the southern boundary of the Civic Center Historic District (5DV.16; NRIS.12001017), which includes the Colorado State Capitol Building and the Denver City and County Building. Eleventh Avenue Hotel is also closely located east of the western boundary of the Speer Boulevard National Historic District (5DV.5183), and is closely located west of the eastern boundary of the Sherman-Grant Historic District (5DV.6255). Since its construction, the building has continually been used as a hotel or apartments with commercial spaces on the main level. The building is currently operating as the Eleventh Avenue Hostel, with commercial tenants on the street level.

The brick building is three-stories over a basement and typical of a commercial building, the roof is flat and the form and massing appears rectangular from the public faces. However, in plan the building has several projecting wings toward the alley (east) resulting in a footprint that resembles an abstracted "E". The building footprint measures 162'-6" along Broadway, 125' along Eleventh Avenue, 87' on the north elevation, and the east projections varying in depth. The 1903 portion of the building was constructed on lots 14-18 closest to the street corner, and later in 1913; an addition was constructed to the north on lots 13 and 1/2 of 12 completing the "E" form. Collectively, the building occupies 60% of its site, which is slightly sloped from NE to SW. A paved parking area is located adjacent east of the building along the alley path. By the 1930s, a building was constructed to the north. A short portion of the north elevation of the Eleventh Avenue Hotel abuts the adjacent building to the north along the North Broadway corridor.

Narrative Description

Site

The building sits on a corner lot and faces west onto North Broadway. In 1893, the block and surrounding area still primarily hosted residential uses and vacant lots. As the city expanded to the south, the use types shifted to commercial. These pressures encouraged redevelopment of the block that resulted in major changes. As an early sign of that change, the northeast corner lots at North Broadway and Eleventh Avenue were combined for denser commercial development in preparation of future expansion into the South Broadway area. In 1903, the original Eleventh Avenue Hotel building was constructed on the corner with only vacant lots, residences, churches, and schools surrounding it for blocks.¹

Currently, the surrounding blocks running north-south along North Broadway consist primarily of low to mid-rise commercial buildings, and east to west are principally single-family residential homes. The block to the north features the southeast corner of the Denver Arts District, which primarily consists of new development. The Eleventh Avenue Hotel is still surrounded by the remnants of a major center for the automobile and service industry in Denver during the early twentieth century. Broadway was the first Denver home for a concentrated number of new automobile sales rooms and service centers.² City directories from the 1931-1951 period confirm that eight-five percent of the businesses within this area were related to the automotive industry. A few buildings remain that evoke the character of Denver's Automobile Row. Some examples include the Cullen-Thompson Motor Company building (1000 Broadway), Franklin Studebaker building (1144 Broadway), James

¹ Denver Sanborn Map, 1890; Denver Sanborn Map, 1903.

² Widmann, 2001.

Dodge Motor Company (1270-1278 Broadway), and the Leeman Auto Company Building (550 Broadway, NRIS 01001054). Other notable surrounding buildings include the Jonas Brothers Furs Building (5DV.8321) at 1037 Broadway and the rehabbed 1957 Broadway Motel Plaza.

Exterior

The Eleventh Avenue Hotel is a buff-colored brick building constructed of 16"-thick unreinforced brick masonry walls. The basement/foundation level is constructed of stone rubble masonry. Masonry load-bearing walls divide the basement into units that are accessed by the various ground floor commercial tenants. The building displays elegant proportionality and detail within the three-part block composition. The building was designed in the Italian Renaissance Revival style, which is represented in the details of the building, including the horizontal separation of building sections by pronounced belt courses, quoining, patterned masonry wall surfaces, and large rectangular windows arranged in groups. The street-facing sides are divided into three major and distinguishable horizontal units: the first floor (storefront level), the second and third floors, and an attic level for ventilation. A limestone band separates the sections, and a projecting cornice defines the upper edge of the third story. The cornice is framed with wood and clad in galvanized sheet metal with a dentil architrave, transitioning from vertical to an approximately 3' projecting cornice. The soffit beneath is divided into approximately 18"-wide rectangular sections. The entire cornice is believed to be historic, and is currently painted in purple hues.

The Eleventh Avenue Hotel has two facades: the primary facade faces west along North Broadway, whereas the secondary facade faces south toward Eleventh Avenue. The primary facade (west) is organized into nine bays and the secondary facade (south) has seven bays. These primary, street-facing walls feature ornamentation and decorative brickwork, such as quoining and segmental brick window surrounds throughout. The east and north sides are functional and non-decorative. A portion of the north wall abuts the commercial building to the north and is therefore not visible in part.

On the west side, the two dates of construction are clearly illustrated. The original 1903 portion of the building makes up the south end of the west wall. To the north, the 1909 addition is distinguished by the use of orange-hued brick with the corner detailing found on the 1903 portion replicated on the north corner. The primary facade (west) features a tri-partite vertical composition. The first portion is the first-floor storefront. Unfortunately, all of the 1903 and 1909 storefronts were replaced over the years. The storefront for each commercial bay was remodeled individually resulting in varying dates of construction across the building. The existing storefront underwent rehabilitation in 2019, replacing the irregular and non-historic storefront with a new contemporary but compatible design.

The new contemporary storefront is compatible with the rest of the building in scale, design, materials, color, and texture. The original framing observed during the demolition phase was used to define the location, height, and proportions of a new contemporary storefront design. Physical evidence indicates a sheet-metal cornice existed above the first floor level on the west side with a return on the western end of the south face.

The new, street-level design of the building's primary (west) facade features five merchandise bays each varying in width with recessed entrances. Masonry piers separate the bays. Working from the ground up, the storefront design features a masonry bulkhead that meets the storefront system constructed of clear low-e insulating glass in a prefinished aluminum frame painted black. The facade exhibits five recessed entries featuring new aluminum doors. The door located one bay north of the southwest corner of the building, opens into a small hotel lobby and a flight of stairs that ascends to the building's second and third floor hotel rooms. Insulated tinted-glass transom windows line the top portion of the storefront design. A contemporary prefinished sheet-metal cornice, painted black, caps the storefront along the west wall with a short return on the south face. The southwest corner of the building has a recessed corner entry with a prominent cast-iron column in the Ionic style.

The second part of the vertical composition consists of the second and third floors and is divided from the ground floor storefronts by a limestone belt course at the second-floor windowsill line. Each floor features historic painted-wood, rectangular, one-over-one double-hung windows with pronounced segmental brick enframements with one exception. On the north end of the primary facade (west), two, adjacent third floor windows have been replaced with a one-by-one sliding windows. Both windows will be restored to their original profile, one-over-one wood sash windows in an upcoming rehabilitation. Subsequent to the 1903 construction date, wood-framed window screens were added to the exterior. At the corners and ends of each side, the windows are paired and feature additional masonry quoining and spandrel details. An additional paired window and pronounced masonry detail is featured in the center of the 1903 portion of the Broadway side, forming a slightly asymmetric composition of windows. This corner detail repeats at the north end of the 1909 addition. The upper vertical division on both the west and south walls is divided from the second and third floor window composition by a narrow molding stringcourse. This feature, in turn, provides a base for the roof-vent openings at the attic level. Both the west and south walls feature circular attic vents framed by cable molding accented with five decorative cross straps equidistantly spaced around the trim. This section rises to meet the broad projecting cornice and the roofline of the building.

The Eleventh Avenue (south) side features the same vertical divisions as the west side. From the west end, the corner of the building is visible featuring a recessed corner entry with a prominent cast-iron column in the Ionic style. The storefront continues to wrap around the building to the south side. Working from the ground up, the storefront design features a masonry bulkhead, which meets the storefront system constructed of clear low-e insulating glass in a prefinished aluminum frame painted black. Moving east, there are two rectangular, fixed, single-light, wood-framed windows positioned above head height. The eastern window has been infilled with ducting with a plywood or drywall surround. Both windows have limestone sills and a blind-arch header. East of the window pair is a single door with a matching arched header. This entrance provides a second exit to the corner retail space. The next opening to the east leads to an enclosed interior space, which connects to the rear of the building. Historically, this thoroughfare was used to bring horse and buggies from the back to pick up passengers. East of this pass-through, two additional commercial bays front Eleventh Avenue. The wall surface surrounding the two commercial bays features additional detailing including a double-brick stringcourse positioned at base level of the arched headers. The stringcourse begins at the east edge of the large arched pass-through opening and continues to meet the southeast corner of the building. All three doors in this area have arched header details identical to the easternmost window on this side. Rectangular window openings are positioned between the arched doors, one for each commercial bay. These rectangular windows have been replaced with modern insulating glass in aluminum framing.

The second and third floors are divided from the ground floor storefronts by a limestone belt course at the second floor windowsill line. At the ends of this wall, these windows are paired and feature additional masonry quoining and spandrel detail surrounds. Positioned to the interior of these features are paired window groupings. Within the grouped pairs are single, one-over-one, double-hung wood windows equidistantly spaced from one another.

The east side and building rear are built of common sand brick. One-over-one, double-hung wood windows are similarly sized as the principal facades, and the masonry openings are constructed with masonry arches with an approximate 6" rise. Beginning with the south wing end, four large "urban art" panels line the first-floor level adding visual interest to the alley entrance. Overhanging the alley at the south wing is an iron fire escape with steep ladders and a retractable ladder that lowers to the alley level. The typical window type on the east walls is one-over-one, double-hung wood windows. The wall adjacent to the stairway on the second and third floor features three, large window openings looking out towards the rear of the building on two levels. This window

style is similar to a Chicago-style window, a three-part window with a wide, fixed, central light flanked by two narrower double-hung sashes, a common feature of twentieth-century commercial buildings. In this building, however, the central window is a double-hung wood window and the window group is crowned with transom windows on the lower level where the ceiling height allows. Several doors open to the rear of the building from the retail tenant spaces and hotel lobby as well as the upper-level fire exits. Inside the rear court are two additional iron fire escapes composed of landings, vertical ladders, and stairs to grade. In 2017, a concrete stair that accesses the basement-level boiler room was reconstructed.

Several wall-hung evaporative coolers are mounted on the back walls, as are the main electrical service meters, panels, and conduits, which extend to the power pole at the alley. A welded-iron exhaust duct extends up the building from the kitchen hood and connects to a fan on the roof.

Interior

The interiors and storefronts of the commercial bays underwent several remodels over the years resulting in an inconsistent aesthetic across the building facade and a loss of historic fabric. Between 1903 and 1929, units 1114 and 1116 were partially combined by removing a partial dividing wall in the rear area. Between 1929 and 1950, these spaces were entirely combined to create one large open space. A restaurant was the predominant use in Unit 1114 over the building's lifetime. After 1950, two additional commercial units on the south end of the building were combined to create one larger commercial space on the corner. The interior finishes of the corner ground floor retail unit interior is unremarkable, and contains eight steel reinforcing columns added at an undetermined time to shore up and reinforce the second floor corridor walls, which are load-bearing. Evidence of significant deflections can be felt on the second floor. Other interior ground floor retail spaces are likewise unremarkable and do not retain their historic finishes or details.

The entrance into the hotel is located in the center of the 1903 portion of the building. The original hotel lobby was on the second floor and was moved to the first floor some time before 1988.³ At the same time, the second-floor lobby area was converted to a hotel room. The hotel lobby is not historic except for the main stair up to the second floor. The rear of the lobby leads to the stairs down to the basement. The basement level includes facilities for the hotel as well as private basement level spaces for each commercial tenant.

The second and third floors of the hotel remain in near original condition with historic wood base moldings, chair rails, and wood doors with transoms that have been sealed for fire code reasons. The single rooms are largely in original configuration with community bathrooms that have been updated over time. The second floor is a double loaded corridor configuration. This level has undergone one large change with the relocation of the hotel front desk from what is now Room 225 to the first floor entrance area. The 1903 building layout features three community bathroom stalls banked near the south wing and three near the north wing. The third level features the same floor plan as the second. On the third level, two light shafts are topped with skylights. The rooms in the 1909 addition were constructed as apartments, which had en-suite bathrooms and bedrooms. These suites have since been modified and the bedrooms have been subsequently separated to create single rooms.

Alterations and Rehabilitation

Major alterations to the building include the relocation of the hotel front desk from its historic central second-story location to the first floor upon entry. This interior change occurred some time before 1988, but based on the building permit records a large interior alteration was completed in May 1927 that may be associated.⁴ The

³ When the current owners purchased the building in 1988, the lobby was on the first floor.

⁴ Denver Building Permit #2185.

first floor area is larger and provided room for a lobby and large front-desk and office area. Modifications and upgrades to the bathrooms on the second and third floor levels occurred multiple times to meet guest needs and code updates but their footprint remain unchanged. Other interior changes to the building were related to fire damage. The building sustained multiple fires noted having originated from the boiler room and back of the building. Related repairs were made during the following years: 1929, 1930, 1931, 1948, and 1950. The existing historic neon sign was likely installed in 1948 based on the building permit data. The original sign is documented in a 1928 historic photograph. The building underwent routine maintenance such as reroofing. Otherwise, the remaining changes to the building occurred on the interior of commercial units. These changes include installing new bathrooms, stairwells, erecting new walls (multiple cases), removing existing dividing walls to combine units in one case, and updating exterior storefront signage.

In 2017, a concrete ladder access to the basement level in the building adjacent to the rear court was constructed. One window on the north end of the third story was replaced with a one-by-one slider window in 2017, and will be replaced with a replicated double-hung, wood sash window matching the original window type and profile in an upcoming rehabilitation project due to begin in 2020.

Recent rehabilitation work was completed at the end of 2019. The scope of work included cleaning and repairing the existing masonry on the west and south elevations. The non-original stucco finish was removed from the first floor exterior. The cornice was restored and painted. All existing windows typical on the second and third floors were repaired and repainted. The damaged wood of the windows was patched where necessary and repainted with period-appropriate colors. Windows were fixed in place. All existing decorative attic vents were closed off to make weather tight and the screens were removed.

The ca. 1948 neon sign was repainted by hand and its original neon lighting was repaired and replaced as needed during a recent exterior rehabilitation. The neon sign featured in the historic 1928 photograph was likely the original signage for the hotel. The sign form had a bell shaped top and a linear element running down from the bell's center. The bell shape featured the text "Eleventh Ave" above "HOTEL" in vertical neon type below. Building permits suggest a projecting neon sign repair or replacement was carried out in December 1948 with the Frontier Paint Company. It is possible this is when the existing sign was installed. The existing historic sign has an angular form with two sharp edges pointing away from the building towards Broadway.

The entire non-historic storefront was removed in 2019. Since limited historical evidence was realized during the research phase to demonstrate the building's early appearances, a contemporary, but compatible design was undertaken. Three historic photographs (1910, 1928 and 1940s) informed the new storefront design but modern materials were utilized. The new contemporary storefront is compatible with the rest of the building in scale, design, materials, color and texture. During the demolition phase, the original storefront framing was thoroughly documented. Moreover, the original framing observed during the demolition phase helped to define the location, height, and proportions of a new storefront design. Photographic and physical evidence indicated a sheet metal cornice existed above the first floor level on the west side and wrapped onto the west end of the south side. The 1910 photograph shows the character of the original cornice and since it was removed by 1928, a new, simple contemporary design was installed in this location. All first floor level doors of the west elevation were replaced with a contemporary aluminum door with sidelight in a recessed entry.

Integrity

The collective of the building maintains its historical integrity. However, the original storefront along South Broadway Street was replaced before the 1930s. There were several later alterations to the storefronts in the 1960s, 80s, and early 2000s. In 2019, the current property owners undertook a storefront rehabilitation project

to replace the storefront design with a consistent, contemporary and compatible design. Eleventh Avenue Hotel possesses several of the aspects of integrity by exhibiting essential physical features typical of a Single Room Occupancy (SRO) hotel conveying its social and architectural significance.

The Eleventh Avenue Hotel retains identifying features of the SRO property type. Original design, materials, location, feeling and association are found in the building's physical features. These include the building's four stories, unreinforced brick masonry construction, upper-level exterior design/detailing/fenestration patterns, a separate hotel entrance (located at Broadway) that leads to the upper-level hotel rooms, light wells, and interior room configuration. As with many historic commercial buildings, the original street-level facade and first-floor interior floor plan of the building have been remodeled over the years, mostly in the commercial spaces to accommodate new business demands.⁵ The hotel rooms on the second and third floors remain intact with its original room configuration and interior features still in place. The original hotel lobby was moved from the second floor level to the first floor level some time before 1988, perhaps as early as 1927. This space was then converted to an additional guest room. Bathrooms on both upper levels were updated and modified over time to meet guest needs and code changes. The transom windows in the hallways were secured in place to meet current fire code. The third floor features historic skylights clustered around the entrance of multiple guest rooms.

⁵ Though not directly applicable, the Multiple Property Documentation Form Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900 to 1910 (NRIS.64500711) states, "compromised street level facades, window and door openings, and materials are universal throughout the property type and should not be cause for ineligibility. Craig Holstine, Archaeological and Historical Services, Eastern Washington University, *Single Room Occupancy Hotels in the Central Business District of Spokane, WA, 1900 to 1910* Multiple Property Documentation Form, 1993, p. F-19.

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Period of Significance

1903-1963

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Frederick J. Sterner

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

The Eleventh Avenue Hotel is an Italian Renaissance Revival-style building located at 1112 N Broadway. It was erected in 1903 as a Single Room Occupancy Hotel. The Eleventh Avenue Hotel provided housing needs for hundreds of Denver's working class citizens for over seventy years. The unreinforced masonry building was constructed for John A. Porter, a prominent Colorado mining entrepreneur, railroad, and real estate developer. During its period of significance from 1903 to 1963, the Eleventh Avenue Hotel is locally significant under Criterion A in the area of Commerce and Criterion C in the area of Architecture. The building is a typical example of the property type "single room occupancy hotel."⁶ In the context of Denver's commercial and social history, the building is significant for its association with an early twentieth-century demographic trend that saw an overwhelming flood of working class men and women flock to the city, and a resulting building boom that sparked the construction of several SROs throughout Denver. The period of significance of the building extends from its construction in 1903 to 1963, reflecting its historic period of operation.

The Eleventh Avenue Hotel building was constructed for mining and railroad entrepreneur John A. Porter on North Broadway before commercial development began its movement further south of downtown. The building sits on a corner lot and faces west onto North Broadway. In 1893, the block and surrounding area still primarily hosted residential uses and vacant lots. As the city expanded to the south, the use types shifted to commercial. These pressures encouraged redevelopment of the block that resulted in major changes. As an early sign of that change, the northeast corner lots at North Broadway and Eleventh Avenue were combined for denser commercial development in preparation of future expansion into the South Broadway area. In 1903, the original Eleventh Avenue Hotel building was constructed on the corner with only vacant lots, residences, churches, and schools surrounding it for blocks.⁷

John A. Porter and his investment company, later run by his siblings, owned the building until 1963 when Herman Appleman purchased it and hotel operations apparently ceased.⁸ The three-story, common bond brick building is a well-articulated example of the work of architect, Frederick Janius Sterner. Sterner, an American who emigrated from England, was regarded for a wide variety of building types, including residential, hotels, and clubhouses. The Eleventh Avenue Hotel was one of three hotels associated with his practice in Colorado. The Eleventh Avenue Hotel building is locally significant under Criteria A and C. It is eligible under Criterion A in the areas of Commerce because it served as a critical housing option for the working class during the twentieth century. The building is representative of the mid-level hotel, which offered unassuming accommodations for the working class and service oriented businesses. The building is also significant under Criterion C in the area of Architecture for its association with the important local architect, Frederick J. Sterner and because it exhibits architectural features of an SRO hotel. The building stands as a strong surviving example of an SRO in Denver.

⁶ Though not directly applicable, the hotel meets the definition of SROs established by the *Single Occupancy Hotels in the Central Business District in the Central Business District of Spokane, WA, 1900-1910* Multiple Property Documentation Form. Craig Holstine, "Single Room Occupancy Hotels in the Central Business District of Spokane." City and County of Spokane, 1993.

⁷ Denver Sanborn Map, 1890; Denver Sanborn Map, 1903.

⁸ Denver city directories indicate that the hotel was no longer in operation after 1963.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Commerce

The Eleventh Avenue Hotel is significant under Criterion A in the areas of Commerce because the building was the first building constructed specifically as a single room occupancy hotel this far south on Broadway. The 1890/1893 Denver Sanborn Map shows the area surrounding this area of Broadway was almost entirely residential or undeveloped subdivision lots. In 1903, the Sanborn Map of this area illustrates this area surrounding Broadway primarily consisted of undeveloped lots and residential, school or church uses. By 1903 there is an emergence of several apartment and flat-style lodging options. Single Room Occupancy Hotels reflect both the booms and economic downturns that fueled Denver's explosive population growth in the first decade of the twentieth century. During booms, a city will see an influx of middle class workers, and as a result developers had to find ways of housing large numbers of people. It was also the first real estate venture John A. Porter pursued after accumulating a small fortune developing the mining and railroad industries in Colorado. The development of this hotel was an investment vision for Porter as he expected the center of Denver to expand to surround Broadway. The building is representative of the investment by entrepreneurs into the city of Denver and the diverse working class. This building was also a driver in the commercial development expansion south along the major north/south corridor, Broadway.

Criterion C: Architecture

Built in 1903, the Eleventh Avenue Hotel is significant under Criterion C in the area of Architecture because it is a marked example of the Single Room Occupancy Hotel type in Denver. The hotel provided housing needs for hundreds of Denver's diverse working class citizens for more than 75 years. The building is representative of a typical Single Room Occupancy Hotel offering more privacy and a fair lodging rate for the working class. The property evokes the use and design of a single room occupancy hotel through identifying features of the SRO property type. Original design, materials, location, and workmanship are found in the building's three stories, unreinforced brick masonry construction, upper-level exterior detailing and fenestration patterns, a separate exterior hotel entrance (located on Broadway) that leads to upper-level hotel rooms, light well, and interior room configurations. SROs contain commercial units on the street level, which catered to the clientele housed in the building. The Eleventh Avenue Hotel Building has housed businesses such as hardware and grocery stores, barbershops, liquor stores, cafes and restaurants.

The Eleventh Avenue Hotel is further significant under Criterion C in the area of Architecture because it is a strong example of architect Frederick Sterner's commercial work. One of Sterner's partnership firms, Sterner + Williamson was called to design the 1909 building addition. Sterner made a significant contribution to the architecture of Denver, Colorado Springs, and Pueblo. Sterner worked with two main partners: Ernest P. Varian and George H. Williamson. The majority of Sterner's work consists of residential, commercial, and institutional architecture. While he designed multiple hotels, Eleventh Avenue Hotel is the sole SRO design completed by Sterner. The building exhibits popular features of early twentieth century commercial buildings with Italian Renaissance Revival detailing, a dominant style utilized in Sterner's work.

Single Resident Occupancy Hotels

Single Resident Occupancy Hotels are an American building type, developed out of a new demand to house large numbers of people near a centralized and developing urban core. In *Living Downtown: A History of Residential Hotels in the United States*, Paul E. Groth describes the development of the SRO hotel, as a range from luxury hotels with servants, suites of rooms, and formal entertainment areas to humble lodging, with little space per person. Moreover, historical evidence shows that residents of SRO hotels emerge as a diverse

population, both in class and profession. SRO hotels provided downtown housing to a diverse population, ranging in class and income levels, from the wealthy to the working class. A benefit of this building type is its access to the urban downtown, which included a number of services and entertainment options were available to SRO residents.⁹

Groth defined four primary residential hotels: the palace hotel, the mid-priced hotel, rooming houses, and lodging house/boardinghouse/flophouse. Each hotel type was considered residential but varied in the services provided and the range of costs. Bathrooms were a differentiating factor for the four hotel types. Palace hotels had private baths, middle-priced hotels usually had one or two rooms to a bathroom, rooming houses had a one to four ratio, and the lodging houses usually had ten to twelve residents per bathroom. One unifying feature of all four-hotel types was the presence of commercial space on the main street level, which supplemented the building owner's income during the slow rental months. The rooms were either one large room with a kitchenette and a Murphy bed, or a suite of two small rooms.¹⁰

The rooming house represented a slight step down in quality and price from the mid-priced hotels. Rooming houses included individual rooms with locking doors, a small set of furniture, a bed/cot, a small cabinet/wardrobe, and a sink, and a downtown location.¹¹ Residents of this urban residential type included secretaries, clerks, nurses, traveling businessman, and many more representing a truly diverse section of the growing Denver population.

The Eleventh Avenue Hotel rides the line between the mid-priced hotel and the rooming house type. The 1903 building featured a central lobby and hotel front desk on the second floor, which has since been relocated to the first floor level. The arrangement of residential rooms is compact and clever, allowing each room access to a window. The central core and wings all exhibit double-loaded corridors with each individual room featuring a private locked entry, appropriate furnishings, a radiator and a sink. Multiple rooms shared common bathrooms located along the main corridor at the junction of each wing. Each room had a transom window located directly above the entry doors. In the 1909 addition the rooms were upgraded to include a private bathroom within each hotel room. The 1909 addition aligns clearly with the mid-priced hotel type. One of the most significant features of SROs is the light well, which afforded daylight and fresh air to all of the interior rooms on the second and third levels.

The Eleventh Avenue Hotel has the signature physical characteristics of an SRO, which, along with the evidence that it served the function of an SRO for a diverse and immigrant population, indicated that it was initially designed, built, and used as an SRO. The primary character defining features of SROs include unreinforced masonry structures of two or more stories, commercial spaces on the street level, and the upper floors consisting primarily of single rooms without baths and shared common bathrooms.¹² Its distinguishing features suggest that it was a modest example of the SROs that flourished in Denver at the turn of the century.¹³ Typical SRO features include three stories, un-reinforced masonry construction, a main door central on the front facade providing direct access to the second level, regular fenestration patterns, double-hung wood windows, and light wells. Yet the most distinctive features include the structure of its hallways and guest rooms and its arrangement of one common bathroom shared amongst roughly four rooms. The Eleventh Avenue Hotel is typical of SROs built in major U.S. cities in the early nineteenth century.

⁹ Bevil, 2009; Groth, 1994.

¹⁰ Ibid.

¹¹ Groth, 1994, p. 97.

¹² Holstine.

¹³ Bevil, 2009.

The hotel housed an incredibly diverse population. Some occupations listed by the residents include salesman, nurse, and president of a mining company, dressmaker/tailor, accountant, lawyer, dentist, medical examiner, machinist, stenographer, engineer, and janitor. City Directory data indicates that the residents in this hotel were itinerant workers based on the turnover recorded. SROs location and street-level commerce served the working class community by permitting access to goods by foot. A few of those services would include grocery stores, restaurants, bars, bath houses, barber shops, laundries, mercantile stores, and railroad depots. Eleventh Avenue Hotel commonly featured a hardware and grocery store in the corner commercial bay, Unit 1100. This unit initially housed Henry Steele Pember (grocery and meats), B & A Grocery and Market, Co., Club House Grocery & Market Co., and Safeway Stores Inc. Unit 1114 commonly hosted a restaurant or cafe. Eleventh Avenue Cafe held the longest residency in the space (1903-34). Other uses include liquor stores, barbershops, tailors, decorator/wall paper art vendor, and photographers.

Denver SRO Context

The SRO building type provided an essential housing type for Denver's working class residents. Denver's few remaining examples all served as residential hotels with private furnished rooms and commercial enterprises on the street level during the late 19th- early 20th century. The SRO building type is representative of the hotels that offered modest, working class accommodations, and service-oriented businesses to rapidly changing U.S. cities.

Denver witnessed a new phase of development and change from the end of the Silver crash of 1893 until 1920. During that time, the region's urban population more than doubled. The growth precipitated new businesses and increased real estate prices. Seven extant SRO building types were identified in the City of Denver including the Eleventh Avenue Hotel building. The seven examples are the First Avenue Hotel, Burlington Hotel, Oxford Hotel, The Newhouse, Stuart Hotel, Colburn Hotel, and the Eleventh Avenue Hotel (see Table 1). First Avenue Hotel (5DV.53; NRIS 98000833) listed on the National Register, presents the strongest comparable example of an SRO in Denver because of its integrity, its location on Broadway, its access to streetcar lines and because it is a Denver City Landmark. All of the examples of Denver SROs sustained alterations to their storefronts over time to varying degrees. Six of the seven building storefronts were majorly altered over the years.

The National Register nominations for the listed Denver SROs and survey data for the remaining SROs offer insights into the storefront conditions at the time of designation or survey. In the National Register nomination, First Avenue Hotel's storefront was described as, "a series of shops with glass and plywood storefronts altered and modified with an assortment of wood, aluminum, and other metal mullions, and signage of many differing styles and typefaces, idiomatically identified as 20th-century hodge-podge dating from 1950 through 1984."

One of the character defining features of the building type is service-oriented businesses on the street level. Naturally, these businesses rotate over time, and the tenants are chasing the marketing trends of the time to appeal to customers. The Multiple Property Listing, Historic Resources of Downtown Denver, addresses changes to storefronts in Denver stating "...changes to entrances, store windows, clerestories, and finishes at street level are typical in successful downtown areas competing over the years for the attention of shoppers." The authors argue that while these sorts of alterations should not detract from a building's overall design, character and proportions, they should be evaluated as a proportion of a building's overall historic fabric. This proportion evaluation easily applies to the storefront modifications on the Eleventh Avenue Hotel.

Eleventh Avenue Hotel was one of the first SRO hotels in this area of Broadway. Moreover, this building was the first large-scale commercial building around this area of Broadway, and it was constructed at the intersection of two major streetcar lines. With Denver Tramways extension of its line from downtown to the south end of Broadway in 1888, the area became Denver's first "cable car suburb". In 1890, the population of

Denver tripled to 106,000 residents.¹⁴ Many prosperous citizens were attracted to this neighborhood, which later became known as the South Side. By 1910, Broadway was described as the “finest drive in the city” and real estate ads tempted shoppers to explore the area.¹⁵ Denver Streetcar maps show a lateral line turning off of Broadway east onto Eleventh Avenue in 1890 and remained as such through the 1970s, when the streetcar system was abandoned in Denver.

Eleventh Avenue Hotel had a strong advantage as an early Hotel for the South Side neighborhood right on the corner of two major streetcar lines. Serving as an early neighborhood anchor, Eleventh Avenue Hotel stimulated commercial development along South Broadway, specifically SRO, hotel, and apartment development along Broadway.¹⁶ Further, the Eleventh Avenue Hotel is becoming an increasingly rare resource along Broadway, where major new development, and past urban renewal efforts, have erased a number of other structures.

Table 1: Known Buildings Designed as SROs in Denver.

Various sources

Denver Extant SROs				
Building Name	Location	Construction Date	Architect	Designation status/#
First Avenue Hotel	101 Broadway	1907-08	Charles Quale	NRIS 98000833, SN 5DV.53
Burlington Hotel	2205 Larimer St.	1891	Frank E. Edbrooke	NRIS 98000373, SN 5DV331 1
Oxford Hotel	1612 17th St.	1891	Frank E. Edbrooke	NRIS 79000590, SN 5DV.47.62
The Newhouse	SE corner of Colfax & Grant	1911	Arthur H. O'Brien	Eligible
Stuart Hotel	76-96 Broadway	1901	Marean and Norton	Eligible
Colburn Hotel	980 Grant St.,	1925	William N. Bowman	NRIS 12001017 SN 5DV.3916
Eleventh Avenue Hotel	1112 Broadway	1903	Sterner + Williamson	Eligible

Frederick Sterner

The Denver architect Frederick Sterner designed the Eleventh Avenue Hotel in 1903. According to the building permit, the cost of the project was estimated to be \$30,000 and Herbert H. Toogood was identified as the builder.¹⁷ Frederick Sterner was born in England in 1862, and moved to the United States at the age of 16.¹⁸ He received his architectural training in New York. By 1882, he secured a draftsman position with an architectural firm; Frank E. Edbrooke & Co. Sterner left two years later to form a partnership with Phillip Varian, which lasted until 1901. Following this partnership, Sterner worked alone, primarily with some assistance from draftsman George H. Williamson. After a few years, Williamson graduated to partner status and the firm became Williamson & Sterner. The partnership then minimized their Denver-based work and began to steadily

14 <https://denverurbanism.com/2017/08/the-history-of-denvers-streetcars-and-their-routes.html>

15 Anthony Gregarno. First Avenue Hotel National Register Nomination, 1987.

16 Denver Sanborn Maps. Sanborn Fire Insurance Company, 1890, 1903, 1929, 1950+.

17 Denver Building Permit, 1903.

18 Norgren, 1987.

focus on their work in New York City. By 1909, Sterner lived and worked full-time in New York City, apart from the design of the Daniels and Fisher Department Store completed in 1911.¹⁹

The early work of Sterner consisted of highly decorated medieval and Romanesque elements including heavy stonework, steep rooflines, towers, and large arched entries. Varian and Sterner utilized stone for their larger residential design, while the use of brick, wood and shingles were reserved for the modest residential design, commonly featuring steep front gabled roofs. The most notable extant example of Varian and Sterner's work in Denver is the National Register-listed 1889 Denver Athletic Club (5DV.149; NRIS.79000580) at 1325 Glenarm Place in the downtown commercial district. A second, standout example of their work is Charlene Place (5DV.2727), a group of four large, attached houses in the Capitol Hill neighborhood. Charlene Place exhibits Queen Anne massing with Richardsonian Romanesque stylistic ornamentation. A Gothic Revival-style stone church, Grace Methodist Episcopal Church (located at 13th and Bannock, since demolished), is the first known commission for Varian and Sterner. They later designed the 1885 San Miguel County Courthouse in Telluride and after its destruction by fire in 1887, the current San Miguel County Courthouse (5SM.1605; contributing to the Telluride National Historic Landmark District, NRIS.66000256). Additionally, three designs from Sterner's early period are less grand, but notable residences at 930 Logan (ca. 1890) and 1630 (ca. 1892) and 1638 Ogden (ca. 1890).²⁰

In the late 1800s, the firm shifted from predominately Victorian architectural style to Neoclassical, Colonial Revival and Italianate Renaissance Revival. These styles are best representative in the following surviving examples: Tears-McFarlane House (5DV.180) (ca. 1898, Georgian style) and the Pearce-McAllister Cottage (5DV.126) (1899, Dutch Colonial Revival). Other notable surviving Denver residences designed by Sterner include 940 (ca. 1891) and 950 (ca. 1893) Logan Street as well as the residence at 1437 High Street (ca.1894).²¹

When the Sterner and Varian partnership disbanded, Sterner began working outside of Denver moving into more southern regions including Colorado Springs and Pueblo. In Colorado Springs, Sterner made significant contributions to William Jackson Palmer's immense estate and the second Antlers Hotel (1901). Palmer was one of the founders of Colorado Springs. The second Antlers Hotel site featured a view of Pikes Peak and was a favorite destination for locals and tourists alike until it was demolished in 1964.²² In Pueblo, Sterner designed buildings for the Colorado Fuel and Iron Company (CF&I) including the Minnequa Steel Works Office Building (1901), the related dispensary (1902), and the Colorado Supply Company Store (demolished). Extant plans show that Sterner also designed buildings for the company's mining towns.

Sterner's relationship with CF&I continued as he began to design residences for their management team. For example, John L. Jerome commissioned Sterner to design "La Hacienda" (1902) located in Jefferson County overlooking the confluence of the Platte River and Buffalo Creek. Lead by Jerome and John C. Osgood, Colorado Fuel and Iron Company became one of Colorado's first leading industrial companies.²³

Sterner and long-time draftsman, George Williamson, began to focus their professional ambitions toward New York City permanently moving in 1908.²⁴ Sterner began remodeling brownstones and major residential new construction projects. Sterner was also credited with the main building at the Greenbrier Hotel in White Sulphur

19 Office of Archeology and Historic Preservation, 2007.

20 Ibid. p. 1.

21 Norgren, 1987.

22 Ibid.

23 Office of Archeology and Historic Preservation, 2007.

24 Simmons, 1999.

Springs, West Virginia.²⁵ He retired from active practice in 1924 and retired to London with his sister. She was by his side when he passed in Rome in 1931.

Many of the Sterner's large-scale early works no longer exist. Two significant examples include the Denver Athletic Club, built in 1889 and the stone Gothic Revival Grace Methodist Episcopal Church, Varian and Sterner's first known commission. Furthermore, Sterner's work collection primarily consists of residential designs, churches and clubhouses. However, Sterner worked on four known hotel projects nationwide and all were large-scale and high-style with the exception of the Eleventh Avenue Hotel. It is possible Frederick Sterner developed a relationship with John A. Porter through their Denver Athletic Club membership, but the Club records of changes in its membership for its early years are lacking. The minutes of the board meetings from 1891 to 1910 were lost in a 1980 fire.²⁶ The Eleventh Avenue Hotel project was his only Single Residence Occupancy Hotel design and it is notably intact.

The Eleventh Avenue Hotel is significant for its association with Frederick J. Sterner, who designed many remarkable structures throughout the Front Range of Colorado. Several of those examples are listed on the National Register of Historic Places including the Daniels and Fisher Tower, the Tears-McFarlane House, Glen Eyrie, and the Chapel at St. Elizabeth's Retreat (See Table 2).²⁷

Historic Context

John A. Porter

John A. Porter was born in Connecticut, in 1850, but during his youth his family relocated to California.²⁸ As a young adult, Porter attended the Columbia School of Mines for advanced training in New York. In the 1860s, Germany offered the best training for mining engineers, and Porter then chose to attend the Royal Academy of Mines in Freiburg, Germany, from 1869 to 1872. In 1873, Porter returned to the United States and secured a position as an assayer with the large Richmond Consolidated Mining and Smelting Company of Eureka, Nevada. An invitation was extended to Porter to supervise the construction of the new smelter in Silverton, Colorado. All the machinery for the new Greene Smelter had to traverse over Stony Pass to Silverton from the railroad of the Denver and Rio Grande, which at that time was located at Colorado Springs. The railroad did not reach Silverton until July 13, 1882.²⁹

Porter demonstrated that he was able to identify and employ native resources to produce native ores at greater efficiency in Colorado. He carried many roles in the field including General Superintendent, Engineer, General Manager and Company Owner. Porter partnered with many prominent businessmen in Colorado on various endeavors. For example, Porter, General Palmer, and Dr. Bell, platted the town site of Durango and the incorporated the town to initiate mining ventures in the San Juan region. Porter recognized many opportunities in the San Juan area and possessed the entrepreneurial acumen to develop them for the economic growth of the region and the state of Colorado. Porter expanded mining capabilities in Colorado by establishing the Porter Mine at Porter, the Smuggler-Union Mine, Silverton Railroad, the Porter Fuel Company, and the San Juan Smelter dump. Porter began to live in Denver but returned to Durango to manage his coal, timberlands, and businesses regularly. He passed away February 1, 1927 in San Jose, California.

²⁵ Office of Archeology and Historic Preservation, 2007.

²⁶ Ekstrand, 1973.

²⁷ Office of Archaeology and Historic Preservation. Architects of Colorado Biographical Sketch Series: Frederick J. Sterner.

²⁸ Bureau, U.S. Census. "Census Data." 1850, 1870.

²⁹ Twitty, 2010.

Porter's Role in Mining Development in the San Juan Region

In 1874, The Greene Smelter was installed in Silverton when the nearest railheads were based in Pueblo or Canon City. At Silverton, Porter designed the first water-siphon-tap type of furnace, based on the examples he had worked with in Nevada. In 1879, Porter accepted a manager role at the San Juan and New York Mining and Smelting Company. This company acquired the Greene Smelter and its holdings, the Aspen Mine, and other Hazleton Mountain properties.

From Porter's observations of fuel, water, and flux material at Silverton, he recommended the plant be moved to the Durango area, although Durango was not established yet. Porter, General Palmer, and Dr. Bell platted the town site and incorporated the town. Porter knew the new smelter would adequate based on his experiences with large and efficient smelting plants. It eventually eclipsed the importance of Silverton as a smelting location, primarily due to its proximity to abundant coal, and it later became a model for all of Colorado's smelters³⁰. According to the Colorado Mining Directory of 1883, the company was organized in 1879 with a capital total of \$1,000,000. The president was E. J. H. Amy; Vice-President, W. A. J. Bell; and General Manager, John A. Porter.³¹

With the smelter's completion, the Denver and Rio Grande Railroad construction to Durango was rushed. Before this connection, the lack of transportation in this area blocked both mining and smelting activities. The railroad arrived in Durango on July 27, 1881, and an extension to Silverton was established a year later, meaning the development of this Colorado region was secure. Ore could now be easily transported by rail to Durango from Silverton, and low-grade mines could be opened and operated for profit. The next railroad line in demand would connect Telluride and Rico regions, but the Denver and Rio Grande Railroad would not pursue that undertaking. Instead, Otto Mears, the Silverton Railroad owner, constructed the Rio Grande Southern Railroad of 1890 and 1891. The line was built from Ridgeway of the Denver and the Rio Grande, via Telluride and Rico to Durango. These mining camps required coal, which could now be affordably transported by rail³².

In January of 1890, John A. Porter purchased the Smuggler-Union Mine for \$400,000. Some of the biggest smelting men in Colorado were partners with Porter in this deal and were consequently able to assume the mining field's leadership. With John A. Porter serving as president; Richard Pearce as vice president; A. H. Fowler as secretary. James B. Grant of the Grant Smelter, A. Eilers of the Pueblo Smelter, and William A. J. Bell of the D. and R. G., was on the board of directors³³. Although they were not directly tied to the railroad construction, these men were instrumental in developing the Rio Grande Southern Railroad. With the Rio Grande Southern to Telluride completed in November of 1890 and the earlier extension to Red Mountain by the Silverton Railroad finalized, shipping infrastructure was available to most mines, and the future of this area looked hopeful³⁴. Porter was also influential in the establishment of Hesperus as a coal-mining town.

Aside from employing local coal deposits for the smelter, Porter sought to furnish the mining camps in desperate need of coal. Shortly thereafter, he organized The Porter Fuel Company to furnish the fuel for camps following the railroad's completion. There was a large celebration to commemorate the rail line's completion with the driving of "Silver Spike," and one of the first freight trains to pull out of Durango carried 400 tons of Porter coal bound for Rico, Colorado³⁵. Porter purchased a significant amount of land in the Durango area for

³⁰ Sarah Platt Decker Chapter D.A.R. Durango (1952). P. 81

³¹ Lingane (1883)

³² Sarah Platt Decker Chapter D.A.R. Durango (1952)

³³ Canfield (1893)

³⁴ Maschino (2013)

³⁵ Sarah Platt Decker Chapter D.A.R. Durango (1952)

Porter Fuel Company operations. After his success from his various coal and mining enterprises and holdings, he reinvested his earnings in Denver's new opportunities. He primarily targeted real estate, taking advantage of the city's rapid growth. His first notable real estate investment in Denver was the Eleventh Avenue Hotel.

Early Denver

H.C. Brown's Additions to Denver

Henry Cordes Brown platted the area east of Broadway, south of East Twentieth Avenue, and north of East Colfax Avenue in 1868 as H. C. Brown's Addition to Denver. Brown is best known for donating the land for the state capital and the construction of the Brown Palace. He came to Denver in 1860 and became wealthy as a real estate developer in early Denver. In 1877, he platted H. C. Brown's Second Addition to Denver south of his first addition in the area east of Broadway and south of East Colfax Avenue. Brown's Second Addition plat map shows the two-block site currently occupied by the Colorado State Capitol between East Colfax and East 14th avenues and between Lincoln and Grant streets identified as an unnumbered single block. Brown purposefully platted the addition as such with plans to donate the block to the state of Colorado as the site for the future state capitol building.³⁶ Due to this foresight, Brown became influential in the development of the area east of Broadway as a residential neighborhood and the government center of Denver. H.C. Brown's first and second additions include some of the most architecturally and historically significant buildings erected in the city (North Capitol Hill and Capitol Hill neighborhoods).

Henry C. Brown was born in Ohio in 1820. He was a carpenter by trade, but later built a sawmill and operated as a building contractor before he and his wife finally relocated to Denver. Henry Brown secured 160 acres next to the eastern boundary of the new town site. The claim was located less than a mile southeast of Larimer Street, the center of development in early Denver.³⁷ The land was positioned on a bluff, with exceptional vistas of a growing Denver, the plains, and the mountains. Early settlers began to refer to Brown's site as "Brown's Bluff." Eventually, Brown built a cabin for his family, which was located at the current intersection of East Twelfth Avenue and Sherman Street.³⁸ Historian Jerome Smiley reported that during the early days in Denver, Brown, a reserved and persistent pioneer, was seen collecting materials from town and transporting those items to his little house on the side of Capitol Hill by wheelbarrow.³⁹ In 1868, Brown allocated a portion of his homestead to plat a rectangular residential addition. Brown designed the addition so that the planned streets ran parallel to a true compass in an effort to ensure a view from each site. This was an interesting decision as the original Denver town site was platted on a diagonal axis.

Denver Development

Porter relocated to Denver in the late 1890s to encourage the further development of railroads and mining initiatives in Colorado as well as to pursue real estate investments in the city. Newspapers report that Porter was an individual that believed that Denver's business district would eventually extend out to Broadway.⁴⁰ When Porter purchased the five lots on the corner of Eleventh and Broadway he intended on building terraces as soon as the building trades strikes end.⁴¹ Another newspaper article report that he intended to make improvements, but was unsure what type of improvement he would build. Porter set intentions to invest in Denver real estate

³⁶ Gallagher, Dennis. "City and County of Denver Plat Maps." 1909.

³⁷ Coel, 1992.

³⁸ Goodstein, 1988, p. 5.

³⁹ Smiley, 1901, p. 956.

⁴⁰ "J.A. Porter Buys Real Estate." Denver Times, Denver Times, July 11, 1902., "John A. Porter Buys Five Lots on Broadway." Denver Times, 05-31-1902 1902, p. 5, C.3.

⁴¹ "J.A. Porter Buys Real Estate." Denver Times, Denver Times, July 11, 1902.

and by July 1902 he invested \$45,000 in H.C. Brown's Second Addition along Broadway.⁴² According to deeds tied to the Porter Investment Company, Porter acquired thirty-two lots across many areas of Denver including Broadway (both sides, east and west), Exposition Addition, Richtofen's Montclair Addition, and Witters First Addition by 1924 (all purchased at unknown dates).⁴³

By 1927, Porter incorporated The Porter Investment Company, which held all of the properties he acquired in Denver. Porter also had some experience acquiring property amounting to a known 1,730 acres in the San Juan Region on behalf of the Porter Fuel Company.⁴⁴ After Porter established The Porter Investment Company, he transferred all of its holdings to his siblings who continued to operate the company until the party sold its properties in the 1960s. During their ownership, the Porter Investment Company used various agreements with local companies to manage the day-to-day operations of the Eleventh Avenue Hotel. The Porter Investment Company owned and operated the Eleventh Avenue Hotel building until 1963, when the company sold it to Herman Appleman.

The building is representative of the hotels, which offered modest, working class accommodations, and service oriented businesses (such as restaurants, general and drug stores, and laundries) on the outskirts of Denver's central business district. The building provided lodging and services to transient working class employees, including residents affiliated with the railroad and mining booms of the time.

Denver Development and Rapid Transit Expansion

In 1870, the arrival of the railroad to Denver surged the population from 4,759 to 35,629 in ten years. In the next 10 years, the Denver population would triple resulting in 106,713 residents. The 1887 Robinson Atlas map shows that the initial development in Denver consolidated in the East Colfax Avenue corridor. Colfax Avenue was now a major Denver thoroughfare and was lined with large-scale brick mansions accented with tree buffered streets. At this time, commercial buildings existed along this corridor. By 1887, the city's expansion along Broadway and Colfax Avenue was underway, and as a result, the property owners along and adjacent to those streets were eager for improved transportation options, namely cable roads and cars.⁴⁵

Developers encouraged the improved transportation access pointing out that the updates would provide greater access to downtown from their subdivisions making them more attractive to homeowners. In 1886, a cable railway was constructed along the western end of the Colfax corridor connecting the intersection of Grant and Colfax with Denver's downtown business district. However, the cable railway system was deserted after a year, and consequently the Denver Tramway Company reverted to horse-car operations. With prospects growing along Colfax Avenue and Broadway Street, property owners took initiative by offering the Tramway Company a cash bonus of an estimated \$200,000 to revitalize the cable cars and extend the lines out to East Colfax to the vicinity of City Park and down Broadway to Alameda Avenue. Denver Tramway Company accepted the offer and in December 1888, double tracks opened on Colfax traversing past York Street with a loop to City Park.⁴⁶ This action inevitably drove commerce and city development further south along Broadway.

In 1886, construction of the State Capitol building within H.C. Brown's First Addition positively impacted the development of the Broadway corridor. Although it took more than a decade to erect the Capitol Building on

⁴² "John Porter Buys Three Broadway Lots." Denver Times, 06-08-1902 1902, p. 2, C.4.

⁴³ Deeds of Sale from John A. Porter to The Porter Investment Co., December 12, 1941, City and County of Denver, Colorado, Deed Book 5577 Page 464.

⁴⁴ "Real Estate Transfers." Durango Democrat, August 9, 1905.

⁴⁵ Smiley, 1901, pp. 859.

⁴⁶ Ibid, pp. 859-860.

the site, Brown's vision did draw development further south along Broadway. The first legislature to meet in the building convened in 1895, but Capitol construction did not end until 1908.⁴⁷

Table 2: Known Buildings Designed by Frederick J. Sterner.

Office of Archaeology and Historic Preservation. Architects of Colorado Biographical Sketch Series.

Building Name	Location	Site No.	Date	Status
Grace Methodist Church	13 th + Bannock Denver		Ca. 1885	Demolished
Denver Club	17 th + Glenarm Denver		1889	Demolished
Charlene Place	1421-1441 Pennsylvania St. Denver	5DV.2727	1890	Extant Condominiums
Waldron-Bonfils-Burn House	1003 Corona St. Denver	5DV.347	1890	Extant
James R. Hicks House	1638 Ogden St. Denver	5DV.2740	1890	Swallow Hill NR District
Residence	930 Logan St. Denver		1890	Extant as of 1987
Holzman House	1772 Grant St. Denver		Ca. 1890	Demolished
Campbell House (Clark House)	940 Logan St. Denver		1891	Local Landmark
Solomon B. Hardy House	1630 Ogden St. Denver	5DV.2738	1892	Swallow Hill NR District
Campbell House	950 Logan St. Denver		1893	Local Landmark
Residence	1437 High St. Denver		1894	Extant as of 1987
University Club	1673 Sherman St. Denver	5DV.1873	1895	Extant, greatly expanded
Oakes Home			Ca. 1895	Demolished
Brenton Hall	1131 N. Cascade Colorado Springs	5EP.1513	1896	Extant
Sykes-Nicholson-Moore House	1410 High St. Denver	5DV.752	1897	Local Landmark
Tears-McFarland House	1290 Williams St. Denver	5DV.180	1898	National Register
Pearce-McAllister House	1880 Gaylord St. Denver	5DV.126	1898	National Register
Denver Athletic Club	1325 Glenarm Denver	5DV.149	1899	National Register
Lennox House	1001 N. Nevada Ave. Colorado Springs	5EP.3359	1900	National Register
Residence	1439 Franklin St. Denver		Ca. 1900	Extant as of 1987
Antlers Hotel (second, first destroyed by fire)	Colorado Springs		1901	Demolished in 1964
Cuthbert-Dines House	1350 Logan St. Denver	5DV.743	1901	
Glen Eyrie	3820 N. 30 th Colorado Springs	5EP.189	1901	National Register
Minnequa Steel Works	215 & 225 Canal St. Pueblo	5PE.4179	1901 &	National Register

⁴⁷ Coel, 1992, pp. 4-6.

Office Building and Dispensory			1902	
La Hacienda Jerome Summer Estate	On State Rd., off US Hwy. 285 Buffalo Creek	5JF.190	1902	National Register
11 th Avenue Hotel	1112 Broadway Denver	5DV.3286	1902	Extant-hotel
Oakes Home Chapel (St. Elizabeth's Retreat)	2825 W. 32 nd ave. Denver	5DV.129	1903	National Register
Bridaham House	350 Humboldt St. Denver	5DV.167.9	1905	Country Club NR District
Quereau House	379 Marion St. Denver	5DV.167.28	1905	Country Club NR District
First Church of Christ Scientist	1401-1415 Logan St. Denver	5DV.914	1906	Local Landmark
Augustus Fisher House	301 Humboldt St. Denver	5DV.167.53	1908	Country Club NR District
Sterner House (renovation of existing building)	139 East 19 th St. Denver		1908	Extant as of 2003*
Woods-Bishop Johnson House	165 Gilpin St. Denver	5DV.167.77	1910	Country Club NR District
Daniels and Fisher Department Store (only the corner tower survives)	16 th and Arapahoe Denver	5DV.118	1911	National Register
Quereau House	141 Gilpin St. Denver	5DV.167.75	1912	Country Club NR District
Greenbrier Hotel	White Sulphur Springs, WV		Ca. 1913	Extant, but expanded and altered
Sterner House (renovation of existing building)	154 East 63 rd St. New York		1915	Extant as of 2003
Sterner House (renovation of existing building)	150 East 62 nd St. New York		1918	Extant as of 2003
Parge House Sterner House	65 th and Lexington New York		1922	Extant as of 2003
Denver Museum of Nature & Science	Northeast City Park (Roughly bounded by York Street to Colorado Boulevard; East 17th Avenue to East 23rd Avenue)		1901	Extant, but completely encased by large additions.

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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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Denver Public Library Systems

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .467 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude

Datum if other than WGS84: 39°44'03"N, 104°59'14"
(Insert additional points as needed.)

1 _____ 3 _____
Latitude Longitude Latitude Longitude
2 _____ 4 _____
Latitude Longitude Latitude Longitude

or

UTM References

Datum:
NAD 1927 _____ or **NAD 1983** _____
(Insert additional UTM references as needed.)

1 _____ 3 _____
Zone Easting Northing Zone Easting Northing
2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for the Eleventh Avenue Hotel is described as Denver city schedule number 05033-15-006-000. The legal description of the property is H.C. Brown's 2nd Addition B61 L13 to L18 & South 1/2 of L12.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the Eleventh Avenue Hotel is described as Denver tax parcel 05033-15-006-000. The legal

description of the property is H C BROWNS 2ND ADD B61 L13 TO 18 & S/2 OF L12. The legal boundaries encompass the extent of the nominated building.

11. Form Prepared By

name/title Mardita Murphy
organization Rooted Preservation + Design, LLC date 01-26-2021
street & number P.O. Box 745223 telephone 8433379079
city or town Arvada state CO zip code 80006
e-mail mardita@rootedpreservationdesign.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Eleventh Avenue Hotel
City or Vicinity: Denver
County: Denver State: Colorado
Photographer: Mardita Murphy
Date Photographed: December, 2019

Description of Photograph(s) and number:

- 1 of 76. E01: Front (west) side of the Eleventh Avenue Hotel
- 2 of 76. E02: Front (west) side of the Eleventh Avenue Hotel
- 3 of 76. E03: Primary facades west and east (facing northeast)
- 4 of 76. E04: Corner commercial storefront (facing northeast)
- 5 of 76. E05: Corner storefront on Eleventh Avenue, Eleventh Avenue street view (facing northeast)
- 6 of 76. E06: Front (west) side, corner commercial unit, new storefront system (facing northeast)
- 7 of 76. E07: Front (west) side, N. Broadway street view, storefronts and hotel sign (facing north)
- 8 of 76. E08: Eleventh Avenue Hotel entrance and storefront (facing east)
- 9 of 76. E09: Eleventh Avenue Hotel entrance and storefront (facing east)
- 10 of 76. E10: Eleventh Avenue Hotel entrance and storefront (facing northeast)

- 11 of 76. E11: Commercial unit 1116 entrance and storefront (facing east)
- 12 of 76. E12: Commercial unit 1116 entrance and storefront (facing northeast)
- 13 of 76. E13: Commercial unit 1116 entrance and storefront (facing east)
- 14 of 76. E14: Commercial unit 1118 entrance and storefront (facing east)
- 15 of 76. E15: Commercial unit 1118 entrance and storefront (facing east)
- 16 of 76. E16: Commercial unit 1120 entrance and storefront (facing east)
- 17 of 76. E17: Front (west) side, commercial units 1120 and 1122 (facing northeast)
- 18 of 76. E18: Commercial unit 1122 entrance and storefront (facing east)
- 19 of 76. E19: Front (west) side, N. Broadway street view (facing south)
- 20 of 76. E20: Front (west) side, connection to abutting building to the north (facing southeast)
- 21 of 76. E21: Front (west) side, ca. 1903 construction and ca. 1913 addition (facing east)
- 22 of 76. E22: Eleventh Avenue (south) side (facing northeast)
- 23 of 76. E23: Eleventh Avenue (south) side (facing northwest)
- 24 of 76. E24: Eleventh Avenue (south) side, corner storefront (facing northwest)
- 25 of 76. E25: N. Broadway and Eleventh Avenue corner, architectural details (facing northeast)
- 26 of 76. E26: Eleventh Avenue (south) side street view (facing northeast)
- 27 of 76. E27: Eleventh Avenue (south) side, original covered drive opening, commercial unit 15 entry (facing north)
- 28 of 76. E28: Eleventh Avenue (south) side, commercial unit 17 entry (facing northeast)
- 29 of 76. E29: Eleventh Avenue (south) side, commercial unit 19 entry (facing northeast)
- 30 of 76. E30: Eleventh Avenue (south) side and rear (east) side (facing northwest)
- 31 of 76. E31: Rear (east) side, south wing (facing southwest)
- 32 of 76. E32: Rear (east) side, south wing (facing southeast)
- 33 of 76. E33: Rear (east) side, south wing (facing south)
- 34 of 76. E34: Rear (east) side, south wing (facing southeast)
- 35 of 76. E35: Rear (east) side, outdoor courtyard (facing west)
- 36 of 76. E36: Rear (east) side, central wing (facing northwest)
- 37 of 76. E37: Rear (east) side, rear of central wing (facing west)
- 38 of 76. E38: Rear (east) side, rear of central wing (facing west)
- 39 of 76. E39: Rear (east) side, central and north wings (facing northwest)
- 40 of 76. E40: Rear (east) side, central and north wings (facing northwest)
- 41 of 76. E41: Rear (east) side, north wing (facing west)
- 42 of 76. E42: North side view, abutting building to the north (facing west)
- 43 of 76. E43: Rear (east) side, view between the central and north wings (facing west)
- 44 of 76. E44: Rear (east) side, rear court, parking and alley (facing southwest)

45 of 76. 001: Basement landing and trim (facing west)

46 of 76. 002: Community laundry room, basement level (facing northeast)

47 of 76. 003: Basement interior (facing south)

48 of 76. 101: First floor interior, Eleventh Avenue Hostel lobby facing the front entrance (facing west)

49 of 76. 102: First floor interior, Eleventh Avenue Hostel lobby facing the front desk (facing south)

50 of 76. 103: First floor interior, Eleventh Avenue Hostel lobby facing the front desk (facing south)

51 of 76. 104: First floor interior, Eleventh Avenue Hostel lobby facing the building rear (facing east)

52 of 76. 105: First floor interior, Eleventh Avenue Hostel lobby facing the front desk (facing south)

53 of 76. 106: First floor interior, Eleventh Avenue Hostel lobby facing rear exit (facing east)

54 of 76. 107: First floor interior, landing looking down to basement level access (facing west)

55 of 76. 201: Second floor interior, Eleventh Avenue Hostel Room 225, original front desk space (facing west)

56 of 76. 202: Second floor interior, Eleventh Avenue Hostel corridor (facing north)

57 of 76. 203: Second floor interior, Eleventh Avenue Hostel north wing corridor (facing east)

58 of 76. 204: Second floor interior, Eleventh Avenue Hostel bathroom with shower (facing south)

59 of 76. 301: Third floor interior, Eleventh Avenue Hostel corridor (facing south)

60 of 76. 302: Third floor interior, Eleventh Avenue Hostel wing corridor (facing east)

61 of 76. 303: Third floor interior, Eleventh Avenue Hostel skylight (facing south)

62 of 76. 304: Third floor interior, Eleventh Avenue Hostel central wing corridor & common bathrooms (facing southeast)

63 of 76. 305: Third floor interior, Eleventh Avenue Hostel central wing corridor & common bathrooms (facing south)

64 of 76. 305: Third floor interior, Eleventh Avenue Hostel south wing corridor (facing east)

65 of 76. 306: Third floor interior, Eleventh Avenue Hostel corridor end and detailing (facing south)

66 of 76. 307: Third floor interior, Eleventh Avenue Hostel corridor end and detailing (facing south)

67 of 76. 308: Third floor interior, Eleventh Avenue Hostel stairwell and Chicago-style window (facing east)

68 of 76. 309: Balustrade detail (facing west)

69 of 76. 310: Third floor interior, Eleventh Avenue Hostel guest room (facing east)

70 of 76. 311: Third floor interior, Eleventh Avenue Hostel guest room (facing west)

71 of 76. 312: Third floor interior, Eleventh Avenue Hostel guest room with private bath (facing southeast)

72 of 76. H01: Northeast corner of the N. Broadway and Eleventh Avenue, 1910

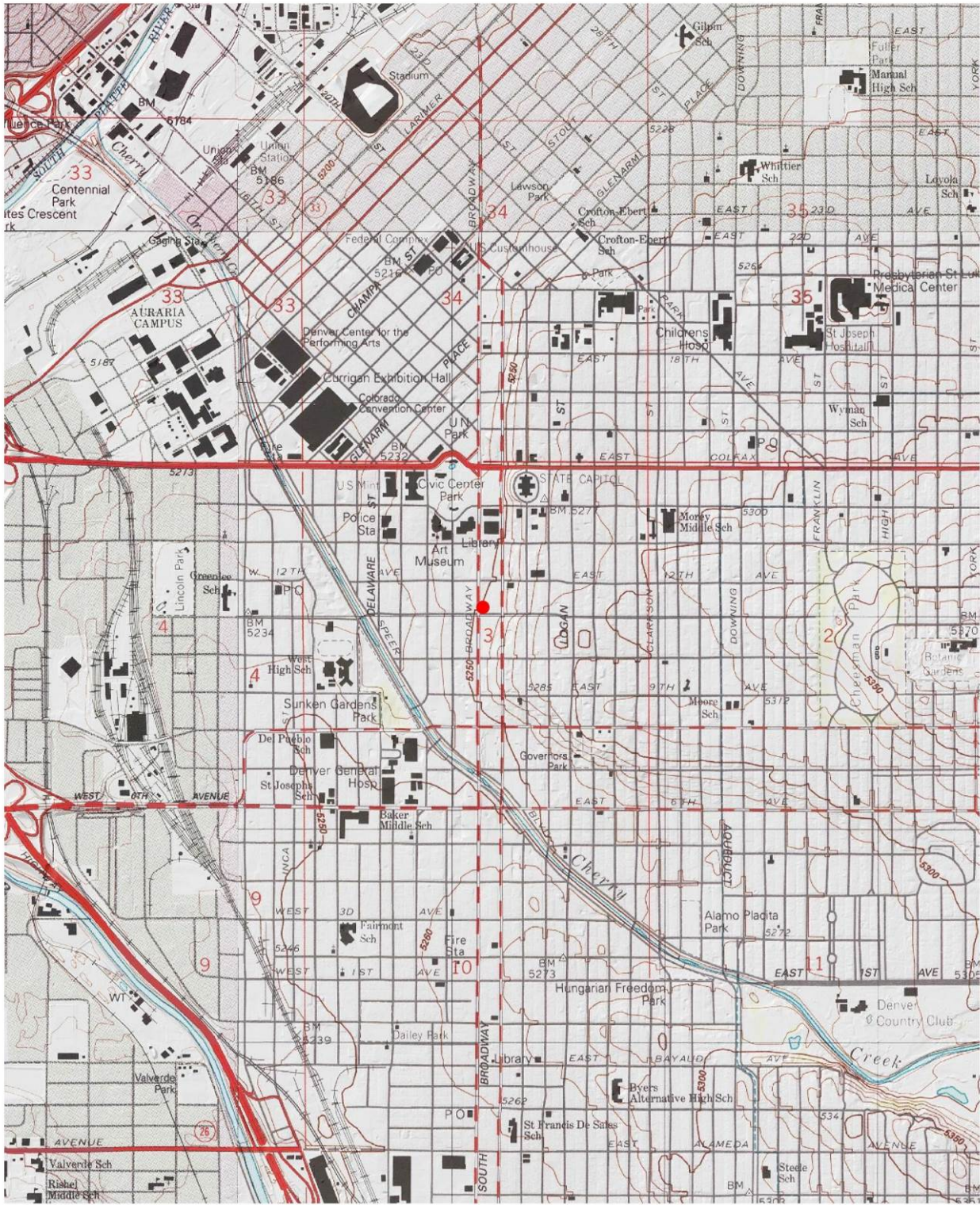
73 of 76. H02: Northeast corner of the N. Broadway and Eleventh Avenue, 1928

74 of 76. H03: Northeast corner of the N. Broadway and Eleventh Avenue, 1940-50

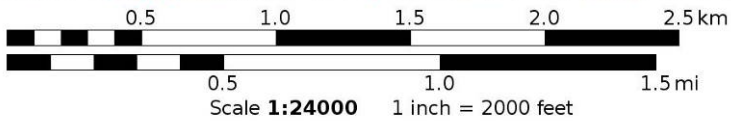
75 of 76. N01: Front (west) side, N. Broadway street view, storefronts and hotel sign at night (facing south)

76 of 76. N02: Front (west) side, N. Broadway street view, storefronts and hotel sign at night (facing south)

Map



Mercator Projection
 WGS84
 USNG 13SDD-13SEE
 CalTopo



Nomination Boundary



Sanborn Map

