



Survey Report: West Capitol Hill-East Cheesman Park Survey Area

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and
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1. DISCOVER DENVER OVERVIEW

Project Purpose

Discover Denver is a multi-year project intended to develop a comprehensive inventory of Denver's historic and architecturally significant resources. Led by Historic Denver, Inc. in collaboration with the City and County of Denver, this project utilizes advanced technology to accelerate the pace of historic resource survey and improve the consistency of data collection. Project methodology is based on the Multiple Property Documentation Approach and the Historic Context Statement framework developed by the National Park Service.

Denver covers a land area of 154 square miles and contains approximately 160,000 primary buildings. As of the beginning of the survey covered by this report, fewer than 11% of these buildings had been surveyed for historical and architectural significance. In 2018, the City and County of Denver received and approved more than 600 demolition permits. Consequently, Denver is at risk of losing many properties that tell the story of the city's evolution and the people, events, ethnic and cultural heritages, and architectural styles that make Denver a special and interesting place to live.

Recent studies have shown that economic development occurs in historic districts at seven times the rate of other areas. According to *The Economic Power of Heritage and Place* (The Colorado Historical Foundation, 2011) and *Preservation for a Changing Colorado* (Colorado Preservation, Inc., 2017), investment in historic resources creates jobs, attracts businesses, and generates income from consumer visitation and spending. The purpose of Discover Denver is to identify those special places in our community where rehabilitation and investment will preserve our city's unique identity and promote quality of life for generations to come.

Project History

Discover Denver is a multi-phase project. The project's methodology was developed and evaluated in two preparatory phases, the *Investigative Phase* and the *Pilot Phase*. *Phase One*, the first non-preparatory phase of Discover Denver, wrapped up at the end of 2017 after documenting the buildings in three of Denver's neighborhoods. *Phase Two* of Discover Denver was completed in 2019 and documented the buildings in five survey areas, including three primarily residential Denver neighborhoods and two commercial corridors in the central city. Phase Three began in mid-2018 and is documenting four different neighborhoods and segments of the city's former streetcar commercial districts. This report covers efforts in the West Capitol Hill-East Cheesman survey area, surveyed as a part of Phase 3.

Investigative Phase - The initial phase of Discover Denver (2010-2011) focused on developing a methodology and funding plan for the project. During this phase, staff from Historic Denver, Inc., the City and County of Denver, and the Colorado Office of Archaeology and Historic Preservation worked with consultants Winter & Company and an advisory committee comprised of community stakeholders. The report *Denver Historic Survey: Citywide Survey Strategy* was the result of these efforts. Recommendations

in the report included the use of survey software and methodologies developed by the City of Los Angeles for use in its own citywide survey, SurveyLA.

Pilot Phase – The goal of the Pilot Phase (2012-2015) was to test out recommendations made in the Investigative Phase. To test the proposed methodology, three distinct pilot survey efforts were undertaken. Pilot 1 focused on a post-World War II developer-planned residential subdivision, Harvey Park. Pilot 2 looked at 1920s small homes in two geographically distinct areas, the Berkeley neighborhood in northwest Denver, and the Park Hill neighborhood in east-central Denver. Pilot 3 focused on streetcar commercial districts embedded in two residential neighborhoods, Cole and Globeville. Approximately 3,000 properties were surveyed across these three efforts as a part of the Pilot Phase. An agreement with the City of Los Angeles allowed Discover Denver to use survey software developed for its own citywide survey, SurveyLA. The software was used in Pilot 1 and Pilot 2 of Discover Denver, but by Pilot 3 it was determined not to be a good long-term fit for the project. Costs associated with hardware, and administrative support required by the software, brought into question the scalability of the solution. Field survey efforts ended in Fall 2014, and reporting on the Pilot Phase was completed in Spring 2015. Since the SurveyLA software was not viable for the Discover Denver project, proprietary survey software that runs on inexpensive handheld tablets was developed and used in the subsequent phases of Discover Denver, Phase One and Phase Two.

Phase One - The first non-pilot survey phase of Discover Denver, Phase One, began in Spring 2015 and focused on three Denver neighborhoods. The first neighborhood surveyed, Jefferson Park, is a primarily residential area located just northwest of downtown Denver. The second survey area covered the remainder of the Globeville neighborhood not surveyed in the Pilot Phase. The Elyria-Swansea neighborhood, a large mixed-use neighborhood located along the northern city limits, was the third area surveyed. Field survey efforts ended in Fall 2017, and reporting on Discover Denver Phase One was completed at the end of 2017.

Phase Two - Survey efforts in Phase Two focused on three statistical neighborhoods (Virginia Village, City Park West, and Capitol Hill), as well as sections of two of Denver's major commercial corridors (East 17th Avenue and South Broadway). Because of its proximity to Capitol Hill, the westernmost portion of the Cheesman Park neighborhood was included as a part of the Capitol Hill survey area. Phase Two used largely the same methodology employed in Phase One of Discover Denver.

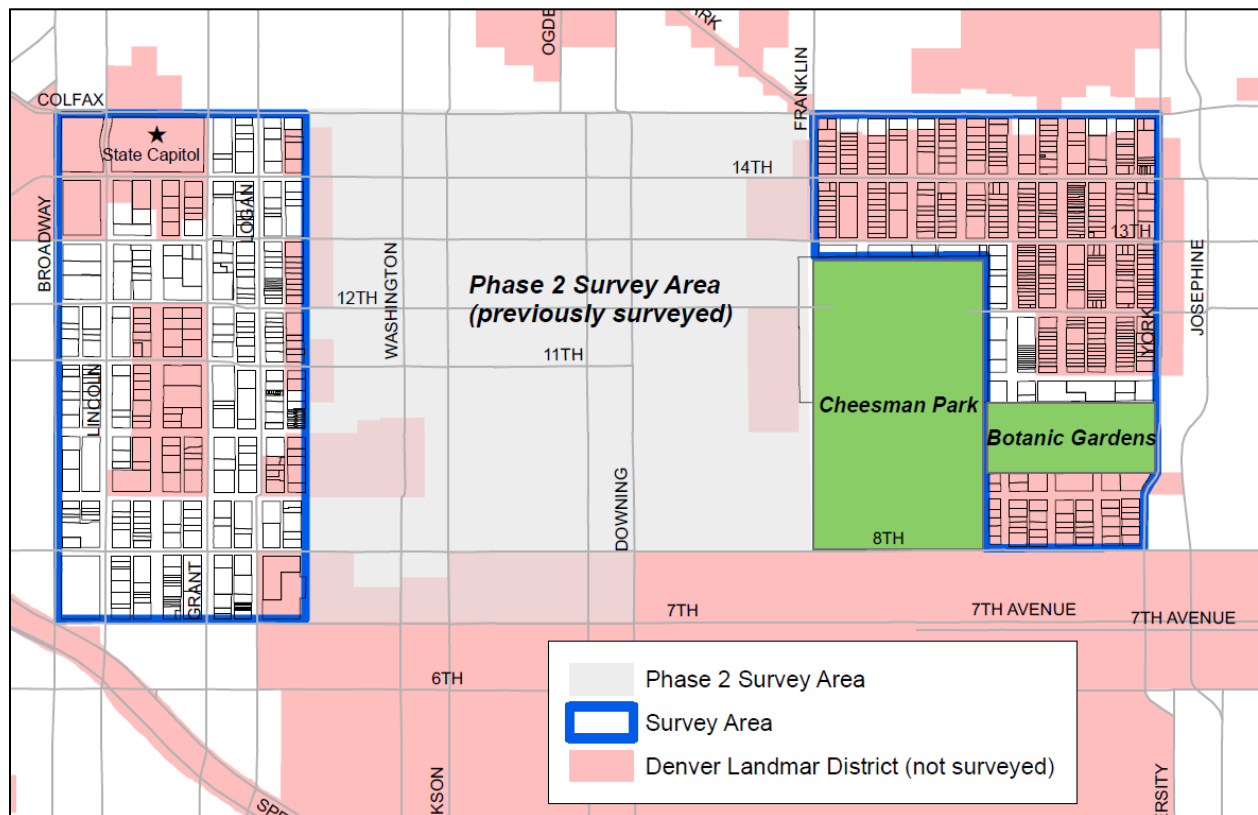
Phase Three – Survey efforts in Phase Three, the most recent phase of Discover Denver, focused on four statistical neighborhoods (Congress Park, West Colfax, Regis, and Cole), a combined survey area comprised of the western section of the Capitol Hill neighborhood and the eastern portion of the Cheesman Park neighborhood, and sections of extant streetcar commercial districts located throughout the city. Phase Three continued the same basic methodology used in phases One and Two. This report covers efforts in the West Capitol Hill-East Cheesman survey area, and other Phase Three survey areas are covered in their own reports.

1. INTRODUCTION: WEST CAPITOL HILL-EAST CHEESMAN SURVEY

Survey efforts in the West Capitol Hill-East Cheesman survey area began in July of 2018. All work was performed according to the general methods previously established by Historic Denver, Inc., with any changes or variations described in the Research Design and Methods section of this report. Survey of West Capitol Hill-East Cheesman took place from July 28, 2018, to September 5, 2018. Data for a total of 260 parcels was uploaded to the Discover Denver database. As with prior Discover Denver surveys, the bulk of the properties were surveyed by trained volunteers and Discover Denver staff. Properties and districts landmarked by the City and County of Denver were excluded from the survey. Additionally, churches and school buildings were not documented and will be covered in future thematic surveys.

2. PROJECT AREA

The West Capitol Hill-East Cheesman Park survey area overlaps two statistical neighborhoods within the City and County of Denver. A contiguous area spanning much of both of these neighborhoods was surveyed as part of Phase 2 of Discover Denver. This report covers survey efforts in the westernmost section of Capitol Hill and a few properties bordering Cheesman Park and the Denver Botanic Gardens, as well as several properties on the south side of East Colfax in the Cheesman Park neighborhood. The boundaries for each of these areas are shown on the map below.



The blocks of the West Capitol Hill-East Cheesman Park survey area are lined mostly with multi-unit residential and office buildings. In West Capitol Hill, many vacant parcels serve as parking lots, remnants of the 1960s and 1970s when many older buildings were razed.

Most north-south running streets in the survey area are narrow, with the exception of Broadway, Lincoln, Grant and Logan which serve as one-way arterials. East-west streets, originally planned for streetcar use, are wider, with E. 14th, E. 13th, and E. 8th avenues serving as one-way arterials. Zones that lie along the former streetcar lines contain a higher numbers of commercial buildings or residential buildings adapted for commercial use.

The sidewalks of the West Capitol Hill-East Cheesman survey area are characteristic of sidewalks constructed in Denver in the late nineteenth century, and historic photographs show them in place by the

time the neighborhoods were developed in the 1880s.¹ Broad tree lawns separate the sidewalks from the street curbs. In many places the original sandstone sidewalks remain, quarried near Lyons and laid when the neighborhoods were built, although much of them have been replaced over time with concrete.

The historic look and feel of the survey area is best appreciated in historic landmark districts, such as the Quality Hill, East Seventh Avenue, and Wyman historic districts, that lie along or within it. It is in these districts that it is possible to immerse oneself in the streetscapes of historic Denver. Buildings from the Victorian, early Modern, and mid-twentieth century line the streets as visual reminders of Denver's multi-layered past. Towering deciduous trees such as Maple, Ash, and Linden, some of which were planted when the neighborhood was young, now shade the streets and sidewalks.

The dominant commercial zones in the West Capitol Hill-East Cheesman Park area are Broadway/Lincoln on the western edge of the survey area and E. Colfax Avenue, which serves as the northern boundary. Commercial buildings are also present on many of the side streets between E. Colfax and E. 14th avenues. Less prominent commercial corridors are present on the streets that carried the former streetcar lines: E. 13th Avenue carries commercial zones between Broadway and Logan streets, and E. 7th Avenue has a commercial zone between Lincoln and Pennsylvania. Although some single-unit homes are present adjacent to these commercial zones, the dominant building types on these streets are one- and two-part commercial block and apartment block buildings.

¹ See Zimmer, *Denver's Capitol Hill Neighborhood*. The book contains many historic photos showing sidewalks in place in the neighborhood.

3. RESEARCH DESIGN AND METHODS

Survey Objectives and Scope of Work

The primary objective of this survey was to identify buildings within the West Capitol Hill-East Cheesman Park survey area having architectural, historical, or cultural significance.

A hybrid reconnaissance-intensive approach to the survey was taken. In this approach, buildings were surveyed at one of four levels: Foundation, Descriptive, Evaluation, and Enhanced. Increasing levels of detail were collected based on a building's age, historic physical integrity, and potential for architectural, historical, or cultural significance.

- **Foundation Level**

At the Foundation level, electronic data regarding physical location, address, year of construction, and use was collected from the City and County of Denver. All properties were surveyed at the Foundation level.

- **Descriptive Level:**

At the Descriptive level, all buildings thirty years of age or older, regardless of historic physical integrity, were field surveyed. One to three photographs were taken of each building, and limited information, such as architectural style, building type, and level of modification, was collected. Buildings less than thirty years of age were logged and photographed, but no additional data was collected.

- **Evaluation Level:**

At the Evaluation level, detailed information regarding architectural style, building type, architectural features, and setting were collected on buildings greater than thirty years of age that retained their historic physical integrity. Field evaluations were made for each of these buildings based on their potential for individual architectural significance and on whether they were located in a cluster with other buildings having significance. Discover Denver survey forms were generated for each of these resources and provided to the State Office of Archaeology and Historic Preservation.

- **Enhanced Level:**

Historical research was performed on selected buildings having potential architectural, historical, or cultural significance, or that were good representations of the greater building stock of the West Capitol Hill-East Cheesman survey area. For each building researched, a Discover Denver Enhanced Survey Form, based on History Colorado's Architectural Inventory Form (1403), was completed. Each property was evaluated in terms of individual significance and significance as a part of a cluster of buildings having architectural, cultural, or historical significance at the national, state, and local levels.

Survey Exclusions

Schools and churches were excluded from this survey and will be covered in future citywide thematic surveys.

Project Participants

Discover Denver is a partnership between Historic Denver, Inc. and the City and County of Denver's Community Planning and Development Department. Trained community volunteers and interns played a significant role in the project, performing most of the field survey and historical research under the supervision of project staff.

File Search and Previous Survey Work

Identification of resources previously surveyed was performed in Fall 2018. Large-scale previous survey efforts performed in the West Capitol Hill-East Cheesman survey area include:

Year	Organization
1993-94	Front Range Research Associates, Inc.
2006-2007	Capitol Hill United Neighbors, Inc.

As a result of these previous survey efforts, a number of properties in the West Capitol Hill-East Cheesman survey area were determined officially eligible for listing in the National or State registers by the Colorado Office of Archaeology and Historic Preservation. Some of these resources have subsequently been designated at the national, state, or local level. The following resources have been determined eligible but remain undesignated:

Year of Determination	Address	Eligibility
2011	206-220 E. 13 th Avenue (5DV.10987; City O' City)	National Register
1985	1920 E. 13 th Avenue (5DV.2110, Miller Residence)	National Register
1991	980 Grant Street (5DV.3916, Colburn Hotel)	National Register
1991	1225 Pennsylvania Street (5DV.4334)	National Register
2002	300 E. Colfax Avenue (5DV.8179, Newhouse Hotel)	National Register
2002	320 E. Colfax Avenue (5DV.8180, John C. Gallup Building)	National Register

Currently Designated Resources

The Capitol Hill neighborhood contains properties and districts that are designated as historic landmarks in the City and County of Denver. It also contains individual properties that have been placed in the National Register of Historic Places (NRHP) and the State Register of Historic Properties (SRHP).

The following designated districts and properties are located or partially located in the West Capitol Hill-East Cheesman survey area:

- Civic Center Historic District (5DV.161: Denver Landmark District, National Register, National Historic Landmark)
- Sherman-Grant Historic District (5DV.6255: Denver Landmark District)
- Pennsylvania Street Historic District (5DV. 5741: Denver Landmark District)
- Quality Hill Historic District (5DV.5184: Denver Landmark District)
- Wyman Historic District (5DV.5187: Denver Landmark District)
- Morgan's Subdivision Historic District (5DV.5180: Denver Landmark District)
- East Seventh Avenue Historic District (5DV.5186: Denver Landmark District)

Thirty-nine individually designated buildings were identified within the West Capitol Hill-East Cheesman survey area:

Address	Site No.	Historic Name	Local	NRHP	SRHP
West Capitol Hill					
400 E. 8 th Avenue	5DV.169	Cheesman-Boettcher Mansion	X		
420-428 E. 11 th Avenue	5DV.172	Croke-Patterson-Campbell House	X		
230 E. 14 th Avenue	5DV.5990	First Baptist Church	X		
1037 Broadway	5DV.8321	Jonas Brothers Furs			X
857 Grant Street	5DV.1486	Pierce-Haley House		X	X
975 Grant Street	5DV.946	Porter House	X		
1115 Grant Street	5DV.740	Dennis Sheedy House	X	X	X
1128 Grant Street	5DV.6954	Whitehead/Peabody Mansion	X		
1244 Grant Street	5DV.184	Creswell Mansion	X	X	X
1309 Grant Street	5DV.3269	Aromor Apartments	X	X	X
1370 Grant Street	5DV.4341	Scottish Rite Masonic Temple	X		
1160 Lincoln Street	5DV.170	St. Mark's Parish Church	X	X	X
801 Logan Street	5DV.741	Sayre's Alhambra	X		
900 Logan Street		Hallett House	X		
930 Logan Street		McNeil House	X		
950 Logan Street		McKinley Mansion	X		
1000 Logan Street		Brind Mansion	X		
1030 Logan Street		Stearns House	X		
1034 Logan Street		Daly House	X		
1208 Logan Street		Baker-Plested House	X		
1325 Logan Street		Denver Women's Press Club	X		
1350 Logan Street	5DV.743	Cuthbert/Dines Mansion	X		
1401-1415 Logan Street	5DV.914	First Church of Christ Scientist	X		
901 Pennsylvania Street		Clemes-Lipe House	X		
945 Pennsylvania Street	5DV.5403	Taylor House	X		

Address	Site No.	Historic Name	Local	NRHP	SRHP
1129 Pennsylvania Street	5DV.664	Butters House	X		
1133 Pennsylvania Street	5DV.661	Fleming House	X		
1207 Pennsylvania Street	5DV.188	Keating House	X		
1225 Pennsylvania Street	5DV.4334	Robinson House	X		
900 Sherman Street	5DV.8524	Chateau Apartments		X	X
969 Sherman Street	5DV.713	Town Club/Crawford Hill House	X		
East Cheesman Park					
2109 E. 9th Avenue		Petrik Estate	X		
1410 High Street	5DV.752	Sykes/Nicholson Mansion	X		
1437 High Street	5DV.5811	Watson House	X		
1471 High Street	5DV.1475	Peter McCourt House	X		
1320 Race Street		Pope-Thompson-Wasson House	X		
1359 Race Street		Adams-Fitzell House	X		
1290 Williams Street	5DV.180	Tears-McFarlane House	X	X	X
909 York Street	5DV.182	Botanic Gardens House	X		

Public Outreach

Public outreach occurred prior to beginning fieldwork. Discover Denver staff met with the city council representative for the Capitol Hill and Cheesman Park neighborhoods to discuss the survey project and to answer any questions. Each registered neighborhood organization (RNO) in the survey area was contacted about upcoming fieldwork. Multiple presentations were given to committees of the Capitol Hill United Neighbors, Inc. (CHUN) RNO prior to and during fieldwork.

Survey Software and Database

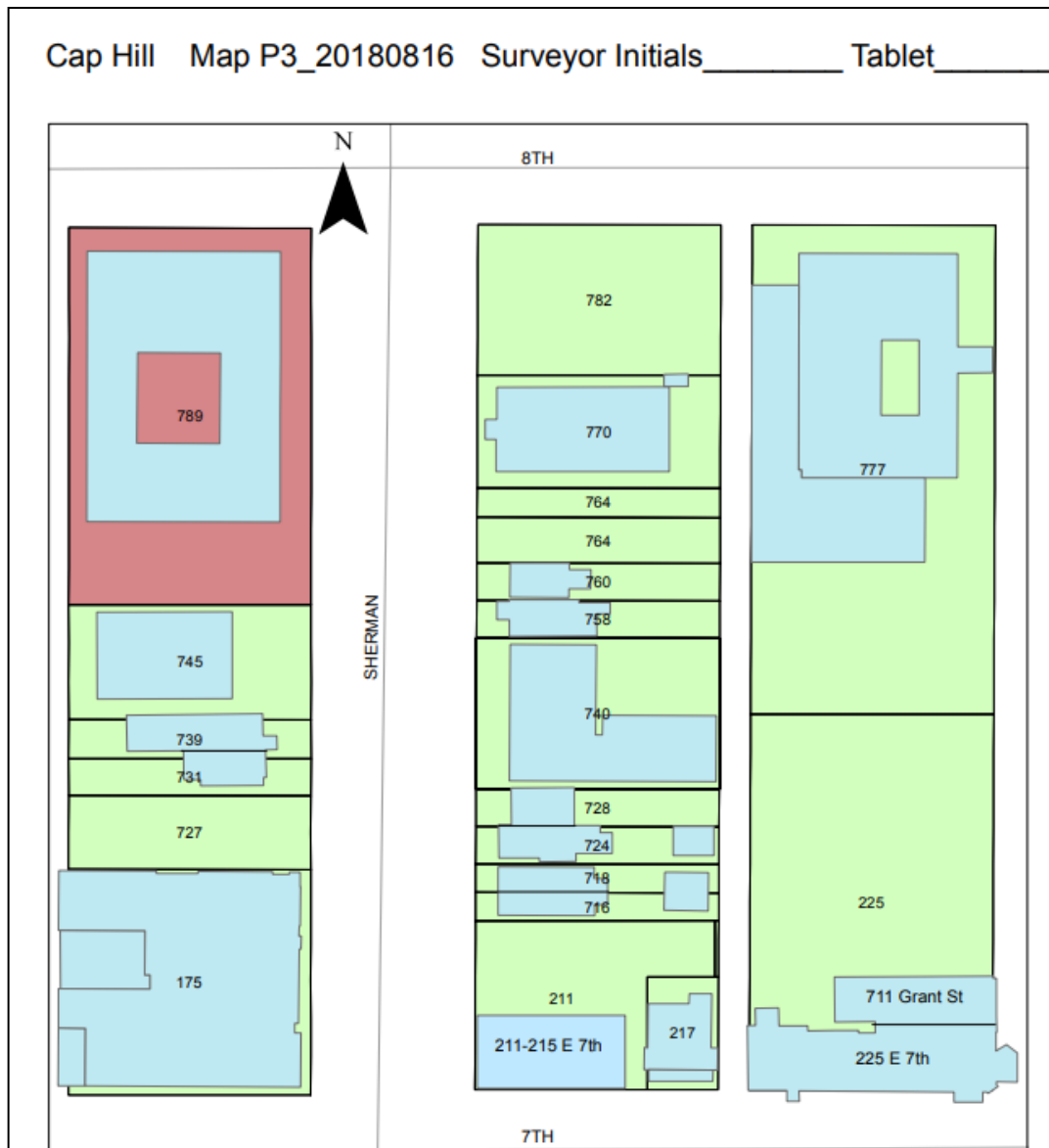
Field survey data was collected on handheld tablets, in proprietary survey software designed for Discover Denver. Survey data collected in the field was stored in a SQL Server database and used for later reporting. Before survey work began in the West Capitol Hill-East Cheesman survey area, the database was prepopulated with parcel data acquired from the City and County of Denver. Pre-populated data included the parcel ID number (PIN), parcel address, and the assessor's year of construction for the primary building on each parcel.

After survey data had been collected on all properties in the West Capitol Hill-East Cheesman survey area, data from the SQL Server database was exported. This survey data was then imported into an Access database to facilitate the generation of survey forms. For properties documented at the Enhanced Level, historical background and property evaluation information was joined to the survey data and a Discover Denver Enhanced Survey Form was generated. For all other properties surveyed at the Descriptive or Evaluation level, a Discover Denver Survey Data Form was generated.

Survey Fieldwork

Survey of the West Capitol Hill-East Cheesman survey area took place on Tuesdays, Thursdays, and Saturdays from July 28, 2018 to September 11, 2018. Data for a total of 259 parcels was uploaded to the Discover Denver database. The bulk of the properties were surveyed by trained volunteers overseen by Discover Denver staff. Properties and districts that are currently landmarked by the City and County of Denver were excluded from the survey as were school and church buildings, which will be included in future thematic surveys. Unbuilt parcels were included in the database but noted as having been unbuilt at the time of survey, with current use (e.g., “Parking Lot”) noted in the entry.

Volunteers were given field guides that offered sample images of building styles and types expected to be encountered in the field. For each tablet, the volunteer or volunteer team using that tablet was provided with a map (sample shown below), upon which they initialed the properties they surveyed. Areas for daily survey were identified and mapped in ArcMap, and parcel information was transferred to the tablets using the parcel identification number (PIN). Maps were generated as pdfs and printed for use in the field, with each parcel to be surveyed designated by color, and building outlines provided in order to facilitate accurate data collection in the “building plan” field (see example below). In some cases, maps communicated other information about the buildings to the surveyors, such as whether the building’s current use was non-residential. The map was also marked if a property was under thirty years of age. Tablets were made identifiable by individualizing them with home screen/wallpaper photos to facilitate the post-survey QA/QC process.



Sample survey map from the West Capitol Hill-East Cheesman survey.

A minimum of three photographs of each building surveyed was taken by the team leader. These generally consisted of one facade photograph and two oblique photographs. In many instances, such as corner parcels, four or more photographs were taken in order to maximize information collected photographically. Photographs were relabeled according to the established Discover Denver photograph label convention (e.g., "GRANT_ST_N_1358.001").

Following field survey, Discover Denver staff quality checked tablet entries against photographs to ensure accuracy and legibility of data. For volunteers who were new to the project or who demonstrated a lower aptitude relative to their teammates, 100% of entries were checked. Additionally, because the West Capitol Hill-East Cheesman Park survey area included a wide range of styles and types, the "Building Type" and "Architectural Style" fields were checked for most entries. Entries were also checked against survey maps to ensure that the correct property was recorded under that database entry and, if errors were

discovered, they were corrected prior to uploading the data. Once data was uploaded, the data for that day was rechecked to ensure the data had fully synched to the database.

Historical Research

Historical research was performed on a select number of properties in the West Capitol Hill-East Cheesman Park survey area. Properties were chosen for historical research based on their potential architectural, cultural, or historical significance, or on the ability of the resource to convey the unique history and architecture of the neighborhood. In several cases, properties were chosen based on anecdotal information provided to Discover Denver by residents of the neighborhood.

Historical research included the use of Denver assessor records to determine a chain of ownership and city directories to determine residents or businesses associated with a given property. Resources available in the Denver Public Library's Western History and Genealogy collections were used extensively. These resources included building permits, master property records, historical maps, census records, obituary indexes, and the full series of the *Rocky Mountain News* and the *Denver Post* newspapers.

Historical research was used to complete Discover Denver Enhanced survey forms and to evaluate researched properties for national, state, and local significance.

4. HISTORICAL OVERVIEW

The Capitol Hill and Cheesman Park neighborhoods were established to serve Denver's early upper class—people who enjoyed new-found wealth derived from the new city's position as a gateway to gold and silver mining in the mountains. Denver was designated the territorial capital in 1867, and by 1868, the year of the first residential plat in Capitol Hill, the civic leaders of Denver were commencing work on the railroad infrastructure that would connect it with the rest of the nation, drawing outside investment and cementing the city's future as a regional hub for commerce and industry. The historian Amy Zimmer notes that, in the first decade of Denver's existence, the area seemed far from the city, and critics ridiculed businessman Henry C. Brown's donation of land for the new Colorado State Capitol building as being too far "out in the country."² But by the end of the 1880s, Denver's wealthy residents were populating the new neighborhood in large and sometimes ostentatious mansions that announced their power and the city's permanence to the steady stream of newcomers.

The Capitol Hill neighborhood began with the vision of the city as a state capital. Henry C. Brown, who had homesteaded the land that comprises much of the western area of Capitol Hill, donated the land the Capitol building now sits on to the Territory of Colorado in 1867. He knew—and said so publicly—that the land around the future Capitol building would become some of the most valuable in the city.³ The first plat, adjacent to the east side of the land donated by Brown, was the work of John Wesley Smith, the same man who in 1865-67 built the City Ditch, bringing water from the South Platte to Capitol Hill. A Pennsylvanian by birth and a Denverite by passion, Smith had a keen vision for what the city could be. He was president and founder of the Denver Board of Trade and was also one of the incorporators of the Denver Pacific Railroad, which began in May of 1868 to lay track toward Cheyenne and the Union Pacific's main line.⁴ In 1868 he platted J. W. Smith's Addition, which was adjacent to the east side of the Capitol's future location. That same year, approximately a quarter-mile to the east, attorney Monroe L. Horr platted Horr's addition between Franklin and Downing, near what was then the Mt. Prospect Cemetery, but would in 1907 become Cheesman Park. The first addition east of Mt. Prospect Cemetery, Wyman's Addition, was not platted until 1882.

Riches to Rags on Capitol Hill

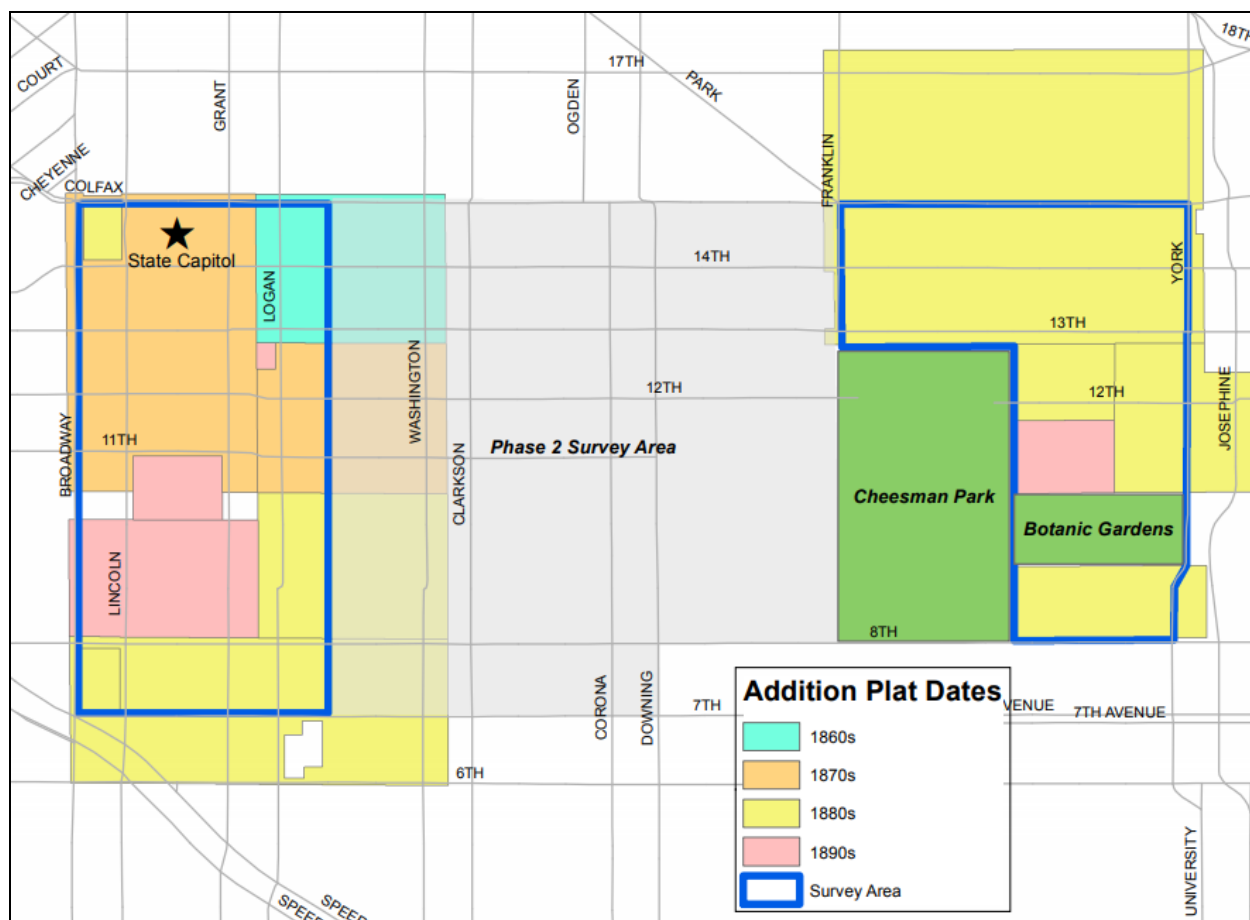
The 1870s saw planned development focused nearer the Capitol and the cemetery, including the 1874 addition platted by Henry M. Porter and his partner, Charles Stebbins, immediately south of J.W. Smith's addition. Porter was J.W. Smith's son-in-law and another Denver visionary: each man donated an entire block of his respective plat to the Capitol building fund.⁵ Other plats in the survey area in the 1870s bordered the east side of Mt. Prospect Cemetery, including Inslee's addition in 1871. The map below shows the general patterns of real estate development in the survey area, with early speculation focused on the "anchors" of the Capitol building and the cemetery, with plats for the land between filed in the 1880s.

² Zimmer, p. 7.

³ Smiley, p. 506.

⁴ Leonard and Noel, p. 35.

⁵ Simmons and Simmons, Front Range



Additions by decade for the survey area.

By the end of the 1870s residential development was working its way east from the Capitol. Despite the early platting of the area near Mt. Prospect Cemetery, little construction occurred in Cheesman Park until the 1880s. The houses that were constructed near the future site of the new Capitol building were large and stately, built by the city's wealthy elite who were finding the increasingly congested streets of downtown less to their liking. By 1888, so many of Denver's monied citizens had relocated there that a *Harper's* magazine journalist wrote:

Capitol Hill, which in 1882 contained not more than one or two houses, is now nearly covered with the largest and most expensive houses in the city. Residence streets have been rapidly absorbed by business interests, and there is a continual pressure away from the old center ... ⁶

One extant example of the homes that *Harper's* was describing is in the project area. The Croke Patterson Mansion was constructed in 1891 for businessman Thomas B. Croke and was purchased in 1893 by Senator Thomas M. Patterson. Shown below, it was designed by architect Isaac Hodgson and is an example

⁶ Edward Roberts, "The City of Denver," 1888. Reprint of article in *Harper's* (Olympic Valley, CA: Outbooks, 1976), p. 22. Cited in Simmons and Simmons, 1995, p. 25

of the Chateausque style, having been based on the sixteenth-century Chateau Azay-le-Rideau in the Loire Valley of France.⁷



The 1891 Croke-Patterson Mansion, 420-428 E. 11th Avenue. Denver Public Library. Western History and Genealogy Collection. <http://digital.denverlibrary.org/cdm/ref/collection/p15330coll22/id/77943>.

Another factor in the intensification of wealth and density in 1880s Capitol Hill was the improvement of transportation. By 1889, horse-drawn streetcar lines penetrated the streets of the area, extending south on Broadway and east on Colfax and 11th avenues, and the Park Avenue streetcar line met Colfax Avenue on the north edge of the neighborhood.⁸ This allowed residents to commute downtown for work and shopping, expanding their worlds much farther than their legs could take them. The expansion of the streetcar routes was often the product of reciprocal relationships between streetcar companies like the Denver Tramway Company and the real estate developers who helped fund the lines' construction. This was the case on Capitol Hill, with investors seeing a mighty return on their dollars as the value of the land skyrocketed. Real estate developers paid \$200,000 to the Denver Tramway Company to fund the extension of the streetcar line east on Colfax to York street, and were handsomely repaid when the value of the land along Colfax from Broadway to Milwaukee more than doubled from 1887 to 1891.⁹

The Silver Crash in 1893 and the resulting economic depression fell like a fist on the city, and many of the residents of Capitol Hill lost their fortunes and social status in the depression years from 1893 to 1898. William Lang, the architect of some of the most elaborate mansions on Capitol Hill including the Molly Brown House at 1340 Pennsylvania and the Dunning-Benedict House at 1200 Pennsylvania, was ruined;

⁷ Zimmer, p. 42.

⁸ Glandon, p. 6; Leonard and Noel, p. 55.

⁹ Leonard and Noel, p. 56-57; Simmons and Simmons, p. 26.

the 1895 city directory showed him working as a waiter. Lang died in 1897, killed while walking on a railroad track in Illinois. Left in Colorado, his wife and daughter were without funds to bury him or attend his funeral.¹⁰

With approximately half of the city's banks closing, construction projects were all but at a standstill. The number of building permits issued by the city plummeted from 2,338 in 1890 to a mere 124 in 1894.¹¹ Many of the now-formerly wealthy residents converted their mansions to boarding houses or subdivided their lots and built smaller homes as infill. The impact on the landscape was lasting: smaller, more standardized and affordable homes such as foursquares became the order of the day for single-unit housing after the recovery. Terrace-type rowhouses and duplexes such as the one at 121 E. 8th Avenue (shown below) were also common. This one- or two-story building type is characterized by flat roofs and corbelled or bracketed cornices and often exhibits style elements common to the period, such as Richardsonian Romanesque arches. Terraces were emblematic of increased density and therefore anathema to the upper-class residents whose financial and social standing had survived the Silver Crash and who remained ensconced in their Capitol Hill mansions.



Terrace type multi-unit building, 121 E. 8th Avenue. Discover Denver file photograph.

¹⁰ Noel and Norgren, p. 209.

¹¹ Anstey, p. 4.

The Rise of the Apartment Building

Apartment buildings, which prior to the depression had been rare in the area, also grew in number as the economy recovered and working and middle-class residents desired to live close to downtown. In *Denver: The City Beautiful*, Tom Noel and Barbara Norgren addressed the proliferation of apartments and terraces in Capitol Hill after 1900, noting that in 1901, fifty-nine building permits were issued for these types of buildings in Capitol Hill.¹² The area flanking E. Colfax became known as “Flatburg” for the proliferation of apartments, both in apartment buildings and second-story over-the-store flats.¹³ Many of the elites who had managed to hold on to their fortunes and lifestyles through the depression years moved further south and east to such enclaves as Quality Hill and Humboldt Street in Inslee’s Addition in order to escape what they saw as the cheapening of their neighborhood.

Apartment buildings as an architectural type emerged following the Civil War, although Europeans had been living in them for generations. The historian Elizabeth Collins Cromley has traced the form’s development in New York City in the 1860s, where population density pressure had long been addressed by subdividing single family homes into boarding houses for the working class or, for those who could afford it, utilizing hotels as permanent residences. Forward-thinking architects and social activists began to propose the construction of purpose-built apartment houses in the 1850s, basing the idea on apartment buildings that had been constructed in Paris under the urban renewal efforts of Baron Eugene Haussman. Although many Americans were skeptical, progressive voices advocated for the new form as a cleaner, brighter solution to affordable housing, and one that allowed women to more easily maintain a private home and avoid the moral uncertainties associated with boarding house living. In 1857, architect Calvert Vaux presented a four-story apartment building plan to a meeting of the American Institute of Architects, advocating for the “Parisian Building” as a solution to crowded living conditions in lower Manhattan and the high demand for New York land.¹⁴

By the 1870s, the apartment building was finding acceptance in Manhattan, and thirty years later it became a popular investment for developers in Denver’s Capitol Hill. Despite the old guard’s fears, the apartment buildings and terraces were well built and their design was a substantial improvement over that of multi-unit residential construction in other, larger cities. The November 12, 1910, issue of Denver’s *Municipal Facts* noted that “these structures are not built in the air as in cities where crowded conditions are the rule, but instead they take in plenty of ground and run from three to six stories in height, there being more of the former than the latter size.”¹⁵

One good example of the apartment buildings constructed during this time is the Logan Court Apartments at 1461 Logan Street, designed by architects Willis A. Marean and Albert J. Norton. The pair also designed several designated Denver landmarks, including the Cheesman Park Pavilion (5DV.5308) and the Sarah Platt Decker Branch Library. Logan Court was constructed with high quality brick and upscale design elements, and featured twenty-seven three and four-room apartments.

¹² Noel and Norgren, p. 82.

¹³ Simmons and Simmons, p. 32.

¹⁴ Cromley, p. 14-31; 38-41.

¹⁵ Simmons and Simmons, p. 33.



The Logan Court Apartments, 1461 Logan Street. Discover Denver file photograph.

Capitol Hill, Cheesman Park, and the City Beautiful

The City Beautiful Movement, which had its greatest impact on the residential architecture of Denver from about 1900 through the 1920s, was another driving factor in the historic landscapes of the Capitol Hill and Cheesman Park neighborhoods. Around 1909, Cheesman Park, originally named Congress Park but renamed for Denver irrigation pioneer Walter Cheesman when his family donated the money for the park's pavilion, was completed on the site of the old City Cemetery.¹⁶ This new and beautiful amenity drew more people with money to the wealthy enclave adjacent to the eastern edge of the park. Single- and multi-unit buildings in the area constructed during this period carry the Neoclassical and revival style elements emblematic of that period of design. Ever innovative, Denver architects often mixed stylistic elements, applying (for instance) Victorian elements to otherwise Neoclassical designs.¹⁷

Apartment buildings constructed during the early twentieth century in the survey area are elegant and ornate. The Dorris Apartments, designed by architects Frederick E. Mountjoy and Park M. French and constructed in 1915 for Arthur Scott Miller, features carved brackets beneath wide overhanging eaves, decorative brickwork, and intricate tilework around a central main entrance.

¹⁶ Leonard and Noel, p. 145.

¹⁷ Noel and Norgren, p. 31.



The Dorris Apartments, 1167 Logan Street. Discover Denver file photograph.

Commercial development along the streetcar lines took place in the 1910s and 1920s, with one- and two-part commercial block buildings comprising the bulk of the commercial construction. The image below shows commercial buildings at Colfax and Logan, all extant, c.1910.



Colfax Avenue and Logan Street, c.1905. Source: Denver Public Library, call number MCC-3466.

The western part of the Capitol Hill neighborhood, along Broadway and Lincoln Street, was converted from a primarily residential area to one focused nearly entirely on the sales and service of the newly important automobile. While most of these buildings have since been demolished, the most elaborate showroom, the Cullen Thompson Motor Company at 1000 Broadway, remains. Designed by prominent architect Jacques Benedict, the building's design was featured in publications worldwide.



The Cullen-Thompson Motor Company Building, 1000 Broadway, in 1935. Source: Denver Public Library collections, call number X-23841.

In the 1920s, most new single-unit construction in Capitol Hill and Cheesman Park was infill, with small houses built on subdivided larger lots. In Capitol Hill many of the larger single-unit residences were converted to apartment buildings, while smaller dwellings were demolished and replaced with apartment blocks. Near Cheesman Park, some multi-unit construction occurred, with terraces, rowhouses, and small apartment blocks filling in the vacant spaces.

The Great Depression of the 1930s saw little single-unit residential construction at all, but apartment building construction continued in both Capitol Hill and Cheesman Park. Architectural styles in apartment buildings now trended toward the modern movements: Craftsman style, which in other parts of the city was most commonly applied to the bungalow form, was frequently seen in Capitol Hill and Cheesman Park on apartment block buildings. Art Deco and Moderne styles were also notable on new apartment buildings in the neighborhoods. But not all designers embraced the modern vocabularies: revival styles such as Tudor Revival remained popular into the 1930s. The photographs below show Capitol Hill and Cheesman Park apartment buildings representative of these styles:



1920-1930s apartment buildings in the West Capitol Hill and East Cheesman neighborhoods. Clockwise from top left: Moderne style apartments at 1001 Logan Street, constructed 1938; Craftsman style apartments at 1170 Logan Street, constructed 1924; 1115 Logan Street, constructed 1925; and Tudor Revival style apartments at 963 Logan Street, constructed 1929. Discover Denver file photographs.

Addressing the Post-War Housing Shortage

The two decades following the end of World War II saw continued change in the landscapes of the Capitol Hill and Cheesman Park neighborhoods. In Denver, the housing crisis in the years immediately following the war was every bit as dire as it was in the rest of the nation. More than 18,000 servicemen had come home to Denver from their military posts by the end of 1945, and 22,000 more were expected.¹⁸ Additionally, more than 14,000 workers were employed locally in defense-related facilities, many of them workers who had come to Denver for the jobs but had decided to stay and make a more permanent home there. Added to them were the military personnel who had been stationed in Denver at one of the several bases and other military facilities and had subsequently chosen Denver as the city to which to return and raise their families. By 1950 the population of Denver County had increased by more than one third, and the metro Denver area as a whole had increased by more than one quarter.¹⁹ Available houses were few and housing prices in some cases had more than doubled.

In December of 1945, more than 400 veterans and their families attended a Denver City Council meeting to protest the shortage of affordable housing. Two months later, a study by the State Planning Com-

¹⁸ Simmons, Simmons, and Bunyak. 2007:37

¹⁹ Leonard and Noel 1990:481; Simmons, Simmons, and Bunyak 2007:213

mission announced that Denver County needed 9,308 new dwelling units.²⁰ While some developers saw opportunity in turning Denver's peripheral pasturelands into housing developments like Virginia Village and Harvey Park, others focused on increasing urban density in the downtown area. In block after block in the areas surrounding Capitol Hill and Cheesman Park, modern apartment buildings replaced the older Victorians and other now-deteriorated buildings.²¹ Reflective of the relative prosperity of the post-World War II period, many of these were constructed as luxury high rises, serving residents who deliberately chose the ease and urbanity of apartment life over the more labor-intensive ownership of a single-unit dwelling. The majority of the new buildings, however, were three or four stories and, while modern in design, did not communicate the opulence of the high-rise buildings. Rather, they appealed to a working- and middle-class demographic that eschewed the trek to the suburbs in favor of the more colorful and architecturally diverse landscapes of the city.²²

Most of these multi-unit buildings were streamlined and devoid of the ornamentation found on apartments constructed during the City Beautiful era. Generally of brick construction, many featured vertical stair lights that brought natural light into the building.



The Camellia House at 1235 Grant Street was constructed in 1947 and featured a decorative vertical stair light and canopy over the main entrance.

Discover Denver file photograph.

²⁰ Simmons, Simmons, and Bunyak. 2007:59-60

²¹ Of the 277 apartment buildings or complexes documented during the survey of this area, 42% (n=116) were constructed between 1946 and 1970.

²² Johns, p. 93.



The DeVille Apartments at 1020 Logan Street, constructed in 1957 is representative of the apartment blocks constructed in the Capitol Hill and Cheesman Park neighborhoods in the 1950s. Discover Denver file photograph.

Mid-Century Modernism Takes Hold

While the Skyline Urban Renewal Project was clearing out 120 acres of Denver's downtown core in the late 1960s and early 1970s, the Capitol Hill and Cheesman Park neighborhoods were experiencing something similar. As residents of the city's central urban neighborhoods left for the suburbs, many of the single-unit homes they left behind were converted to offices or multi-unit uses. Other dwellings were razed to make way for new construction or parking lots.

This new construction included the Logan Building, constructed in 1968 and located at the southwest corner of Logan Street and E. 9th Avenue. The office building, designed by William Muchow and Associates, replaced the grand residence built for Harry A. McIntyre in 1901. Down the block, the mansion of John Campion was demolished in 1963. The site remained a vacant lot until the Somerset Apartments were constructed there in 1968.



The site of the former Campion mansion in 1965. The lot remained vacant until the 12-story Somerset Apartments were constructed there in 1968. Source: Denver Public Library digital collections. Call number X-26194.



The Logan Building, designed by William Muchow and Associates and constructed in 1968. Discover Denver file photograph.

Roland Wilson, a University of Denver-educated architect, made a significant mark on the Capitol Hill and Cheesman Park neighborhoods in the post-World War II period. Wilson was the architect of eighty-seven apartment buildings,²³ several of them high-rises constructed in the survey area. One, the 1970 “Cheesman Club” at 1077 Race Street, shown below, is representative of Wilson’s style, with spacious balconies for every unit. At the time of its construction, it was the tallest building of precast and pre-stressed concrete constructed between Chicago and the West Coast.



The 1970 Cheesman Club building at 1077 Race Street is fifteen stories high. Roland Wilson, architect and developer.

Photograph courtesy Virginia Wilson.

East Colfax in the Post-World War II Period

In addition to changes in the residential landscape, architectural changes came to E. Colfax Avenue during this period. The streetcars stopped running in 1950 and were replaced with city buses. The rise in automobile ownership made the street, which outside of the city extended from coast to coast as U.S.

²³ Roland Wilson scrapbook.

Highway 40, the site of hotels, motels, stores, and restaurants that served commuters, local residents, and automobile tourists.

The Ramada Inn at E. Colfax Avenue and Marion Street is a reminder of this time. Now unrecognizable from its original design, the hotel was constructed in 1960 as the Heart O' Denver Motor Hotel (see photo below) on the site of the former Lawrence Phipps Mansion. Ever flexible, the Phipps family retained ownership of the property and Lawrence Phipps' sons Alan and Gerald were respectively the attorney and general contractor for the hotel.²⁴ As an interesting example of Modern style hotel design, it was at once boxy and bright, with colorful spandrels that today would seem more at home in Miami than in Denver. Guests in the 1960s included Hunter S. Thompson and Neal Cassidy. The Heart O' Denver was noted for its Tiki bar, which was designed by Eli Hedley, who is better known for his Tiki bar designs for the Don the Beachcomber chain of restaurants. The bar, aptly called the Tiki Lounge, contained an eight-foot carving of a Tiki god that served as a waterfall, with water pouring out of a clamshell mounted on its head.²⁵



Historic postcard of the Heart O' Denver hotel at Colfax and Marion. Photograph source:
<http://www.colfaxavenue.com/2015/02/heart-o-denver.html>.

The decline of E. Colfax in the late 1960s through the 1970s is probably most attributable to the construction of U.S. Highway 6, to the south, which shifted travelers away from U.S. 40, leaving E. Colfax to become what cultural geographer J. B. Jackson called "The Stranger's Path," that is, "the part of the city devoted to the outsider, the transient, devoted to receiving him and satisfying his immediate needs."²⁶ By the end of the 1970s, many Denverites thought of E. Colfax as a less-than-reputable part of town, with drugs and crime eating away at the area.

²⁴ Goodstein, p. 70-71.

²⁵ "Heart O' Denver Hotel" Colfax Avenue. Tuesday, February 10, 2015.

<http://www.colfaxavenue.com/2015/02/heart-o-denver.html>; "Eli Hedley's Tiki Lounge," in Tiki Central, <http://www.tikiroom.com/tikicentral/bb/viewtopic.php?topic=16936&forum=2>.

²⁶ City and County of Denver, 2004, p. 45; Jackson, p. 20.

The Renaissance Period

As went Colfax, so went Capitol Hill and Cheesman Park. In the later 1960s and 1970s it saw an increase in crime, and drug use was common in the area. A 1973 study by the City found that the Capitol Hill and Cheesman Park area had a population of elderly people and young adults that was substantially higher than the rest of the city, but the number of children under 17 was much lower than that in other neighborhoods.²⁷ The area around E. Colfax is somewhat anachronistically described in the Blueprint Denver's 2004 East Colfax Corridor Plan:

The 1960's and 70's brought hippies, beatniks, second hand stores, "adult bookstores," and "Go-Go" bars to the street. Low rents, communes, and a laissez-faire attitude by the city made Colfax the hangout for all kinds and sorts of life styles and radical attitudes. Playboy Magazine called Colfax "the longest, wickedest street" in America. Jack Kerouac wrote much of his *On the Road*, while living just off Colfax in an apartment at 1522 Lafayette, and seemed to set much of the tone for the street. Colfax was quickly justifying its reputation as the heart of Denver's porno and sleaze business. From Sid King's Crazy Horse Bar to the San Francisco Topless Shoeshine Parlor, East Colfax was the spot. The "urban renewal" trends during this time resulted in the razing of historic mansions to pave the way for franchised fast food outlets and non-profit social service businesses.²⁸

In other words, Capitol Hill around E. Colfax had become the territory of the outcast.

Alongside these "hippies and beatniks" were gay men and lesbians who found community and fellowship in Capitol Hill and Cheesman Park.²⁹ Paradoxically, it was this community that contributed a great deal to the area's economic recovery. Banding together in the neighborhood in the 1970s, gay men and lesbians brought vision and business investment to the area. Wax Trax, still in business today at E. 13th Avenue and Washington Street, was first owned by a gay couple, Jim Dash and Dannie Flesher, who awakened their patrons to New Wave and Punk music in 1975, moving to the current location in 1978.³⁰ The lesbian collective-owned Woman to Woman bookstore at E. Colfax and Vine Street offered its patrons safety and acceptance from 1974 to 1983. Perhaps one of the most important buildings in the LGBTQ history of central Denver was the home of the Gay and Lesbian Community Center of Colorado (GLCCC) in a Craftsman duplex in the Cheesman Park neighborhood. The building was rented to the GLCCC by the decidedly open-to-everyone First Unitarian Church at E. 14th and Lafayette, which is today a Denver Landmark, in large part for its role in social justice issues. Today called simply "The Center," the former GLCCC continues to offer services to LGBTQ Coloradans of all ages and is located at 1301 E. Colfax Avenue.

In the 1980s, the "gay-borhood"³¹ of Capitol Hill faced its darkest time. Acquired Immunodeficiency Syndrome, or the disease known as AIDS, began to affect men in the gay community at a rate far disproportionate to the general population. In Colorado in 1982, eight men died and by 1985 that number had increased more than ten-fold; by 1990, there were over 2,000 diagnosed cases of AIDS in Colorado.³² Many of the same gay men and gay couples who had purchased the run-down and carved up historic

²⁷ City and County of Denver, 1973, p., 2.

²⁸ City and County of Denver, 2004, p. 45.

²⁹ Sylvestre, 2014

³⁰ Dauer, Gregory. "A Capitol State of Mind." Confluence Denver.

³¹ "The History of the LGBT Community in Colorado."

³² Colorado Encyclopedia, <https://coloradoencyclopedia.org/article/aids-colorado>.

homes on Capitol Hill and lovingly restored them were affected by the disease, whether afflicted themselves or losing loved ones with alarming frequency. One former Capitol Hill resident, who had grown up in the 1980s in a row of early 20th century houses on the 1200 block of Downing Street, recounted to Discover Denver surveyors that she and her parents had lost many of their neighbors on their block to AIDS.³³

In the 1990s, as medical advances made survival possible and political changes on the national level led to more research into treatment for the disease, the death rate on Capitol Hill slowed. But the neighborhood was still a locus for LGBTQ community activism, as LGBTQ residents joined together to face down attempts to encode discrimination through such ballot measures as Amendment 2, a measure prohibiting anti-discrimination ordinances that included sexual orientation, and which passed in 1992 and was overturned in 1996.³⁴

In 2004, the East Corridor Plan for Colfax Avenue authored by Blueprint Denver noted that:

“The 1980’s and 1990’s saw a rise of citizen activism and historic preservation of the architectural and historic treasures of the neighborhood. Capitol Hill United Neighborhoods (CHUN), Colfax on the Hill (COTH), Colfax Business Improvement District (CBID), Wyman District Neighborhood Association, Uptown on the Hill Association, along with other concerned citizens have been responsible for the changes beginning to take hold along East Colfax. Residents and shop owners are justifiably proud that the street reflects a very unique ‘community of interest’ made up of the broadest mixture of social, economic, racial, and sexual orientations to be found in the city.”³⁵

Today, Capitol Hill United Neighborhoods (CHUN) is the largest and longest-established registered neighborhood organization in Denver, connecting not only the Capitol Hill and Cheesman Park neighborhoods, but eight other adjacent neighborhoods as well. These groups have long held historic preservation as a key part of their mission, with a committee that has been active for over twenty years.³⁶

Capitol Hill and Cheesman Park have been, since their inception, an area of transition. For all that has changed, however, much remains that speaks to its broad and colorful history and makes it one of the most architecturally diverse of Denver’s cultural landscapes.

NOTE: Historical contexts related to Denver’s history and building types have been developed for Discover Denver and are available on the project website at www.DiscoverDenver.CO.

³³ Amy Johnson-Writ, personal communication to Kathleen Corbett and Teddy Scott, April 10, 2018.

³⁴ Tiki-Toki, “The History of the LGBT Community in Colorado.”

³⁵ City and County of Denver, 2004, p. 45.

³⁶ CHUN “Historic Preservation.”

5. RESULTS AND RECOMMENDATIONS

Summary

A total of 259 parcels were surveyed in the West Capitol Hill-East Cheesman survey area. Vacant parcels and buildings less than thirty years of age were surveyed at the Foundation level, while more information was gathered on those buildings that were over thirty years of age. Because of the relatively good historic physical integrity of most of the buildings in the survey area, the majority (65%) were surveyed at the Evaluation level. At the Enhanced level, 27 individual buildings were surveyed and were evaluated for historical, architectural, or cultural significance. One area was identified as having a concentration of buildings with architectural, cultural, or historical significance.

Survey Levels

The majority of properties surveyed in the West Capitol Hill-East Cheesman Park survey area were documented at the Evaluation level. Parcels surveyed at the Foundation level are those that contain buildings less than thirty years of age or no buildings at all. Buildings surveyed at the Descriptive survey level were over thirty years of age but had major alterations. Those surveyed at the Evaluation level were over thirty years of age and were unaltered or had alterations that were considered minor or moderate. Buildings surveyed at the Enhanced level were researched and evaluated for historical or cultural significance.

Survey Level	Description	Count
Foundation	Vacant parcels or less than 30 years old	58
Descriptive	Over 30 years old with major alterations	6
Evaluation	Over 30 years old with good integrity	168
Enhanced	Evaluated for significance	27

Years of Construction

The West Capitol Hill-East Cheesman survey area has long been an area of change. Since the Silver Crash in 1893, this has most frequently manifested architecturally as adaptive reuse, with properties built for one purpose being altered and employed for other purposes, most commonly single-unit residences adapted for use as flats or boardinghouses. Later, in the mid-1960s, many of these older residences were razed and replaced with newer apartment or office buildings or paved over for parking lots.

The following table shows date ranges and counts of buildings by their decade of construction.

Decade of Construction	Current Use			
	Residential (Single-Unit)	Residential (Multi-Unit)	Commercial	Other Use
1870-1879		1		
1880-1889	2	2	1	
1890-1899	4	2	1	1
1900-1909	4	12	10	1
1910-1919		8	7	3
1920-1929		10	13	3
1930-1939		8	4	1
1940-1949		10	7	1
1950-1959		16	4	2
1960-1969		17	10	2
1970-1979		7	11	6
1980-1989		4	4	2
1990-present		4	23	4
Totals	11	101	95	26

For buildings constructed as single-unit dwellings, the majority were constructed in the decades just before and after the turn of the twentieth century. Few single-unit dwellings were constructed during the years immediately following the Silver Crash, and likewise relatively few were constructed after 1920. For buildings constructed as multi-unit dwellings the story is different. While few were constructed before the turn of the century, fully one-third were built from 1900 through 1929, and approximately one-third were constructed from 1950 through 1969, during the post-World War II period.

For commercial construction, this data was not analyzed since older commercial buildings are often altered and the original construction date is no longer available in web-accessible city data. This is particularly true for buildings with effective construction dates after about 1950.

Building Forms and Styles

For purposes of this report and the Discover Denver project more generally, a distinction has been made between architectural forms/types and architectural styles. The architectural historian Dell Upton notes that *style* is a term of layered meaning: it is on one very basic level a “consistent pattern of making or acting” that identifies an individual or group;³⁷ it also signifies culture on a larger scale (such as that manifested in style that is rooted in the classical orders or the picturesque); it is also “the self-conscious visual vocabularies that serve as ‘signposts or banners’ of the context in which we should view a building.”³⁸ For these reasons, styles are often named for cultures and groups (e.g., Spanish Colonial Revival, Greek Revival, Colonial Revival) or for or by the artists/architects who conceived them (e.g., Richardsonian Romanesque, Craftsman, Usonian). Building types, on the other hand, are generally identified not by the vocabulary of applied style elements, but by the organization of the plan and massing. For instance, a Foursquare is so-called because it is organized, in plan, into four zones of similar size in a square configuration. Likewise, a central-passage double-pile building contains a middle zone of transition space flanked by two rooms on each side. Yet, in even the most scholarly discussions, the concepts of style and type are sometimes used interchangeably, and this should not be considered a matter of confusion. If style is a consistent pattern of making or acting that can be understood as expressing an individual or group,³⁹ then we may also understand building types and forms to fit that definition. Thus, scholarly sources will often identify building types as styles and vice-versa; for instance, McAlester notes that the term “bungalow” was used in the early 1900s to describe small homes constructed in the Craftsman style and that it was only after 1920 that it was understood as a type to which other styles could be applied.⁴⁰

Architectural Styles

In the West Capitol Hill-East Cheesman survey area, the Discover Denver team observed twenty-four architectural styles, as well as numerous examples of buildings that, while carrying no specific style, exhibited identifiable stylistic elements. The following tables present the most commonly observed architectural styles in the survey area.

³⁷ Upton, p. 256

³⁸ Upton, p. 258

³⁹ Upton, p. 256

⁴⁰ McAlester, p. 578

Art Deco

Common elements of the Art Deco style include:

- Vertical, linear orientation of façade elements
- Geometric ornamentation
- Vertical projections at the parapet
- Fluting around entryways
- Polychromatic material (such as multi-colored brick or combinations of brick and stone)



1245 Logan Street

Classical Revival

Buildings of the Classical Revival style have elements such as:

- Large or distinctive porch columns with pronounced capitals
- Pediments
- Dentils
- Classical frieze
- Oval windows and front-façade bay windows



875 Pennsylvania Street

Craftsman

Buildings of the Craftsman style have elements such as:

- Exposed rafter tails
- Knee braces at gable ends
- False half-timbering
- Substantial masonry porch piers, often splayed



321-325 E. 12th Avenue

Modern Movement

Modern Movement is more a category than a specific style, with buildings exhibiting clean lines and little ornamentation. In this survey area, most buildings in this category had multi-unit or office uses.



899 Logan Street

Queen Anne

Common elements of the Queen Anne style include:

- Asymmetrical facade
- Gable ends have decorative shingles
- Turned spindle porch supports
- Multiple gables, usually with decorative shingles
- Bargeboard on gable ends
- Ornate brick patterning
- Two or more stories



1151 Logan Street

Victorian Cottage

Common elements of the Victorian Cottage style include:

- Simplified Queen Anne style elements
- Front gable roof
- 1 ½ stories



724 Sherman Street

Building Forms/Types

The Discover Denver project documented twenty-five different building forms in the West Capitol Hill-East Cheesman survey area, with an additional twenty-five buildings documented as “Other” in the building form field because they did not fit any of the identified building forms in the database. For many of these twenty-five forms, only a few examples were documented, and those often had poor historic physical integrity. For others, sufficient examples with good integrity were identified that they could be considered character defining for the neighborhood in residential or commercial contexts.

The following building forms and/or types are presented within Single-unit, Multi-unit, and Commercial categories and are present in sufficient quantities to be considered character-defining for the West Capitol Hill-East Cheesman area.

Single-Unit Residential Building Forms/Types

The West Capitol Hill-East Cheesman Park survey area documented just thirty-four buildings constructed originally as single-unit homes. Most (41%) of these buildings were of the Central Block with Projecting Bays form, while other single-unit buildings were distributed across four other identifiable types/forms.

Single-Unit Buildings	
Building Type /Form	Count
Central Block with Projecting Bays	14
Foursquare	8
Gable Front	5
Central Passage Double-Pile	3
House with Commercial Addition	2
Other	2
Total	34

Central Block with Projecting Bays

Common Features:

- Hipped or gabled roof on central block, with gables on projecting bays
- Full or partial width projecting porch



837 Sherman Street

Central Passage Double-Pile

Common Features:

- Rectangular footprint
- Central hall with two rooms on either side
- Two or two-and-one-half stories tall
- Side-gabled or hipped roof
- Two or four symmetrically placed chimneys



847 Sherman Street

Foursquare

Common Features:

- Centered front dormer
- Hipped roof, often with deep, flared eaves
- Full-width projecting front porch



1330 Logan Street

Gable Front

Common Features:

- Dominant front gable
- Rectangular footprint
- 1½ to 2½ stories



739 Sherman Street

Multi-Unit Residential Building Forms/Types

Multi-unit buildings in the survey area varied widely across time, with the earliest examples dating from the first decade after the turn of the twentieth century, and the majority built in the decades following World War II. Several examples are provided for some building types, to show how architectural features changed over time on the same form.

Multi-Unit Buildings	
Building Type /Form	Count
Apartment – Block	52
High-Rise	19
Duplex	8
Apartment – Courtyard	6
Other	7

Apartment Block
Common Features: <ul style="list-style-type: none"> • Rectangular or L plan • Two to four stories • Flat roof, often with pent roof at parapet • Interior apartment access (building has a main entrance) • Symmetrical façade • Stacked balconies on front facade




321 E. 11th Avenue, constructed 1908



1060 Logan Street, constructed 1924



1264 Grant Street, constructed 1947

<p>Apartment - Courtyard</p> <p>Common Features:</p> <ul style="list-style-type: none"> • U-shaped configuration • Open space at center of complex 	 <p><i>1461 Logan Street, constructed 1909</i></p>
<p>Duplex</p> <p>Duplexes are defined as one building with two different dwelling units. Stylistic influences on duplexes are usually similar to those seen on single family residences built in the same period.</p>	 <p><i>217-219 E. 7th Avenue, constructed 1923</i></p>
 <p><i>1226-1230 Logan Street, constructed 1919</i></p>	 <p><i>321-325 E. 12th Avenue, constructed 1900</i></p>

High Rise

Common Features:

- Flat roof and flat parapet
- Vertical orientation
- Steel frame or concrete construction
- Ten or more stories
- Underground or attached parking garages
- Balconies



980 Grant Street, constructed 1925



1201 Williams Street, constructed 1969



1055 Logan Street, constructed 1972

Commercial Building Forms/Types

Commercial buildings in the West Capitol Hill-East Cheesman survey area tended to be located along former streetcar lines and not elsewhere. Later construction dates are uncertain because these dates are often associated with major modifications rather than the original construction of the building.

One-Part Commercial Block	
Common Features: <ul style="list-style-type: none">• Flat roof• Shaped or flat parapet• Sign blocks above entrances• Grouped units• Recessed and chamfered storefront entrances• Display windows	<i>230 E. 13th Avenue, constructed 1947</i>
Two-Part Commercial Block	
Common Features: <ul style="list-style-type: none">• Divided into lower commercial and upper residential zones• Chamfered corner storefront entrances are sheltered by overhanging upper story• Evenly spaced upper windows• Decorative cornice or shaped parapet	<i>1156 Broadway, constructed 1920</i>

Commercial/Industrial Block

Common Features:

- Lacks major architectural features
- Utilitarian appearance
- Windows and entrances are simple and functional



780 Grant Street, constructed 1964

Properties Evaluated for Significance

The West Capitol Hill-East Cheesman Park survey area contains numerous properties with good to excellent historic physical integrity that are clear examples of the different types, styles, and phases of architecture that have historically been the hallmark of the area.⁴¹ Many of these examples already lie in the seven designated landmark districts that are contained within or overlap the neighborhood boundary. Thirty-six buildings within the survey area boundaries are currently designated as historic landmarks with the City and County of Denver. Of the properties documented during field survey (no designated properties were recorded), 11% (N=29) were documented as having no alterations visible from the public right of way. Additionally, 38% (N=98) were documented as having minor alterations (e.g., window replacement or subordinate rear additions) indicating that, while they may be too altered to be individually architecturally significant, they carry sufficient historic integrity to easily convey their history to passers-by and still have the ability to contribute to the historic landscape of the survey area.

Of the total buildings recorded in the survey area, twenty-seven buildings or 10.4% percent were selected for Enhanced survey. In most cases buildings were selected because field observations supported the possibility that they might be architecturally significant. In a few cases, property owners or community members informed surveyors in the field that the building had aspects to its history that might indicate historical or cultural significance. The following table lists the buildings evaluated and the areas of potential significance identified for each.

This list should not by any means be considered a complete list of potentially significant properties in the survey area; more data than was available from right-of-way survey would be required to make that determination. Any building in the neighborhood for which sufficient historic physical integrity and historic, cultural, or geographical importance can be shown should be considered to be significant.

Site ID	Address
5DV.41980	321-325 E. 12 th Avenue
5DV.2110	1920 E. 13 th Avenue
5DV.41986	217-219 E. 7 th Avenue
5DV.41996	450 E. 9 th Avenue
5DV.7127	1000 Broadway
5DV.3286	1100-1122 Broadway
5DV.42011	1156 Broadway
5DV.8181	400 E. Colfax Avenue
5DV.42027	960 Grant Street
5DV.3916	980 Grant Street
5DV.42033	1235 Grant Street
5DV.42034	1250 Grant Street

⁴¹ The Secretary of Interior Standards for Archaeology and Historic Preservation defines historic physical integrity as *the ability of a property to convey its significance* and has seven aspects: location, design, setting, materials, workmanship, feeling, and association (NPS Bulletin 15, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm).

Site ID	Address
5DV.8179	1438 Grant Street
5DV.3508	1133 Lincoln Street
5DV.11331	1278 Lincoln Street
5DV.42067	899 Logan Street
5DV.42071	1001 Logan Street
5DV.42087	1201-1205 Logan Street
5DV.3559	1209 Logan Street
5DV.42095	1269 Logan Street
5DV.42098	1284 Logan Street
5DV.42100	1330 Logan Street
5DV.6953	875 Pennsylvania Street
5DV.42119	1060 Race Street
5DV.34093	1077 Race Street
5DV.42141	815 Sherman Street
5DV.3564	837 Sherman Street

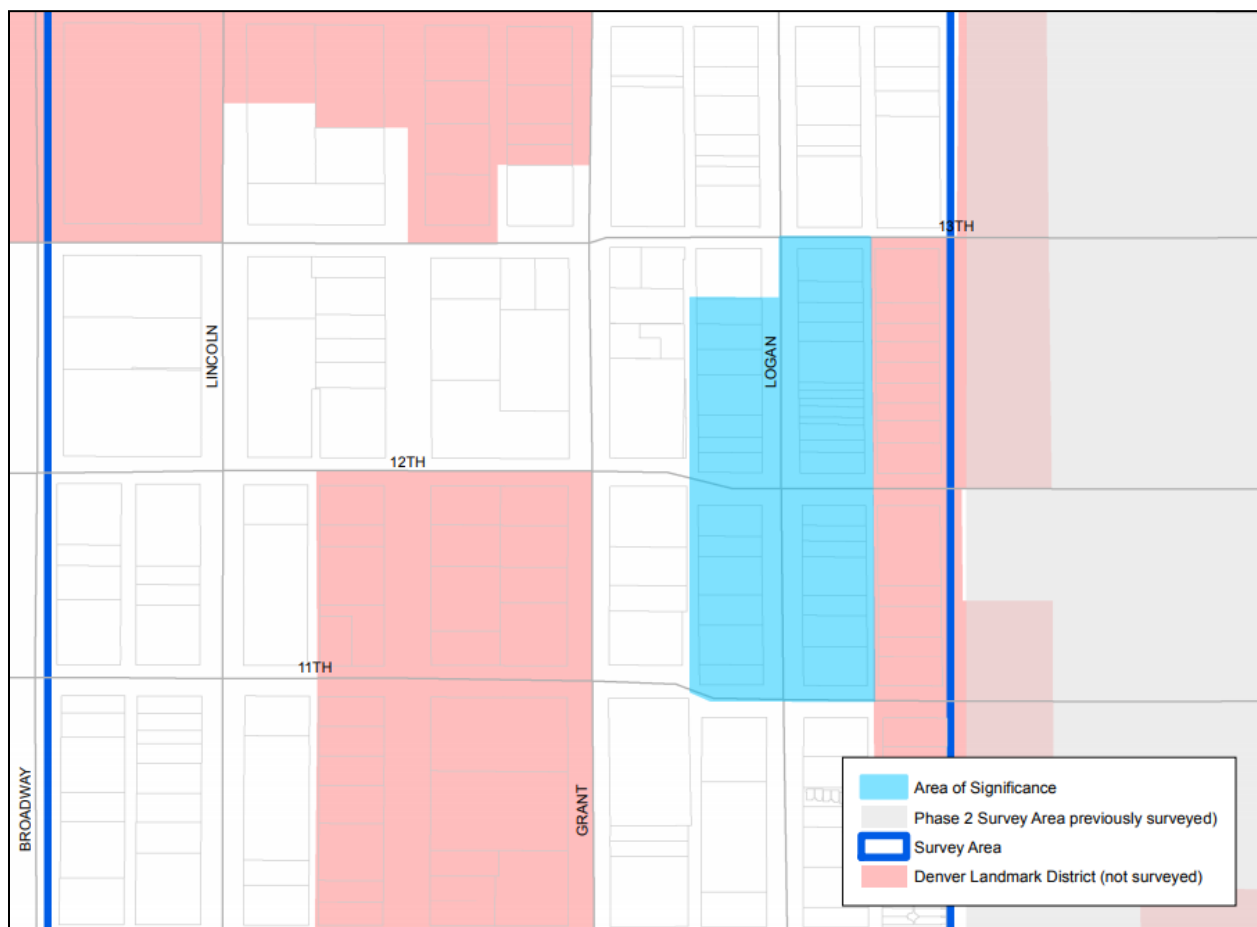
Areas of Potential Significance

While the West Capitol Hill-East Cheesman Park survey area contains a good degree of overall historic physical integrity, parts of it are dotted with parking lots where demolitions have occurred. Elements such as historic sandstone curbs and sidewalks are commonplace, however, and on some blocks even prevalent. The seven existing landmarked historic districts that lie or partially lie within the survey area contain outstanding examples of architecture that dates to the neighborhood's early period, illustrating what this area once was.

Excluding these designated landmark districts, two areas were identified as containing a sufficient percentage of buildings with high levels of historic physical integrity that they carry potential significance.

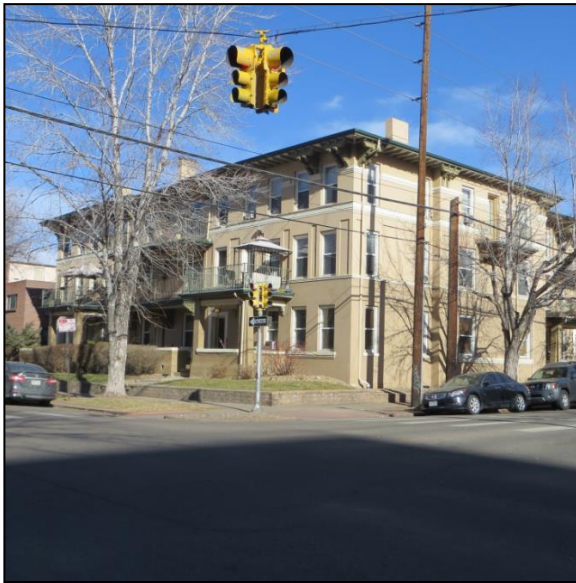
Area #1

The boundaries shown on the map below cover most of two blocks of Logan Street, between E. 11th Avenue and E. 13th Avenue. The area contains, to varying degrees, buildings that address multiple themes in Denver's history, architecture, and geography. It should be noted that many buildings containing good historic physical integrity lie outside of this area, and the boundaries are not meant to preclude the inclusion of these buildings in any future area of significance if such should be identified.



A potential area of significance was identified within the survey area

Area Description: Bounded on the north by E. 13th Avenue, on the south by E. 11th Avenue, the potential area of significance encompasses most of the 1100 and 1200 blocks of Logan Street. It abuts the Pennsylvania Street Historic District, which lies on its eastern edge. The majority of the buildings contained within this boundary appear to carry good to excellent historic physical integrity, though several buildings have been substantially altered. This area represents a wide range of construction dates, with architecturally significant buildings present from as early as the mid-1880s through the mid- 1960s. Shown below are a handful of the buildings that carry sufficient historic physical integrity to convey their place in the history of Denver and Capitol Hill.



1100 Logan Street, constructed 1903



1115 Logan Street, constructed 1925



1120 Logan Street, constructed 1960



1130 Logan Street, constructed 1890



1150 Logan Street, constructed 1906



1201 Logan Street, constructed 1900



1220-1224 Logan Street, constructed 1913



1225 Logan Street, constructed 1900

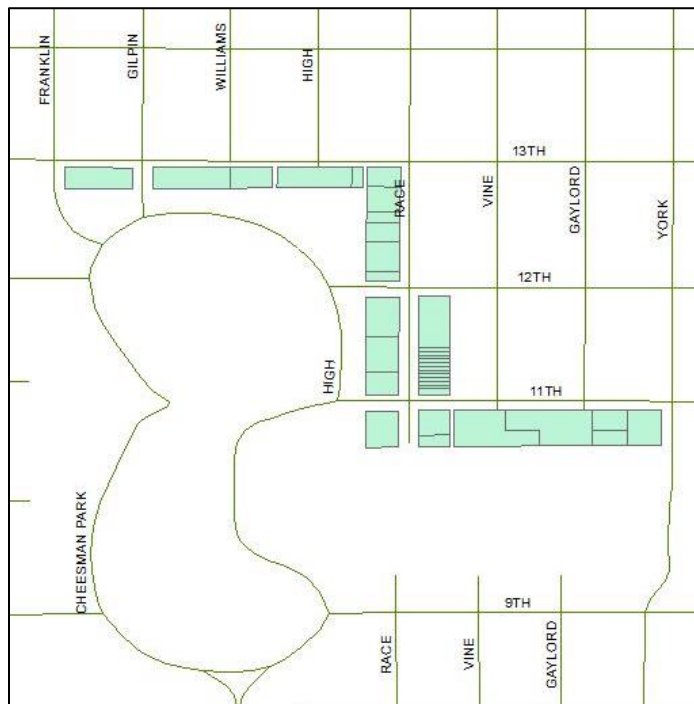


1245 Logan Street, constructed 1931



1269 Logan Street, constructed 1930

Area #2: High Rise Buildings



High-rise residential buildings line the northern and eastern edges of Cheesman Park, providing residents with spectacular views of the park and the Denver Botanic Gardens. Constructed in the 1960s and 1970s, these buildings replaced what in many cases were homes similar to those now found in the surrounding designated historic districts. Starkly different than the area that surrounds them, they tell a unique story of mid-century Denver.

Further Investigations: West Capitol Hill-East Cheesman Apartment Buildings

Although many historic neighborhoods in Denver have seen single-unit dwellings replaced with multi-unit dwellings, none have the concentration of apartment buildings with high levels of integrity that can be seen in the Capitol Hill and Cheesman Park neighborhoods. Beginning in the late 1880s, purpose-built flats were constructed near E. Colfax Avenue, and in the late 1890s, as the economy recovered from the Silver Crash, apartment buildings in the area became larger and grander. The decade of the 1920s saw this trend intensify.

As with the rest of the country, construction slowed considerably during the Great Depression of the 1930s and the World War II years. Following the war, as builders strove to meet the demand for urban housing, new and innovative forms of apartment buildings appeared on Capitol Hill. The modernist vocabularies that had developed over the past decades met technologies in materials and construction developed in wartime, and this allowed architects to bring this residential model into the new age as they experimented with such forms as the side-stair building and the dingbat.

Because the Capitol Hill and Cheesman Park neighborhoods still contain the story of these developments in the landscapes of their streets, a thematic study of the history of apartment buildings in this area would be appropriate. This could take the form of a Multiple Property Documentation for the National Register of Historic Places, although other published avenues might also be fitting. This work should investigate these buildings in the context of their historic architectural trends and styles, the stories of their designers and builders, and the stories of the residents who lived and worked in them. Understanding the role apartment buildings played in Capitol Hill and Cheesman Park development can not only inform our knowledge of the city's history, but as the city densifies it may also enhance the future buildings that will in time become the city's history.

Conclusion

As the City of Denver evolves, landscapes that tell its history grow ever more critical. On the streets of the West Capitol Hill-East Cheesman Park survey area, this history is still starkly legible. Houses built for families in the 1880s stand alongside apartments built for streetcar commuters in the 1920s and those stand next to towering luxury apartment buildings constructed for wealthy citizens in the 1960s. Nowhere else in the city is this variety still present.

As Denverites continue to navigate the many changes that current trends visit upon the city, we look to landscapes like those in the survey area to understand the stories of the place in which we live. Because the layers of history in these landscapes are so stark in West Capitol Hill and East Cheesman Park, protecting their continued visibility is critical to preserving the elements that comprise Denver's character. With this study and others like it, the Discover Denver project will continue to identify these elements and make them available to the public so that residents, visitors, and all who encounter these neighborhoods can understand and value them.

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7. SURVEY LOG

Evaluations made as a part of this survey project are intended to assist city staff, property owners, and other interested parties with understanding a property's potential significance. These evaluations may be revised in the future should additional information be discovered, or if the property no longer retains its historic physical integrity.

A determination of significance or eligibility does not formally designate a resource as a historic landmark or put any restrictions on it. Designation would require a significant level of community support and the successful completion of a rigorous public process.

Evaluation Code	Definition
Local – Individual Significance Codes	
DEMOLISHED	Resource has been demolished.
E	City staff has determined that the resource has architectural, historical, or cultural significance.
L30	Resource is less than thirty years of age and was not evaluated for potential significance.
LANDMARK	Resource is a designated Denver Landmark.
ND	More data is needed to determine if this property has architectural, historical, or cultural significance.
NE	Resource no longer retains its historic physical integrity.
PE	Resource has potential architectural, historical, or cultural significance.
Local – Area Significance Codes	
DEMOLISHED	Resource has been demolished.
L30	Resource is less than thirty years of age, and was not evaluated for potential significance.
NPD	Resource is not located in an area of special significance or interest.
C	Resource retains its physical integrity and would contribute to an area of special significance or interest.
NC	Resource has lost its physical integrity and would not contribute to an area of special significance or interest.
NR/SR – Individual Significance Codes	
DEMOLISHED	Resource has been demolished.
L30	Resource is less than thirty years of age and was not evaluated for potential significance.
ND	More data is needed to evaluate this property's eligibility for listing in the National Register.
NR-NE	Resource lacks the significance required for listing in the National Register.
NR-E (Criteria)	Resource has sufficient significance for listing in the National Register under the noted criteria.
NR-LISTED	Resource is listed in the National Register of Historic Places.
SR-E (Criteria)	Resource has sufficient significance for listing in the State Register under the noted criteria.
NR/SR – Area Significance Codes	

DEMOLISHED	Resource has been demolished.
L30	Resource is less than thirty years of age, and was not evaluated for potential significance.
NPD	Resource is not located in an area of significance.
C	Resource retains its physical integrity and would contribute to an area of special significance or interest.
NC	Resource has lost its physical integrity and would not contribute to an area of special significance or interest.

							Local Evaluation		NR/SR Evaluation	
Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Individual	Area	Individual	Area
BROADWAY										
5DV.7127A	1000 BROADWAY	Enhanced	1926	Commercial - Retail Store	Two-Part Commercial Block	Gothic Revival	E	NPD	E (A,C)	NPD
5DV.7127B	1000 BROADWAY (North)	Descriptive	1929	Other Current Use	Parking Garage	No Style	NE	NC	NE	NC
PKG_1	1030-1042 BROADWAY	Evaluation	1985	Parking Garage	Parking Garage	No Style	ND	C	ND	C
5DV.42005	1050 BROADWAY	Evaluation	1929	Commercial - Other	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42006	1060 BROADWAY	Evaluation	1929	Commercial - Retail Store	Commercial/Industrial Block	No Style	ND	C	ND	C
5DV.42013	1080-1082 BROADWAY	Evaluation	1910	Commercial - Restaurant	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42007	1088 BROADWAY	Evaluation	2004	Commercial - Retail Store	Two-Part Commercial Block	Classical Revival	ND	C	ND	C
5DV.3286	1100-1122 BROADWAY	Evaluation	1904	Mixed Use	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42008	1134 BROADWAY	Evaluation	1910	Commercial - Other	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42009	1136 BROADWAY	Evaluation	1984	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.42010	1144 BROADWAY	Evaluation	1910	Commercial - Other	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42011	1156 BROADWAY	Enhanced	1920	Commercial - Retail Store	Two-Part Commercial Block	Modern Movement	E	NPD	E (A)	NPD
5DV.12345	1200 BROADWAY	Foundation	2011	Government - State	N/A	N/A	L30	L30	L30	L30
5DV.42012	1290 BROADWAY	Evaluation	1986	Commercial - Business/Professional	High-Rise	Modern Movement	ND	C	ND	C
5DV.41997	700 BROADWAY	Evaluation	1973	Commercial - Business/Professional	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.41998	800 BROADWAY	Foundation	2010	Commercial - Financial Institution	N/A	N/A	L30	L30	L30	L30
5DV.41999	828 BROADWAY	Foundation	2015	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.42000	838 BROADWAY	Evaluation	1900	Commercial - Business/Professional	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42001	846 BROADWAY	Evaluation	1900	Commercial - Restaurant	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42014	848-854 BROADWAY	Evaluation	1908	Commercial - Business/Professional	Two-Part Commercial Block	Italianate	ND	C	ND	C
5DV.42003	860 BROADWAY	Evaluation	1950	Commercial - Retail Store	One-Part Commercial Block	Classical Revival	ND	C	ND	C
5DV.42002	860 BROADWAY EAST	Evaluation	1921	Commercial - Retail Store	One-Part Commercial Block	No Style	ND	C	ND	C
N/A	930 BROADWAY	Foundation	2009	Surface Parking	N/A	N/A	L30	L30	L30	L30
5DV.42004	940 BROADWAY	Evaluation	1975	Government - State	Commercial/Industrial Block	No Style	ND	C	ND	C
N/A	972 BROADWAY	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
E 7TH AVE										
5DV.41985	175 E 7TH AVE	Foundation	2015	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.41990	211-215 E 7TH AVE	Foundation	2017	Commercial - Restaurant	N/A	N/A	L30	L30	L30	L30
5DV.41986	217-219 E 7TH AVE	Enhanced	1923	Commercial - Business/Professional	Terrace	Romanesque Revival	NE	NPD	ND (C)	NPD
5DV.41987	225 E 7TH AVE	Evaluation	1904	Commercial - Restaurant	One-Part Commercial Block	Mediterranean Revival	ND	C	ND	C
5DV.41988	301 E 7TH AVE	Evaluation	1929	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.41989	321 E 7TH AVE	Evaluation	1904	Domestic – Multiple Dwelling	Rowhouse	No Style	ND	C	ND	C
E 8TH AVE										
5DV.41991	112 E 8TH AVE	Evaluation	1909	Commercial - Restaurant	Commercial - Other	Craftsman	ND	C	ND	C
5DV.41992	121 E 8TH AVE	Evaluation	1907	Domestic – Multiple Dwelling	Terrace Type	No Style	ND	C	ND	C
E 9TH AVE										

							Local Evaluation		NR/SR Evaluation	
Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Individual	Area	Individual	Area
5DV.41993	100 E 9TH AVE	Evaluation	1978	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.41994	200 E 9TH AVE	Evaluation	1961	Education - School	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.41995	300 E 9TH AVE	Evaluation	1957	Education - School	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.41996	450 E 9TH AVE	Enhanced	1908	Domestic – Single Dwelling	Central Passage Double Pile	French Renaissance	E	C	E (C)	C
E 10TH AVE										
5DV.41972	330 E 10TH AVE	Evaluation	1955	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
E 11TH AVE										
5DV.41973	12 E 11TH AVE	Evaluation	1920	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.41976	2030 E 11TH AVE	Evaluation	1973	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.41977	22-24 E 11TH AVE	Evaluation	1924	Domestic – Multiple Dwelling	Duplex	No Style	ND	C	ND	C
5DV.4897	321 E 11TH AVE	Evaluation	1908	Domestic – Multiple Dwelling	Apartment - Block	Mission	ND	C	ND	C
5DV.41975	370 E 11TH AVE	Evaluation	1963	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.41974	40 E 11TH AVE	Evaluation	1924	Commercial - Retail Store	One-Part Commercial Block	No Style	ND	C	ND	C
E 12TH AVE										
5DV.41978	12 E 12TH AVE	Evaluation	1974	Commercial - Retail Store	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.41979	2000 E 12TH AVE	Evaluation	1976	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.4147	251 E 12TH AVE	Evaluation	1957	Government - State	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.41980	321-325 E 12TH	Enhanced	1900	Domestic – Multiple Dwelling	Duplex	Craftsman	NE	C	E (C)	C
E 13TH AVE										
5DV.2110	1920 E 13TH AVE	Evaluation	1896	Domestic – Multiple Dwelling	Foursquare	Classical Revival	ND	C	ND	C
5DV.10987	206-220 E 13TH AVE	Evaluation	1975	Mixed Use	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.41981	226 E 13TH AVE	Evaluation	1946	Commercial - Retail Store	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.41982	230 E 13TH AVE	Evaluation	1947	Health Care	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.41983	314 E 13TH AVE	Evaluation	1930	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
E 14TH AVE										
5DV.41984	100 E 14TH AVE	Foundation	2005	Parking Garage	Parking Garage	N/A	L30	L30	L30	L30
N/A	420 E 14TH AVE	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
E COLFAX AVE										
5DV.8180	320 E COLFAX AVE	Evaluation	1911	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.8181	400 E COLFAX AVE	Enhanced	1923	Mixed Use	Two-Part Commercial Block	No Style	PE	C	ND (A,C)	C
5DV.8182	420-440 E COLFAX AVE	Evaluation	1920	Mixed Use	Two-Part Commercial Block	Classical Revival	ND	C	ND	C
GAYLORD ST										
5DV.42015	1065 GAYLORD ST	Foundation	2013	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
GILPIN ST										
5DV.42016	1299 GILPIN ST	Evaluation	1982	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
GRANT ST										
5DV.42028	1000 GRANT ST	Evaluation	1963	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C

							Local Evaluation		NR/SR Evaluation	
Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Individual	Area	Individual	Area
5DV.42039	1036-1040 GRANT ST	Evaluation	1972	Parking Garage	Other	Modern Movement	ND	C	ND	C
N/A	1066 GRANT ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42029	1100 GRANT ST	Foundation	2006	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.42030	1140 GRANT ST	Evaluation	1941	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42031	1196 GRANT ST	Evaluation	1956	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42032	1200 GRANT ST	Foundation	2017	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.42033	1235 GRANT ST	Enhanced	1947	Domestic – Multiple Dwelling	Apartment - Courtyard	Modern Movement	E	NPD	E (C)	NPD
5DV.42034	1250 GRANT ST	Evaluation	1933	Commercial - Other	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.42035	1264 GRANT ST	Evaluation	1947	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42036	1275 GRANT ST	Evaluation	1942	Commercial - Restaurant	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42037	1280 GRANT ST	Evaluation	1968	Commercial - Restaurant	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.42038	1350 GRANT ST	Foundation	2000	Mixed Use	N/A	N/A	L30	L30	L30	L30
5DV.2620	1410 GRANT ST	Evaluation	1941	Commercial - Business/Professional	Apartment - Courtyard	No Style	ND	C	ND	C
N/A	1422 GRANT ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.8179	1438 GRANT ST	Evaluation	1910	Mixed Use	Two-Part Commercial Block	Classical Revival	ND	C	ND	C
5DV.42017	711 GRANT ST	Evaluation	1910	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.42018	718 GRANT ST	Evaluation	1911	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
N/A	720 GRANT ST	Evaluation	1967	Parking Garage	N/A	N/A	ND	C	ND	C
5DV.42019	770 GRANT ST	Evaluation	1963	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42020	777 GRANT ST	Evaluation	1972	Commercial - Business/Professional	Commercial/Industrial Block	No Style	ND	C	ND	C
5DV.42021	780 GRANT ST	Evaluation	1964	Commercial - Business/Professional	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.42022	800 GRANT ST	Evaluation	1972	Commercial - Business/Professional	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.42023	801 GRANT ST	Evaluation	1949	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42024	827 GRANT ST	Evaluation	1909	Commercial - Business/Professional	Foursquare	No Style	ND	C	ND	C
N/A	831 GRANT ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42025	838 GRANT ST	Evaluation	1982	Religious Facility	Other	No Style	ND	C	ND	C
5DV.1486	857 GRANT ST	Evaluation	1910	Domestic - Hotel/Motel	Central Block with Projecting Bays	Colonial Revival	ND	C	ND	C
N/A	865 GRANT ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42026	920 GRANT ST	Evaluation	1970	Commercial - Other	High-Rise	Modern Movement	ND	C	ND	C
5DV.42027	960 GRANT ST	Enhanced	1937	Domestic – Multiple Dwelling	High-Rise	No Style	E	C	E (C)	C
5DV.3916	980 GRANT ST	Evaluation	1925	Domestic – Multiple Dwelling	High-Rise	No Style	ND	C	ND	C
HIGH ST										
5DV.42041	1290 HIGH ST	Foundation	1993	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
LINCOLN ST										
5DV.9170	1000 LINCOLN ST	Evaluation	1930	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42052	1001 LINCOLN ST	Evaluation	1971	Commercial - Business/Professional	Commercial/Industrial Block	International	ND	C	ND	C
5DV.9167	1020 LINCOLN ST	Evaluation	1931	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C

							Local Evaluation		NR/SR Evaluation	
Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Individual	Area	Individual	Area
5DV.42053	1035 LINCOLN ST	Evaluation	1959	Commercial - Other	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.42054	1044 LINCOLN ST	Evaluation	1966	Commercial - Business/Professional	Commercial/Industrial Block	International	ND	C	ND	C
5DV.2761	1045 LINCOLN ST	Evaluation	1907	Mixed Use	Apartment - Block	No Style	ND	C	ND	C
N/A	1055 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	1065 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	1075 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	1081 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42055	1090 LINCOLN ST	Evaluation	1947	Commercial - Other	Commercial/Industrial Block	No Style	ND	C	ND	C
5DV.42056	1109 LINCOLN ST	Evaluation	1929	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.42057	1120 LINCOLN ST	Evaluation	1983	Commercial - Business/Professional	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
N/A	1131 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.3508	1133 LINCOLN ST	Enhanced	1906	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	NPD	NE	NPD
5DV.42059	1145 LINCOLN ST SOUTH BLDG	Evaluation	1945	Commercial - Warehouse	Commercial/Industrial Block	No Style	ND	C	ND	C
5DV.42058	1145 LINCOLN ST NORTH BLDG	Evaluation	1945	Commercial - Retail Store	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.42060	1200 LINCOLN ST	Evaluation	1973	Education - Higher Education	High-Rise	Modern Movement	ND	C	ND	C
PKG_2	1200 LINCOLN ST PARKING STRUCTURE	Evaluation	1973	Parking Garage	Commercial - Other	No Style	ND	C	ND	C
PKG_3	1255 LINCOLN ST	Foundation	2011	Parking Garage	N/A	N/A	L30	L30	L30	L30
5DV.11331	1278 LINCOLN ST	Enhanced	1919	Commercial - Business/Professional	Two-Part Commercial Block	Gothic Revival	E	NPD	ND (A,C)	NPD
N/A	700 LINCOLN ST	Foundation	N/A	Vacant Lot	N/A	N/A	-	-	-	-
5DV.42062	700 LINCOLN ST	Evaluation	1930	Commercial - Retail Store	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.42042	726 LINCOLN ST	Evaluation	1968	Commercial - Restaurant	Commercial/Industrial Block	No Style	ND	C	ND	C
5DV.42043	726 LINCOLN ST REAR	Evaluation	1968	Commercial - Other	Commercial/Industrial Block	No Style	ND	C	ND	C
N/A	742 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	766 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42044	776 LINCOLN ST	Evaluation	1946	Commercial - Restaurant	Commercial/Industrial Block	No Style	ND	C	ND	C
N/A	780 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42045	800 LINCOLN ST	Evaluation	1968	Commercial - Other	Two-Part Commercial Block	No Style	ND	C	ND	C
N/A	816 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42046	840 LINCOLN ST	Descriptive	1900	Commercial - Restaurant	House with Commercial Addition	No Style	NE	NC	NE	NC
5DV.42047	844 LINCOLN ST	Descriptive	1900	Commercial - Restaurant	House with Commercial Addition	No Style	NE	NC	NE	NC
5DV.42048	845 LINCOLN ST	Evaluation	1957	Commercial - Retail Store	One-Part Commercial Block	Mission	ND	C	ND	C
5DV.42049	850 LINCOLN ST	Evaluation	1972	Religious Facility	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
N/A	853 LINCOLN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42050	865 LINCOLN ST	Evaluation	1955	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.10980	940 LINCOLN ST	Evaluation	1983	Commercial - Business/Professional	One-Part Commercial Block	Modern Movement	ND	C	ND	C
N/A	944 LINCOLN ST	Foundation	N/A	Vacant Lot	N/A	N/A	-	-	-	-
5DV.42061	960-990 LINCOLN ST	Evaluation	1960	Commercial - Retail Store	One-Part Commercial Block	No Style	ND	C	ND	C

Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Local Evaluation		NR/SR Evaluation	
							Individual	Area	Individual	Area
5DV.42051	975 LINCOLN ST	Foundation	2001	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
LOGAN ST										
5DV.42071	1001 LOGAN ST	Enhanced	1938	Domestic – Multiple Dwelling	Apartment - Block	Moderne	E	NPD	E (C)	NPD
5DV.42072	1020 LOGAN ST	Evaluation	1957	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42073	1042 LOGAN ST	Evaluation	1958	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42107	1050 LOGAN ST	Evaluation	1941	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42074	1055 LOGAN ST	Evaluation	1972	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.42075	1060 LOGAN ST	Evaluation	1924	Domestic – Multiple Dwelling	Apartment - Block	Craftsman	ND	C	ND	C
5DV.42076	1065 LOGAN ST	Evaluation	1963	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42077	1080 LOGAN ST	Evaluation	1941	Domestic – Multiple Dwelling	Apartment - Block	Art Deco	ND	C	ND	C
5DV.42078	1100 LOGAN ST	Evaluation	1903	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42079	1115 LOGAN ST	Evaluation	1925	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42080	1120 LOGAN ST	Evaluation	1960	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.4508	1130 LOGAN ST	Evaluation	1914	Domestic – Multiple Dwelling	Central Block with Projecting Bays	Shingle Style	ND	C	ND	C
5DV.42081	1135 LOGAN ST	Evaluation	1957	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42082	1136 LOGAN ST	Enhanced	1896	Domestic – Multiple Dwelling	Central Block with Projecting Bays	Queen Anne	E	C	ND (C); SR (E)	C
5DV.42083	1143 LOGAN ST	Evaluation	1879	Domestic – Multiple Dwelling	Central Block with Projecting Bays	No Style	ND	C	ND	C
5DV.42084	1150 LOGAN ST	Evaluation	1906	Domestic – Multiple Dwelling	Central Passage Double Pile	Tudor Revival	ND	C	ND	C
5DV.2941	1151 LOGAN ST	Evaluation	1892	Domestic – Multiple Dwelling	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.42108	1156 LOGAN ST	Evaluation	1886	Domestic – Single Dwelling	Gable Front	Queen Anne	ND	C	ND	C
5DV.5303	1159 LOGAN ST	Evaluation	1884	Domestic – Multiple Dwelling	Central Block with Projecting Bays	Victorian Cottage	ND	C	ND	C
5DV.42085	1160 LOGAN ST	Evaluation	1893	Domestic – Single Dwelling	Gable Front	Victorian Cottage	ND	C	ND	C
5DV.42109	1167 LOGAN ST	Evaluation	1915	Domestic – Multiple Dwelling	Apartment - Block	Craftsman	ND	C	ND	C
5DV.42086	1170 LOGAN ST	Evaluation	1924	Domestic – Multiple Dwelling	Apartment - Block	Craftsman	ND	C	ND	C
5DV.42087	1201-1205 LOGAN ST	Enhanced	1900	Domestic – Multiple Dwelling	Duplex	Classical Revival	E	C	E (C)	C
5DV.42088	1202 LOGAN ST	Evaluation	1967	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.3559	1209 LOGAN ST	Enhanced	1882	Domestic – Single Dwelling	Central Block with Projecting Bays	Queen Anne	NE	C	ND (C)	C
5DV.42110	1214 LOGAN ST	Evaluation	1896	Domestic – Single Dwelling	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.42103	1220-1224 LOGAN ST	Evaluation	1913	Domestic – Multiple Dwelling	Duplex	No Style	ND	C	ND	C
5DV.42089	1225 LOGAN ST	Evaluation	1900	Commercial - Restaurant	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.42104	1226-1230 LOGAN ST	Evaluation	1919	Domestic – Multiple Dwelling	Duplex	No Style	ND	C	ND	C
5DV.42105	1234-1238 LOGAN ST	Evaluation	1906	Domestic – Multiple Dwelling	Duplex	Craftsman	ND	C	ND	C
5DV.42090	1235 LOGAN ST	Evaluation	1949	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42091	1245 LOGAN ST	Evaluation	1931	Domestic – Multiple Dwelling	Apartment - Block	Art Deco	ND	C	ND	C
5DV.42092	1250 LOGAN ST	Evaluation	1956	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42093	1257 LOGAN ST	Evaluation	1965	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C

							Local Evaluation		NR/SR Evaluation	
Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Individual	Area	Individual	Area
5DV.42094	1260 LOGAN ST	Evaluation	1958	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42095	1269 LOGAN ST	Enhanced	1930	Domestic – Multiple Dwelling	Apartment - Block	Art Deco	NE	C	E (C)	C
5DV.42096	1270 LOGAN ST	Evaluation	1883	Domestic – Multiple Dwelling	Central Block with Projecting Bays	No Style	ND	C	ND	C
5DV.42097	1274 LOGAN ST	Evaluation	1957	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
N/A	1277 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42098	1284 LOGAN ST	Enhanced	1925	Domestic – Multiple Dwelling	Apartment - Block	No Style	NE	C	ND (C)	C
5DV.42099	1300 LOGAN ST	Evaluation	1976	Commercial - Business/Professional	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
N/A	1301 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	1321 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42100	1330 LOGAN ST	Enhanced	1898	Domestic – Single Dwelling	Foursquare	Classical Revival	NE	NPD	E (C)	NPD
N/A	1331 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42111	1336 LOGAN ST	Evaluation	1959	Domestic – Multiple Dwelling	Apartment - Block	Moderne	ND	C	ND	C
N/A	1345 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	1365 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42101	1390 LOGAN ST	Evaluation	1965	Commercial - Financial Institution	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
N/A	1395 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	1400 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.49	1420 LOGAN ST	Evaluation	1917	Domestic – Multiple Dwelling	Apartment - Courtyard	Spanish Colonial Revival	ND	C	ND	C
N/A	1445 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42102	1450 LOGAN	Evaluation	1924	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
N/A	1455 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.2621	1461 LOGAN ST	Evaluation	1909	Domestic – Multiple Dwelling	Apartment - Courtyard	No Style	ND	C	ND	C
5DV.42106	711-723 LOGAN ST	Evaluation	1901	Domestic – Multiple Dwelling	Terrace Type	No Style	ND	C	ND	C
5DV.42063	725 LOGAN ST	Evaluation	1911	Domestic – Multiple Dwelling	Apartment - Block	Italianate	ND	C	ND	C
N/A	765 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	799 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42064	818 LOGAN ST	Evaluation	1968	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.42065	825 LOGAN ST	Evaluation	1936	Commercial - Business/Professional	Central Block with Projecting Bays	No Style	ND	C	ND	C
5DV.42066	888 LOGAN ST	Evaluation	1959	Domestic – Multiple Dwelling	High-Rise	International	ND	C	ND	C
5DV.42067	899 LOGAN ST	Enhanced	1968	Commercial - Business/Professional	High-Rise	Modern Movement	PE	NPD	ND (A,C)	NPD
5DV.42068	909 LOGAN ST	Evaluation	1965	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.12440	935 LOGAN ST	Evaluation	1955	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
N/A	951 LOGAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42069	963 LOGAN ST	Evaluation	1929	Domestic – Multiple Dwelling	Apartment - Block	Tudor Revival	ND	C	ND	C
5DV.42070	990 LOGAN ST	Evaluation	1970	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
PENNSYLVANIA ST										
5DV.42117	1001 PENNSYLVANIA ST EAST	Evaluation	1981	Domestic – Multiple Dwelling	Apartment - Courtyard	No Style	ND	C	ND	C

							Local Evaluation		NR/SR Evaluation	
Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Individual	Area	Individual	Area
5DV.42118	1001 PENNSYLVANIA ST WEST	Evaluation	1981	Domestic – Multiple Dwelling	Apartment - Courtyard	No Style	ND	C	ND	C
5DV.42115	1029 PENNSYLVANIA ST	Evaluation	1938	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42116	1045 PENNSYLVANIA ST	Evaluation	1968	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
N/A	1355 PENNSYLVANIA ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	1375 PENNSYLVANIA ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42112	801 PENNSYLVANIA ST	Evaluation	1966	Domestic – Multiple Dwelling	Apartment - Dingbat	Swiss Chalet	ND	C	ND	C
5DV.42113	811 PENNSYLVANIA ST	Evaluation	1906	Domestic – Single Dwelling	Foursquare	No Style	ND	C	ND	C
5DV.42114	855 PENNSYLVANIA ST	Evaluation	1959	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.6953	875 PENNSYLVANIA ST	Enhanced	1909	Domestic – Single Dwelling	Central Passage Double Pile	Classical Revival	E	C	E (C)	C
RACE ST										
5DV.42119	1060 RACE ST	Enhanced	1917	Domestic – Multiple Dwelling	Foursquare	Prairie	NE	NPD	ND (B,C)	NPD
5DV.42120	1070 RACE ST EAST BLDG	Evaluation	1973	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42121	1070 RACE ST WEST BLDG	Evaluation	1973	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.34093	1077 RACE ST	Enhanced	1969	Domestic – Multiple Dwelling	High-Rise	Modern Movement	E	C	E (C)	C
5DV.42130	1100-1122 RACE ST	Foundation	1990	Domestic – Multiple Dwelling	N/A	Classical Revival	L30	L30	L30	L30
5DV.51690	1111 RACE ST	Evaluation	1971	Domestic – Multiple Dwelling	High-Rise	Brutalist	ND	C	ND	C
5DV.42122	1133 RACE ST	Evaluation	1980	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.42123	1177 RACE ST	Evaluation	1970	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.42124	1201 RACE ST	Evaluation	1958	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42125	1223 RACE ST	Evaluation	1960	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.42126	1245 RACE ST	Evaluation	1965	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42127	1255 RACE ST	Evaluation	1958	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.42128	1265 RACE ST	Evaluation	1969	Domestic – Multiple Dwelling	Apartment - Dingbat	Modern Movement	ND	C	ND	C
5DV.42129	1295 RACE ST	Evaluation	1959	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
SHERMAN ST										
N/A	1221 SHERMAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
N/A	1233 SHERMAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.9180	1240 SHERMAN ST	Evaluation	1948	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
N/A	1245 SHERMAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42147	1250 SHERMAN ST	Evaluation	1948	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
N/A	1255 SHERMAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42148	1260 SHERMAN ST	Evaluation	1948	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42152	1271 SHERMAN ST	Evaluation	1914	Vacant Building	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.42149	1275 SHERMAN ST	Evaluation	1939	Vacant Building	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.42150	1313 SHERMAN ST	Evaluation	1976	Government - State	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.42151	716-718 SHERMAN ST	Evaluation	1904	Domestic – Multiple Dwelling	Duplex	No Style	ND	C	ND	C
5DV.42131	724 SHERMAN ST	Evaluation	1896	Domestic – Single Dwelling	Central Block with Projecting Bays	Victorian Cottage	ND	C	ND	C

							Local Evaluation		NR/SR Evaluation	
Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Individual	Area	Individual	Area
N/A	727 SHERMAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42132	728 SHERMAN ST	Descriptive	1927	Commercial - Business/Professional	Gable Front	Victorian Cottage	NE	NC	NE	NC
5DV.42133	731 SHERMAN ST	Evaluation	1893	Commercial - Business/Professional	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.42134	739 SHERMAN ST	Evaluation	1889	Commercial - Business/Professional	Gable Front	Victorian Cottage	ND	C	ND	C
5DV.42135	740 SHERMAN ST	Evaluation	1926	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.42136	745 SHERMAN ST	Evaluation	1966	Commercial - Business/Professional	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
5DV.42137	758 SHERMAN ST	Evaluation	1923	Commercial - Business/Professional	Foursquare	No Style	ND	C	ND	C
5DV.42138	760 SHERMAN ST	Evaluation	1909	Domestic – Single Dwelling	Foursquare	No Style	ND	C	ND	C
N/A	764 SHERMAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42139	770 SHERMAN ST	Evaluation	1976	Commercial - Business/Professional	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
N/A	782 SHERMAN ST	Foundation	N/A	Surface Parking	N/A	N/A	-	-	-	-
5DV.42140	789 SHERMAN ST	Evaluation	1973	Commercial - Business/Professional	High-Rise	Modern Movement	ND	C	ND	C
5DV.42141	815 SHERMAN ST	Enhanced	1929	Domestic – Multiple Dwelling	Apartment - Block	Mediterranean Revival	NE	C	E (C)	NPD
5DV.42142	819 SHERMAN ST	Evaluation	1920	Commercial - Business/Professional	Central Block with Projecting Bays	No Style	ND	C	ND	C
5DV.42143	820 SHERMAN ST	Foundation	2014	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.42144	827 SHERMAN ST	Evaluation	1911	Commercial - Business/Professional	Gable Front	Dutch Colonial Revival	ND	C	ND	C
5DV.42145	830 SHERMAN ST	Evaluation	1966	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.9171	835 SHERMAN ST	Evaluation	1954	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.3564	837 SHERMAN ST	Enhanced	1891	Commercial - Business/Professional	Central Block with Projecting Bays	Queen Anne	E	C	ND (C)	NPD
5DV.42146	847 SHERMAN ST	Evaluation	1939	Domestic – Multiple Dwelling	Central Passage Double Pile	Dutch Colonial Revival	ND	C	ND	C
WILLIAMS ST										
5DV.42153	1201 WILLIAMS ST	Evaluation	1969	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C