

1840 Grant Street Purchased, to be Converted into Boutique Hotel



1840 Grant Street, Cathedral High School, prior to its purchase by Inspire Investment Group.

DENVER – (July 23, 2026) Historic Denver announced today that the organization is thrilled that 1840 Grant Street has been purchased by a local developer, Inspire Investment Group, with plans to convert it to a boutique hotel.

Built in 1921 and designed by architect Harry Manning, the Spanish Renaissance Revival complex has been home to a Catholic high school, a convent, a compassionate haven serving those affected by the AIDS crisis, youth in need, and local artists. But in recent years, that legacy has faded behind chain-link fencing, shattered windows, and graffiti-covered stucco. The property was purchased by Inspire Investment Group in June 2026 with plans to convert the storied building to boutique hotel. Plans are also underway to add the building to the State and National Registers of Historic Places.

Inspire Investment Group is the same organization behind the recently opened All Inn Hotel on Colfax Avenue. Originally named the Fountain Inn when it opened in 1959, the building also accommodated the raucous Rockbar from 2005 to 2012. Now transformed into a hip hotel, bar, and restaurant, the building provides an indication of what could be in store for Cathedral High School.

Brian Toerber of Inspire Investment Group said “Our plan is to restore the building as a boutique hotel while preserving its historic features. We know many people will be watching this process, and we are committed to bringing the building back to life. Preservation projects like this are complex and take time. We negotiated with the previous owner for more than two years and are delighted to have closed the deal. Historic Denver has been a key partner in helping us reach this point, along with the city, public agencies, and several mission-based lenders. Our immediate priority is to secure the property, and we are working with a private security company to prevent trespassing and further damage. We also need the Denver Police Department’s support to help protect the building.”

John Deffenbaugh, President & CEO of Historic Denver, said: “Historic Denver has championed this building for more than 15 years. In 2011, a proposed demolition prompted a swift response from Historic Denver, Capitol Hill United Neighbors, and Colorado Preservation, Inc. Our advocacy helped save the site and set the stage for a preservation-minded sale. GFI Capital Resources Group acquired the property in 2017 and announced rehabilitation plans in 2021, but visible progress never followed. Since then, the building has continued to deteriorate. Historic Denver organized meetings with the Denver Police Department and the City’s Neglected and Derelict Buildings team to press the owner to secure the property. At the same time, we worked to support a sale by coordinating with public agencies, including the Denver Urban Renewal Authority, the Downtown Development Authority, and the Mayor’s Office. Preservation work often happens behind the scenes and takes time. We are thrilled these efforts paid off and that the building is now in the hands of an owner with the vision and local track record to move it forward.”

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About Historic Denver:

Historic Denver is a grass-roots non-profit that was founded in 1970 on the belief that Denver’s history is worth saving. From the fight to preserve the home of Margaret “Molly” Brown to championing landmarks and neighborhoods across the city, Historic Denver has been shaping the story of Denver for over 50 years. Every day, Historic Denver advocates for the places that define our city, telling the stories that connect us, and inspiring people to see history not as something behind us, but as something alive today. Through preservation, education, and collaboration, Historic Denver protects the landmarks and neighborhoods that make Denver unique. From the most iconic treasures to the streets where we live, Historic Denver is making sure our city grows while staying true to its character. [Historic Denver](#)

About Inspire Investment Group:

Inspire Investment Group is focused on hotel and multi-family real estate development. We work to reposition underdeveloped properties to maximize investment returns for our investors. We work with community leaders to align our goals with those of the city, renew blighted properties, and endeavor to make communities more prosperous.

[Inspire Investment Group](#)