



Survey Report: East 17th Avenue Commercial Corridor

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**State Historical Fund Grant #16-01-021
December 2019**

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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 9% of these buildings had been surveyed for historical and architectural significance. In 2016, the City and County of Denver received and approved more than 700 demolition permits. Consequently, Denver is at risk of losing many properties that tell the story of our 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 began in Spring 2016 and is documenting the buildings in five survey areas, including three residential neighborhoods and two areas along major commercial corridors. This report covers efforts along one of the city's major commercial corridors, East 17th Avenue.

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, the most recent phase of Discover Denver, focused on three primarily residential 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. This report covers survey efforts along portions of the E. 17th Avenue commercial corridor. Other survey areas will be covered in their own reports.

2. INTRODUCTION:

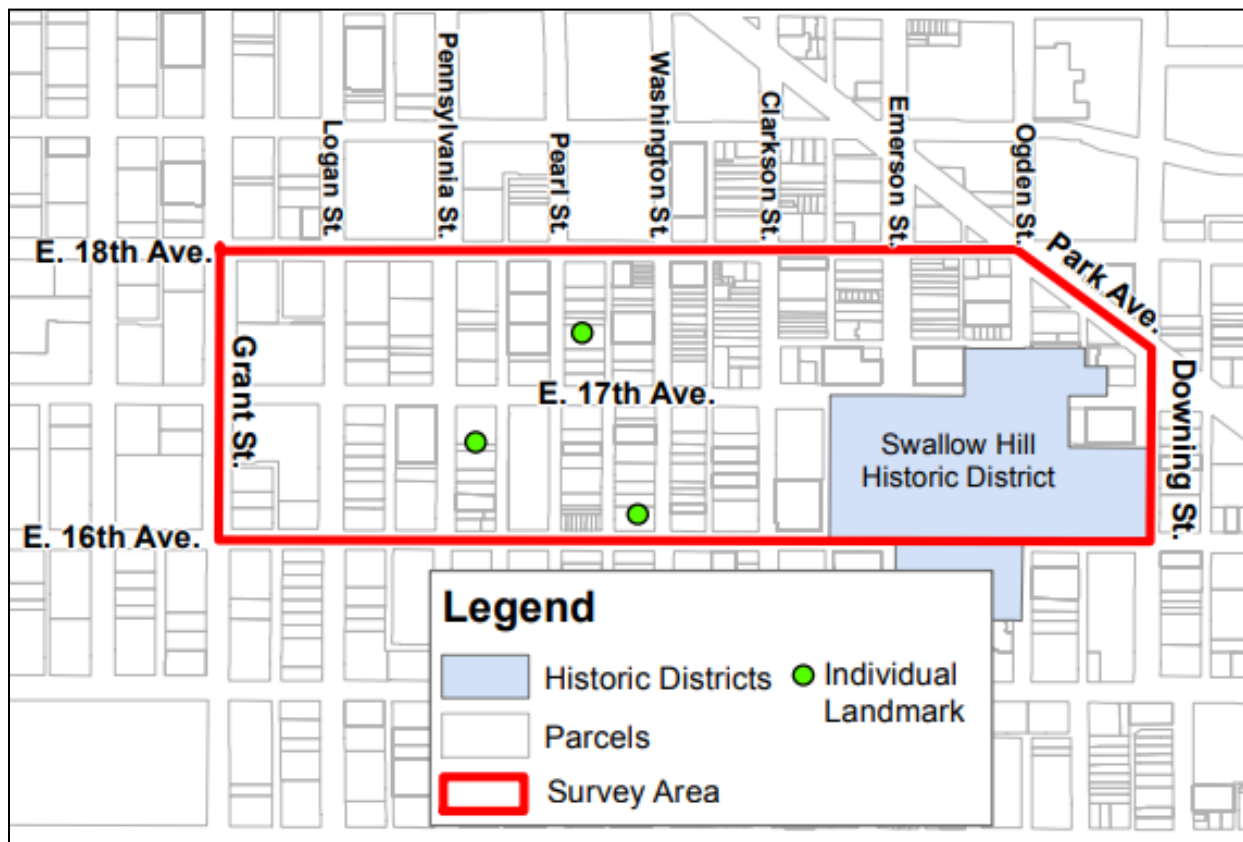
E. 17TH AVENUE COMMERCIAL CORRIDOR SURVEY

In May of 2016, the consultant team of Corbett AHS, Inc. and Mead and Hunt undertook to lead and /or perform the field survey for Phase Two of the Discover Denver project for Historic Denver, Inc. This phase of the Discover Denver project included five defined geographic or thematic areas within the City and County of Denver. These are: Virginia Village; City Park West; commercial corridors on E. 17th Avenue and Broadway; and Capitol Hill-West Cheesman. This report documents the results of survey efforts along the E. 17th Avenue commercial corridor.

All work was performed according to the general methods previously established by Historic Denver, Inc. in the Pilot Phase and Phase One of the Discover Denver project, with any changes or variations described in the Research Design and Methods section of this report. Survey of the E. 17th Avenue survey area took place from October 7, 2017 to November 14, 2017, with resurvey of a small number of properties conducted on June 5, 2018. Data for a total of 173 properties was uploaded to the Discover Denver database.

3. PROJECT AREA

The E. 17th Avenue commercial corridor is a present-day major thoroughfare that grew up along a former streetcar line. The survey area is contained within the North Capitol Hill statistical neighborhood in the City and County of Denver. While the E. 17th Avenue commercial corridor continues east through the City Park West neighborhood, buildings along the corridor east of Downing Street are addressed in a separate report covering the entirety of that neighborhood. Excluding the area contained in the Swallow Hill Historic Landmark District, the survey area encompassed approximately .09 square miles or approximately fifty-nine acres. The boundaries of the survey area, shown in the map below, are comprised of E. 18th Avenue on the north, Park Avenue on the northeast, Downing Street on the east, E. 16th Avenue on the south, and Grant Street on the west.



The East 17th Avenue survey area, including the Swallow Hill local historic district which was excluded from the survey.

The primary arterials that traverse the E. 17th Avenue commercial corridor are: E. 17th Avenue, which is one-way heading east; E. 18th Avenue, which is one-way heading west; and the two-way diagonal, Park Avenue, which borders the area from E. 18th Avenue to Downing Street. North-south arterials are Downing Street, which borders the east side of the survey area, Clarkson and Washington streets, which are one-way running north and south respectively, and Logan and Grant streets, which are likewise one-way running north and south respectively.

The survey area is bisected and dominated by E. 17th Avenue, which contains a variety of historic and newly constructed commercial buildings. As it extends through the survey area and on east through the

City Park West neighborhood, this stretch of E. 17th Avenue is informally known as “Restaurant Row” for the many eateries that line it. Side streets contain a wide variety of single- and multi-family dwellings as well as some buildings that have been constructed or adapted for commercial use. The area conveys a sense of transition from an older, historic neighborhood to one that is being redeveloped, with larger, more modern, commercial, multi-family, and mixed use buildings replacing the historic ones, sometimes several at a time. Although one landmark district and three landmarked properties carry designation and therefore protection from redevelopment, much of the area has already been transformed.

4. RESEARCH DESIGN AND METHODS

Survey Objectives and Scope of Work

The primary objective of this survey was to identify buildings within the E. 17th Avenue commercial corridor 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 or special interest. 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 E. 17th Avenue commercial corridor 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

Locally landmarked properties (either individual or within the boundaries of Denver landmark historic districts) were excluded from this survey.

Project Participants

Discover Denver is a partnership between Historic Denver, Inc. and the City and County of Denver's Community Planning and Development Department. The consultant team of Corbett AHS, Inc. and Mead and Hunt were contracted to lead field survey efforts for Discover Denver Phase Two. Trained community volunteers and interns played a significant role in the project, performing most of the field survey under the supervision of the consultants and much of the historical research.

File Search and Previous Survey Work

Identification of resources previously surveyed was performed in early Spring 2016. File search results revealed two previous large-scale survey efforts performed in the survey area:

Year	Organization
1987	Rebecca Herbst and Vicki Rottman
1993-1994	Front Range Research Associates, Inc.

For the purposes of this report, large-scale is defined as those efforts that surveyed more than five properties in the E. 17th Avenue survey area.

As a result of these previous survey efforts, a number of properties in the E. 17th Avenue commercial corridor 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
1999	1746 Emerson Street (5DV.2547; Augustana Lutheran Home)	National Register
1994	1730-1734 Ogden Street (5DV.2535)	National Register
1994	1738-1742 Ogden Street (5DV.2536)	National Register
1994	1754-1756 Ogden Street (5DV.2538)	National Register

Currently Designated Resources

The E. 17th Avenue commercial corridor survey area contains properties and districts that are designated as historic landmarks or are contained within historic landmark districts in the City and County of Denver. It also contains individual properties that have been placed on 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 E. 17th Avenue survey area:

- Swallow Hill Historic Landmark District and National Register of Historic Places Historic District
- Park Avenue Historic Landmark District (recognizes the significance of the parkway and does not contain any buildings)

Individual buildings designated at the local, state or national level include:

Address	Site No.	Historic Name	Local	NRHP	SRHP
1732-1738 Pearl Street	5DV.2707	Haynes Townhouses	X		
1650 Pennsylvania Street	5DV.147	Guerrierri-DeCunto House	X	X	X
625 E. 16 th Avenue		Huddart Terrace Apartments	X		
*931 E. 17 th Avenue	5DV.2730	Frank Edbrooke House	X		
1600 Logan Street	5DV.122	William G. Fisher House		X	X
*1600 Ogden Street	5DV.145	Bailey House		X	X
*1600 Emerson Street	5DV.154	Bouvier-Lothrop House		x	X
*1618 Ogden Street	5DV.156	John S. Flower House		X	X
*1610 Emerson Street	5DV.659	Flower-Vaile House	X	X	X
*1001-1020 E. 17 th Avenue	5DV.660	The Grafton / Aldine	X	X	X
*1651 Emerson Street	5DV.1702	Haskell House		X	X
1626 Washington Street	5DV.1704	Wm Lang Townhouse		X	X
1600 Grant Street	5DV.2687	St. Paul's English Evangelical Lutheran Church		X	X

* Properties located within the locally designated Swallow Hill Historic Landmark District

Public Outreach

Prior to beginning fieldwork in any new area, Discover Denver staff contacts city council representatives and registered neighborhood organizations (RNOs) affiliated with the survey area. Staff met with the council representative for the E. 17th Avenue survey area in May 2017, and a month later attended a meeting of the Uptown on the Hill RNO to answer questions. A Discovery Day open house event was held on July 29th, 2017 in the nearby City Park West neighborhood, which allowed attendees to learn more about survey efforts and to share information.

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 E. 17th Avenue commercial corridor survey area, the database was pre-populated 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 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 surveyed 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 E. 17th Avenue commercial corridor survey area took place on Tuesdays, Thursdays, and Saturdays from October 7, 2017 to November 14, 2017, with resurvey of three properties conducted on June 5, 2018. Data for a total of 173 parcels was uploaded to the Discover Denver database. Original estimates of the building count for this area was somewhat higher, at 250 buildings; however, the total number of buildings available for survey was less for several reasons. In some cases, buildings had been recently removed and not yet replaced. In other cases, multiple buildings had been recently replaced with a single larger building. Lastly, duplexes and rowhouses, which often appear as separate parcels in the city data, were in some cases counted as multiple buildings in the original estimate but were documented for Discover Denver's purposes as single buildings. As with prior Discover Denver Phase Two surveys, the bulk of the properties were surveyed by trained volunteers or Corbett AHS consultant staff. Properties and districts that are currently landmarked by the City and County of Denver were excluded from the survey. Unbuilt parcels were recorded in the database and were noted as unbuilt, with current use (e.g., "Parking Lot") noted in the entry.

As noted above, survey crews were comprised of Discover Denver volunteers led by Corbett AHS staff. As with prior survey areas, volunteers were given field guides that offered sample images of building styles and types we expected to encounter in the field. For each tablet, the volunteer or volunteer team using that tablet was provided with a map, upon which they checked off or circled 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 examples below). 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 in order to facilitate the post-survey QA/QC process.



Sample E. 17th Avenue commercial corridor survey map provided to survey crews. Parcels colored in pink indicated that these properties had been loaded into the tablet for that day's survey. Properties colored dark blue do not contain buildings. Light blue parcels indicate a property that is a designated Denver Landmark.

Approximately 542 photographs were taken for the survey. A minimum of three photographs of each building was taken by the team leader. These generally consisted of one front 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. In some cases in the commercial areas only one side of a building was visible, making oblique-angle photographs redundant. In most of these cases detail photographs were substituted for obliques. Photographs were taken using an Olympus Tough TG-630 digital camera at 12M resolution or a Panasonic Lumix 100 digital camera at 16M resolution. Digital files were relabeled according to the established Discover Denver photograph label convention (e.g., "17TH_AVE_E_303.001").

Following field survey, the Corbett AHS consultant/team leader rechecked a minimum of thirty percent of the entries against photographs to assure 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, 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 E. 17th Avenue commercial corridors 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.

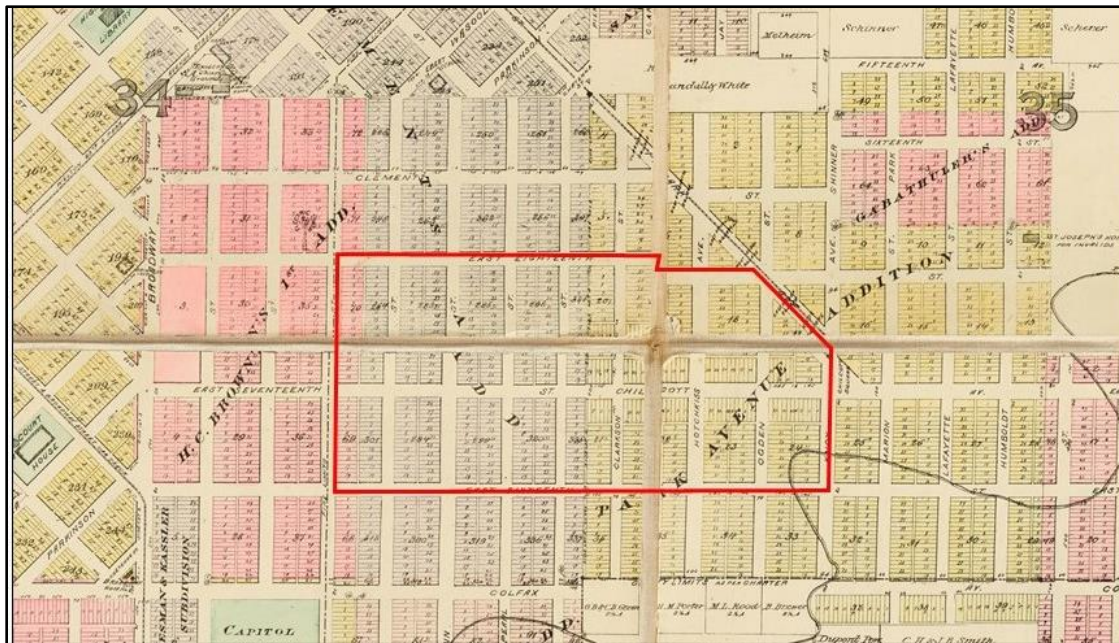
Historical research was used to complete Discover Denver Enhanced Survey Forms and to evaluate researched properties for national, state, and local significance.

5. HISTORICAL OVERVIEW

Denver's commercial zone along E. 17th Avenue developed as the city grew "up and out" in the late nineteenth and early twentieth centuries. The corridor owes its development to the streetcar line that ran through it, connecting the North Capitol Hill neighborhood with downtown Denver to the west and City Park and neighborhoods like Park Hill to the east.

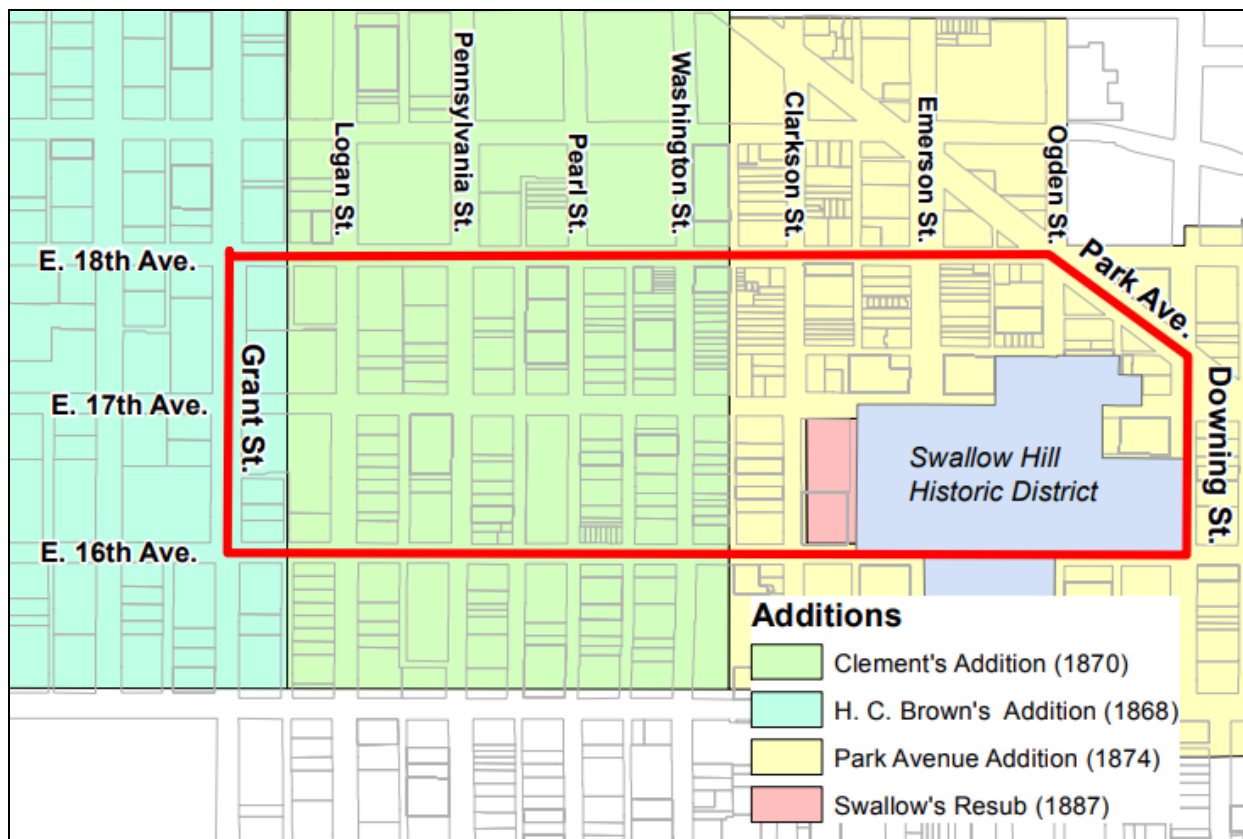
The Capitol Hill neighborhood, including North Capitol Hill, was historically established to serve Denver's early upper class—people who enjoyed new-found wealth derived from the city's position as a gateway to gold and silver mining in the mountains. Denver was designated the territorial capital in 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. 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 two blocks of his platted land for the new Capitol building as being too far "out in the country."¹ 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.

In the North Capitol Hill neighborhood, the E. 17th Avenue commercial corridor traverses three historic subdivisions. From east to west, these comprise the Park Avenue Addition, the Clements Addition, and Henry C. Brown's Addition.



Rollandet's 1881 Map of Denver. The E. 17th Avenue Commercial Corridor survey area is outlined in red. Source: Denver Public Library Western History and Genealogy Division. Call No. CG4314 .D4 1881 .R6. <http://digital.denverlibrary.org/cdm/ref/collection/p16079coll139/id/980>

¹ Zimmer, p. 7.



Original plats shown on current parcel map.

Henry C. Brown was a carpenter who came to Denver from Ohio in 1860, after a long series of adventures in California, Peru, and Nebraska. In 1864, the Territorial Session Law defined the city's eastern border as Broadway and the southern as Colfax Avenue. Brown filed an adjacent homestead claim on 160 acres that extended from what is now 11th Avenue north to 20th Avenue, and from Broadway to just east of Grant Street. The Homestead Act of 1862 required that improvements be made on the land in order for a homesteader to be granted ownership, and this Brown did by erecting a cabin at what is now 12th Avenue and Sherman Street. He purchased the land in December of 1865 for \$1.25 per acre. Although "Brown's Bluff," as it was derisively called at the time, was deemed by the townsfolk as worthless for farming and too far from town, Brown platted his addition on a north-south cardinal grid, abandoning the city's diagonal layout. Although becoming a real estate developer was a bumpy road for Brown, with challenges to his land claim and fluctuations in the city's population, by 1872, the year the Kansas-Pacific Railroad came to Denver, Brown was a banker and a newspaper owner, and to prove his success he built a grand home at 18th and Broadway.²

Brown's neighbor to the east was Alfred Clements, who platted his addition in 1870. Like Brown, he donated land to help fund the construction of the Capitol building, understanding that this move would prove beneficial in terms of property values. The 1874 Park Avenue Addition was the result of efforts by a group of visionary developers who saw an upper-class enclave served by a state-of-the-art horse-

² Goodstein, *Ghosts of Capitol Hill*, p. 7-11; Simmons and Simmons, 1995, p. 12-14.

drawn streetcar line. In the 1880s, streetcar lines were laid along E. 17th and E. 18th avenues as well, and within the decade they were powered by electricity. By 1890, Denver boasted one of the most extensive cable car networks in the country.³



Streetcar line facing west from the intersection of E. 17th Avenue and Emerson Street, circa 1900. The area was still decidedly residential, and would not become a commercial corridor for two more decades. Denver Public Library Western History and Genealogy Division. Call No. X-18292. <http://digital.denverlibrary.org/cdm/ref/collection/p15330coll22/id/28691>.

Denver's elite seemed to like the idea of living on high ground. By the late 1880s, the streets from Broadway well into North Capitol Hill were lined by grand Victorian homes. The fifteen and sixteen-hundred blocks of Grant Street were nicknamed "Millionaire's Row" for the many socially and financially successful residents who resided in the mansions that lined it.⁴

The 1887 Swallow's Resubdivision, platted by banker George R. Swallow and wealthy society matron Ellen E. Ramsdall within the Park Avenue Addition, helped establish the North Capitol Hill area as a prestigious neighborhood.⁵ In their 1995 report on North Capitol Hill for the Denver Neighborhood History Project, historians R. Laurie and Thomas H. Simmons note that:

Between 1886 and 1893, the [Swallow Hill] addition filled with attractive brick and stone homes, many attributed to Denver's most prominent architects, including Lang and Pugh, Balcomb and Rice, Varian and Sterner, and Frank Edbrooke. The residents of the

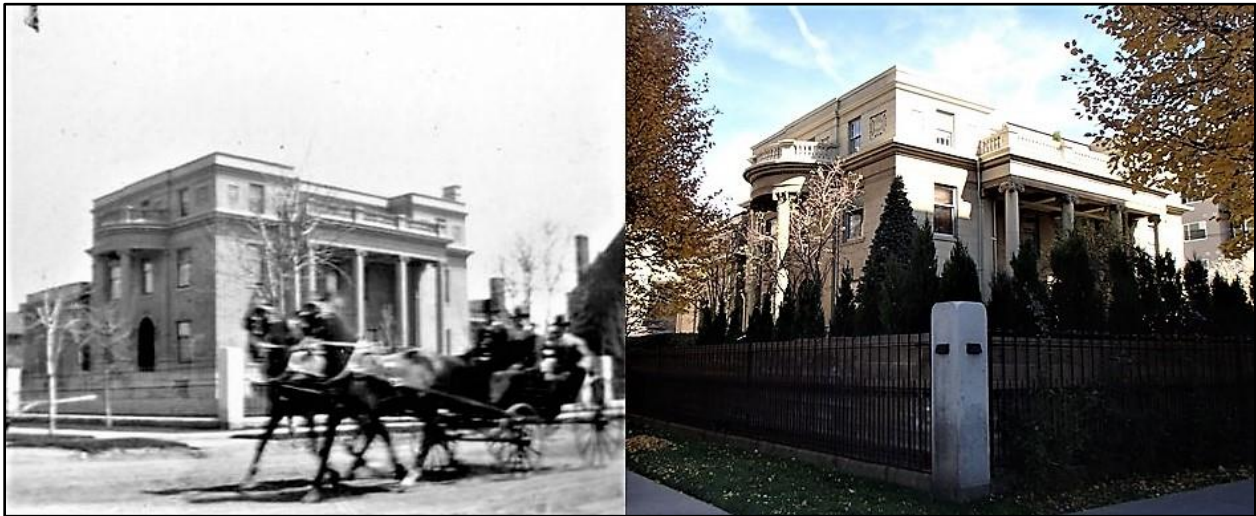
³ Leonard and Noel, p. 55-56.

⁴ Simmons and Simmons, North Capitol Hill Neighborhood, p. 19.

⁵ Glandon, p. 124; Simmons and Simmons, North Capitol Hill, p. 14-15; Leonard and Noel, p. 54-55.

neighborhood were among Denver's most influential citizens, who were active in politics, education, transportation, real estate development and commerce.⁶

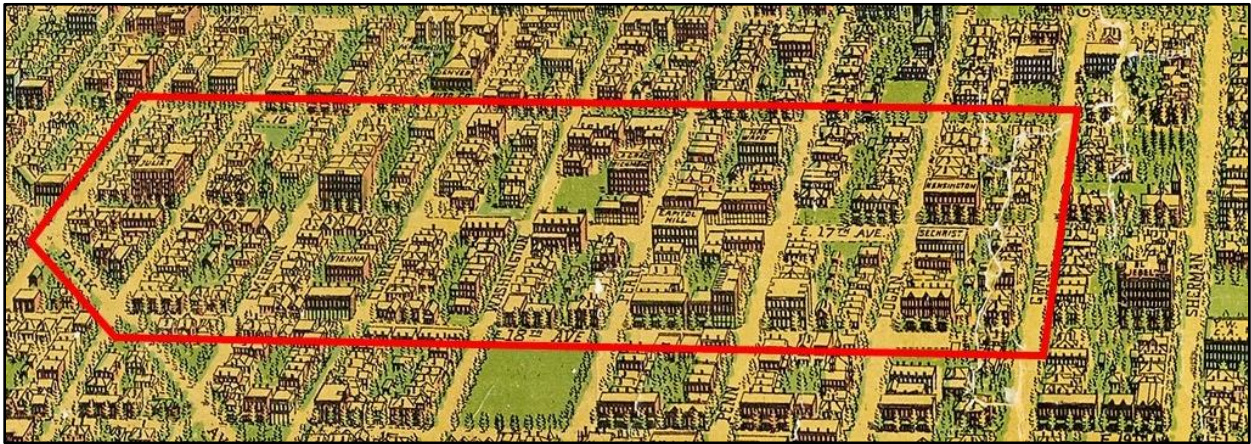
Few examples of the grand mansions of the 1880s and 1890s remain in the survey area, but the Classical Revival showpiece designed by the architectural firm of Frank Edbrooke in 1890 for William G. Fisher of Daniels and Fisher Department Store, still stands at the northeast corner of E. 16th Avenue and Logan Street. Shown below soon after its construction and today, it is listed on the National Register of Historic Places and now houses the David Tryba architectural firm.



1600 Logan Street, shown soon after its construction in 1890 (left) and today (right). Left: Denver Public Library Western History and Genealogy Division. Call No. X-26487. <http://digital.denverlibrary.org/cdm/ref/collection/p15330coll22/id/39385>. Right: Discover Denver file photograph, October 24, 2017.

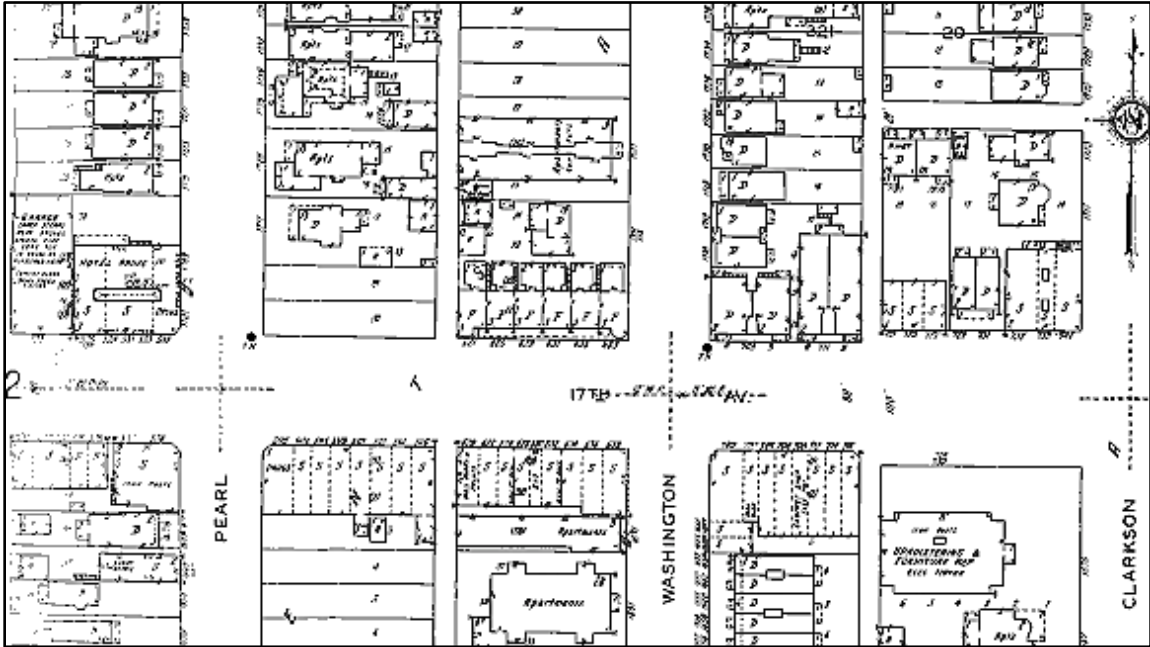
The Silver Panic of 1893 changed the neighborhood from a wealthy enclave to one of flats and boarding houses, with smaller single-family homes constructed after the recovery for residents who were less affluent than their predecessors. Numerous apartment buildings dotted North Capitol Hill, as the area near Colfax became known as “Flatburg” in the early 1900s. Most of the new apartment buildings were constructed in such styles as Neoclassical or Mission Revival. As the century progressed in the 1920s and 1930s, Art Deco, Tudor Revival, and Mediterranean Revival became popular styles for apartment buildings. The 1907 birdseye map of Denver, with the survey area outlined below, shows a mix of single-family homes on a variety of scales, interspersed with hotels and apartment buildings.

⁶ Simmons and Simmons, *North Capitol Hill Neighborhood*, p. 20.



1907 Birdseye map showing the E. 17th Avenue corridor survey area. Source: Denver Public Library Call no. CG4314 .D4 1908 .B5.

Commercial enterprises did not line the E. 17th Avenue corridor until the 1920s, when a new zoning code was implemented that allowed for the area flanking E. 17th to become a more developed streetcar commercial district.⁷ Unlike Colfax to the south, which had large commercial establishments such as the Ogden Theater and others, the E. 17th Avenue commercial corridor was comprised mainly of one- and two-part commercial block buildings, with small retail and eateries. The 1929 Sanborn Fire Insurance map, shown below, shows that by that year, E. 17th Avenue between Pearl and Clarkson streets had become a stretch of commercial block buildings, rowhouses, and apartment buildings.



1929 Sanborn Fire Insurance Map showing the building use types on E. 17th Avenue from Pearl to Clarkson. Sanborn Fire Insurance Maps of Denver 1929-1930 vol. 1, 1929, Sheet 43.

⁷ Simmons and Simmons, North Capitol Hill Neighborhood, pp. 35-36.

Hard times came again, however. With the Great Depression, the neighborhood continued to change. The ethnic makeup of the North Capitol Hill neighborhood saw a greater percentage of Irish Catholic and Jewish residents, although it was not until after World War II that restrictive covenants were made illegal and African-Americans and Hispano Americans were able to purchase property south of 18th Avenue.⁸ Construction slowed, but it did not stop. While few single-family homes were constructed, larger apartment buildings like the Winbro Apartments at 1620 Grant Street and the Grosvenor Arms at 333 E. 16th Avenue were built in the early 1930s. Architectural style in apartment buildings now trended toward the modern movements: Art Deco, seen on the Winbro, was a notable trend. But revival styles, such as the Tudor Revival that graces the Grosvenor Arms at E. 16th Avenue and Logan, were still comforting in their familiarity and were prominent in North Capitol Hill.



The Winbro Apartments, 1620 Grant Street, constructed 1932, and the Grosvenor Arms, 333 E. 16th Avenue, also constructed 1932. Discover Denver file photographs, taken October 24, 2017.

Although the post-World War II period saw an uptick in luxury apartment construction on the eastern edge of North Capitol Hill next to downtown, the population of North Capitol Hill more generally began to decline in the 1950s, as families moved to the suburbs and the residents of the neighborhood were more often apartment-dwelling singles or married couples who had no children. As the residential population declined, building use became increasingly commercial, with offices and small businesses moving into and adapting formerly residential buildings, particularly single-family dwellings, rowhouses, and duplexes. The neighborhood, which was sometimes called “Denver’s Greenwich Village” took on something of a bohemian flare: Harry Tuft opened the Denver Folklore Center at E. 17th Avenue and Pearl Street in 1962 (and thus was born the still-thriving Swallow Hill Music Association, now located at S. Broadway and E. Yale Avenue).⁹

Through the 1970s, the residential population of North Capitol Hill was young, single, and ethnically diverse, and the low rate of home ownership left the area vulnerable to development when land values near downtown skyrocketed due to the oil boom. Historians Thomas and Laurie Simmons note that

⁸ Simmons and Simmons, *North Capitol Hill Neighborhood*, p. 38.

⁹ Colorado Encyclopedia, “Harry Tuft” <https://coloradoencyclopedia.org/article/harry-tuft>; Simmons and Simmons, *North Capitol Hill Neighborhood*, p. 41.

historic buildings were razed and replaced with large apartment and office buildings, or, when the oil boom became a bust, were left as parking lots.¹⁰

In 1980, a North Capitol Hill/City Park West neighborhood plan was undertaken, spurred by resident groups and the Denver Planning Department. The neighborhood study that gave the plan its underpinnings pointed out that:

During the past two years a long-term trend toward decline and deterioration has been reversed. Two main reasons for this reversal are: 1) public recognition of the amenities of older urban housing by the younger residents just buying in and the old-timers who are looking at their homes with new appreciation; and 2) concern for shortages and higher costs of gasoline, water, heating fuel, and other energy issues. Many of the larger homes that can no longer be maintained as residences have been tastefully converted to offices. However, for twenty-five years prior to these recent encouraging trends, the population had declined. Median family income was below the city norm. The rate of family welfare rose. The age structure showed a high population of elderly and young adults with few middle-aged adults and children. In both North Capitol Hill and City Park West, this trend began with residential overcrowding during World War II. It accelerated in the 1950's and 1960's when families moved to new homes in the suburbs. In the 1970s it has continued in part because of the national trend toward small families.¹¹

In fact, North Capitol Hill was to experience something of a rebirth in the 1980s. The E. 17th Avenue commercial corridor became known as “Restaurant Row” and saw investment in the form of high-end eateries that drew business clientele from downtown and political patrons from the Capitol nearby. One such restaurant was Cliff Young’s, located at E. 17th and Washington. Opening in 1984 in a 1924 commercial building that housed many retail shops, including the former location of the Pearl Street Drugstore (see below), Cliff Young offered his well-heeled patrons such creative temptations as “Roasted Colorado Rack of Lamb with Apricot Mustard Brioche and Lamb Essence,” for a mere thirty-two dollars and fifty cents. Patrons included local and more widely known celebrities, including Elizabeth Taylor, Mick Jagger, all nine members of the Supreme Court, and Raymond Burr.¹² Today, Cliff Young’s is part of the neighborhood history, but the Avenue Grill, located across Washington Street, still serves creative and meaty fare to a similar clientele.



700 E. 17th Avenue, a one-part commercial block building that housed Cliff Young’s and other historically significant establishments. Shown at left in 1981 and at right in 2017. Sources: Denver Public Library Call no. No. Z-10446, <http://digital.denverlibrary.org/cdm/ref/collection/p15330coll22/id/83104>; Discover Denver file photograph, October 21, 2017.

¹⁰ Simmons and Simmons, North Capitol Hill Neighborhood, p. 42.

¹¹ Denver Planning Office. North Capitol Hill and City Park West Plan, p. 2.

¹² Wolfe, p. 2.

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.

6. RESULTS AND RECOMMENDATIONS

Summary

173 parcels were surveyed in the E. 17th Avenue commercial corridor 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. The majority (67%) of buildings in the survey area carried sufficient historic physical integrity to warrant survey at the Evaluation level. Twenty-two individual buildings were chosen for survey at the Enhanced level and were evaluated for historical, architectural, or cultural significance. Thirty vacant parcels were noted in the survey area.

Survey Levels

The following tables provide a breakdown of the survey level at which properties were documented in the survey area. 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.

Data shows that the survey area is dominated by apartments, condominiums, and office buildings.

Current Use	Foundation Level	Descriptive Level	Evaluation Level	Enhanced Level	Total
Commercial Use	4	0	36	7	47
Multiple Dwelling	14	2	34	6	56
Single Dwelling	0	2	21	6	29
Mixed Use	1	1	3	2	7
Other Use	0	0	3	1	4
Vacant Parcel	30	0	0	0	30
Total	49	5	97	22	173

Years of Construction

Of the 173 parcels surveyed, approximately 22 percent are currently known to be used for functions other than those for which they were originally constructed. Most of these are single-family dwellings that have been repurposed as commercial or apartment buildings.

Although the historic landscape of the area is changing as redevelopment intensifies, it is still visually clear that the zenith of development happened from about 1890 to 1930, as the neighborhood transitioned from an upper-class enclave to a middle- and working-class streetcar commercial area. The area contains some buildings that date to the post-World War II period, but does not appear to have seen an important phase of development during that period. The area appears to be undergoing a surge in recent redevelopment.

	Original Building Use					Total
	Commercial	Multiple Dwelling	Single Dwelling	Mixed Use	Other	
1880-1889			7			7
1890-1899	1	7	28		1	37
1900-1909		12	13	1	1	27
1910-1919	1	4	1	1		7
1920-1929	2	5	2			9
1930-1939	2	2	5			9
1940-1949	2	1	1			4
1950-1959	6	3				9
1960-1969	4	1			2	7
1970-1979	2					2
1980-1987	4	1	1		1	7
1988-present	4	14		1		19
Total	28	50	58	3	5	144

Building Forms and Styles

In his book, *Houses without Names*, the architectural historian Thomas Hubka articulates why scholars make distinctions about building forms and styles in architecture. He wrote:

Naming and classifying are ways to better understand common houses. And with greater understanding might come greater appreciation. For many, the appreciation of small common houses may seem particularly far fetched. Yet even the goal of greater understanding might seem inflated because, one might ask, what is there to understand about such simple, obvious, workaday houses? But interpretation and classification are surprisingly difficult goals for a subject that is unexpectedly complex while simultaneously familiar and ordinary.¹³

For purposes of this report and the Discover Denver project more generally, a distinction has been made between architectural forms and 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 group¹⁴; 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.”¹⁵ For these reasons, styles are often named for cultures and groups (e.g., Spanish Colonial Revival, Greek Revival, Colonial Revival, Victorian) 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

¹³ Hubka, p. 3

¹⁴ Upton, p. 256


¹⁵ Upton, p. 258

massing. For instance, a Foursquare is so-called because it is organized, in plan, into a square configuration of four similarly sized zones. 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,¹⁶ 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.¹⁷

Architectural Styles

The buildings in the E. 17th Avenue commercial corridor survey area offer a wide range of styles and types within a relatively small geographic area, although in many cases alterations to the buildings have obscured the original architectural styles. The Discover Denver team observed more than twenty different architectural styles in the survey area, as well as numerous examples of buildings that, while carrying no specific style, exhibited identifiable stylistic elements.




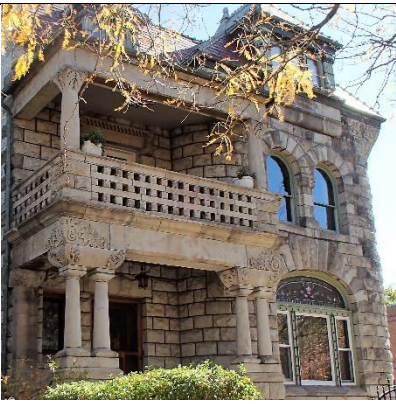
The following table presents the most commonly observed (n > 3 examples) architectural styles, along with elements that are commonly found on buildings constructed in that style, as well as a representative photograph illustrating an example of one or more elements.

Style	Common Elements ¹⁸	Example
Classical Revival (aka Neoclassical Revival style)	<ul style="list-style-type: none"> - Large or distinctive porch columns with pronounced capitals - Pediments - Dentils - Classical frieze - Oval windows and front-façade bay windows 	

¹⁶ Upton, p. 256

¹⁷ McAlester, p. 578

¹⁸ Sources used to determine common elements and identify style were varied and included McAlester’s *Field Guide to American Houses* (2nd ed), the OAHP *Field Guide to Colorado’s Architecture and Engineering*, Harris’s *American Architecture: An Illustrated Encyclopedia*, Wilk’s *Guide to Denver’s Architectural Styles and Terms*, and Rachel Carley’s *Visual Dictionary of American Domestic Architecture*, as well as field observation. Because this information is generally available in numerous sources, individual references were not cited for individual lists.

Style	Common Elements	Example
Queen Anne	<ul style="list-style-type: none"> - Asymmetrical facade - Gable ends have decorative shingles - Turned spindle porch supports - Multiple gables, usually with decorative shingles - Bargeboard on gable ends - Ornate brick patterning - 2 or more stories 	
Edwardian	<ul style="list-style-type: none"> - Similar to Queen Anne, but less ornate - Simplified ornamentation - Simple columns and other classical elements 	
Italianate	<ul style="list-style-type: none"> - Low pitch hipped or flat roof - Bracketed, decorative cornice - Tall, narrow 1/1 double hung windows - Molded window surrounds 	
Romanesque Revival	<p>Also called Richardsonian Romanesque Revival and Victorian Romanesque.</p> <ul style="list-style-type: none"> - Heavy stone masonry materials - Round arches on windows and porch supports - Steeply pitched wall gables - Rounded masonry bays 	

Building Forms/Types

The E. 17th Avenue survey area features a range of building forms that represent a cross-section of late-nineteenth and early-to-mid-twentieth century types. The E. 17th Avenue survey area includes residential building types, though some buildings were documented as “other” in the building form field because they did not fit any of the identified building forms in the database.

Residential Building Types

Central Block with Projecting Bays	
<p>Common Features:</p> <ul style="list-style-type: none">• Hipped roof on central block, with gables or other roof forms on projecting bays• Full or partial-width projecting porch <p>Styles or stylistic influence: Queen Anne is the dominant style applied to this form, which was more common in the 19th century and became less so as more simplified residential architecture came into vogue after the turn of the 20th century. Other styles are also sometimes present, such as the Second Empire example at right.</p>	 <p><i>Second Empire style. 1638 Logan Street, construction date unknown (visible on 1904 Sanborn map). Upper story on rear projecting bay is an addition.</i></p>
 <p><i>Edwardian style. 1772 Emerson Street, constructed 1912</i></p>	 <p><i>Queen Anne style. 1731 Emerson Street, constructed 1892</i></p>

Foursquare

Common Features:

- Centered front dormer
- Hipped roof, often with deep, flared eaves
- Full-width projecting front porch
- Foursquare plan
- Belt course at upper floor

Styles or stylistic influence: Commonly called the “Denver Square” because it was so favored by early builders and homeowners in the city, this form grew out of the Prairie School in Chicago in the 1890s. The Foursquare is the vernacular version of such style-defining works as Frank Lloyd Wright’s Winslow House (1893). Foursquares were often sold in pattern books from the 1890s through the 1920s, and the simplified form lent itself well to duplexes and rowhouses. They often carry Colonial Revival elements, especially on the porches.



1600 Pennsylvania Street, construction date unknown (prior to 1929).



1616 Washington Street, constructed 1896

Gable Front

Common Features:

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

Styles or stylistic influence: The Gable Front building type was common in North Capitol Hill after the turn of the 20th century. Although nationally the Gable Front form is most commonly associated with simple Greek Revival styles found in the vernacular housing of the mid-19th century, other historic styles in the North Capitol Hill neighborhood have been applied to this form. Early examples carry Victorian styles such as Victorian Cottage, Queen Anne, and Romanesque. By 1900, a broader palette of styles and stylistic influences had come into play, including Dutch Colonial Revival, Mission, Tudor, and Edwardian.



1759 Washington Street, constructed 1906



1729 Clarkson Street, constructed 1894

Terrace

Common Features:

- One or two stories
- Flat roof with parapet
- Corbelled brick cornice
- May be single, duplex, or rowhouse

Styles or stylistic influence: Stylistic elements are often mixed, but most commonly observed on this type in Denver are Mission Revival and Italianate.



Apartment Block: Pre-World War II

Common Features:

- Rectangular plan
- Two to four stories
- Flat roof, often with elaborations at the parapet
- Interior apartment access (building has a main entrance)

Styles or stylistic influence: Apartment block buildings constructed around the turn of the twentieth century and through the 1930s often featured more elaborate styles such as Art Deco (shown at right) and Tudor Revival.



The Winbro. 1620 Grant Street, constructed 1932

<p align="center">Apartment Block: Post-World War II</p>	
<p>Common elements:</p> <ul style="list-style-type: none"> • Mixed materials, such as brick and stone • Large vertical stair light • Simplified or no ornamentation • Flat roof with simple or flat parapet • Casement windows <p>Styles or stylistic influence: Post-World War II buildings tend to be plainer, employing simpler modern elements. In some cases, ornament has been applied in recent years and is an alteration. International Style elements are often seen in this context.</p>	<p><i>The William Penn Apartments, 1644 Pennsylvania Street, constructed 1956</i></p>
<p align="center">High Rise</p>	
<p>Common Features:</p> <ul style="list-style-type: none"> • Flat roof and flat parapet • Vertical orientation • Steel frame construction • Seven or more stories <p>Styles or stylistic influence: These date to the end of or after the post-World War II period and many were constructed as infill to meet the needs of Denver’s growing population during the oil boom of the 1970s and early 1980s. Most exhibit modern style elements, with postmodern design elements sometimes present in later examples.</p>	<p><i>High Rise Apartments at 1658 Grant Street, constructed in 1985</i></p>

Commercial Building Forms/Types

In the E. 17th Avenue survey area, buildings constructed for commercial use are generally found on the arterial streets and avenues that once carried the streetcar lines. One- and Two-part Commercial Block buildings make up the bulk of the commercial buildings historically constructed in the survey area for commercial purposes, although isolated examples of other commercial types, such as hotels, warehouses and industrial block buildings, are also present.

<p align="center">One-Part Commercial Block</p>	
<p>Common Features:</p> <ul style="list-style-type: none"> • Flat roof and parapet • Sign blocks above entrances • Grouped units • Recessed and chamfered storefront entrances • Display windows <p>Styles or stylistic influence: Early examples of one-part commercial blocks often exhibit style elements such as corbelled cornices with patterned brickwork. Later examples are more simplified and often, little or no style is apparent.</p>	<p><i>700 E. 17th Avenue, constructed around 1911</i></p>
<p align="center">Two-Part Commercial Block</p>	
<p>Common Features:</p> <ul style="list-style-type: none"> • Divided into lower commercial and upper residential/office zones • Chamfered corner storefront entrances are sheltered by overhanging upper story • Evenly spaced upper windows • Decorative cornice or shaped parapet <p>Styles or stylistic influence: This building type is usually more ornate than the one-part commercial block and exhibits a broad range of style elements. Italianate style is common, as are Classical Revival and other revival styles.</p>	<p><i>520-538 E. 17th Avenue, constructed prior to 1929</i></p>

Properties Evaluated for Significance

Twenty-two buildings in the E. 17th Avenue survey area were identified as potentially architecturally, historically or culturally significant and researched for Enhanced-level survey. This list should not by any means be considered to be 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 this area for which sufficient historic physical integrity and historic, cultural, or geographical importance can be shown should be considered to be significant. It is important to note that buildings that are not designated as local landmarks but have been placed in the National Register of Historic Places were not evaluated for significance since their history and significance were already documented.

The following table lists the buildings evaluated and the areas of potential significance identified for each:

Site ID	Address	Architectural	Historical	Cultural
5DV.33948	727 E. 16th Avenue	X	X	X
5DV.33957	523 E. 17th Avenue	X		
5DV.2604	630 E. 17th Avenue	X	X	
5DV.33959	700 E. 17th Avenue	X	X	
5DV.2710	811 E. 17th Avenue	X	X	
5DV.2600	736 E. 18th Avenue	X	X	
5DV.33972	824 E. 18th Avenue	X		
5DV.3537	1725 Clarkson Street	X		
5DV.33940	1739 Clarkson Street	X	X	
5DV.2530	1717 Downing Street	X	X	
5DV.2544	1731 Emerson Street	X	X	
5DV.3529	1752 Emerson Street	X	X	
5DV.33982	1767 Emerson Street	X	X	
5DV.2583	1620 Grant Street	X	X	
5DV.2883	1642 Pearl Street	X		
5DV.2896	1620 Pennsylvania Street	X	X	
5DV.2571	1638 Pennsylvania Street	X	X	
5DV.2899	1648 Washington Street	X	X	
5DV.3570	1744 Washington Street	X	X	
5DV.2559	1754 Washington Street	X	X	
5DV.3572	1758 Washington Street	X	X	
5DV.2884	1765-1779 Washington Street	X		

Areas of Significance

An area of significance, for the purposes of the Discover Denver project, is defined as a concentration of historic properties that are of special interest because of the story they tell as a group.

In the East 17th Avenue Commercial Corridor survey area, redevelopment (i.e., the replacement of older buildings with new ones) has been ongoing since the early twentieth century. After the recovery from the Silver Panic of 1893, simpler homes and apartment buildings replaced many of the grander single-family dwellings in North Capitol Hill. Through the 1920s and 1930s, apartment buildings continued to replace the older housing stock. In the post-World War II period (1945-1969), apartment buildings and commercial construction continued, although not at the pace it occurred elsewhere in the city. For instance, the Capitol Hill and Cheesman Park neighborhoods south of Colfax saw far more apartment building construction in the post-World War II period than did North Capitol Hill, and the southern reaches of Colorado Boulevard drew far more commercial development during that period.¹⁹ As a result, buildings constructed in the East 17th Avenue survey area during the post-World War II period are scattered and generally stylistically distinct from those constructed before the war.

Recent years have seen the rate of redevelopment rise dramatically in North Capitol Hill, largely driven by the exploding demand for housing close to downtown. Today, newly constructed multi-family residential, commercial, and mixed-use buildings are scattered throughout the blocks of North Capitol Hill, interspersed with parking lots and the remaining historic houses and commercial block buildings. The new buildings are constructed in areas zoned to permit eight and even twelve stories, so predictably the new construction dwarfs the historic buildings around it, as is shown in the photograph below taken on the east side of Grant Street.²⁰



The 1932 Winbro Apartments at 1620 Grant St. (foreground) are dwarfed by the 300 East Seventeenth apartment tower complex. Photograph by Corbett AHS, Inc., October 29, 2018.

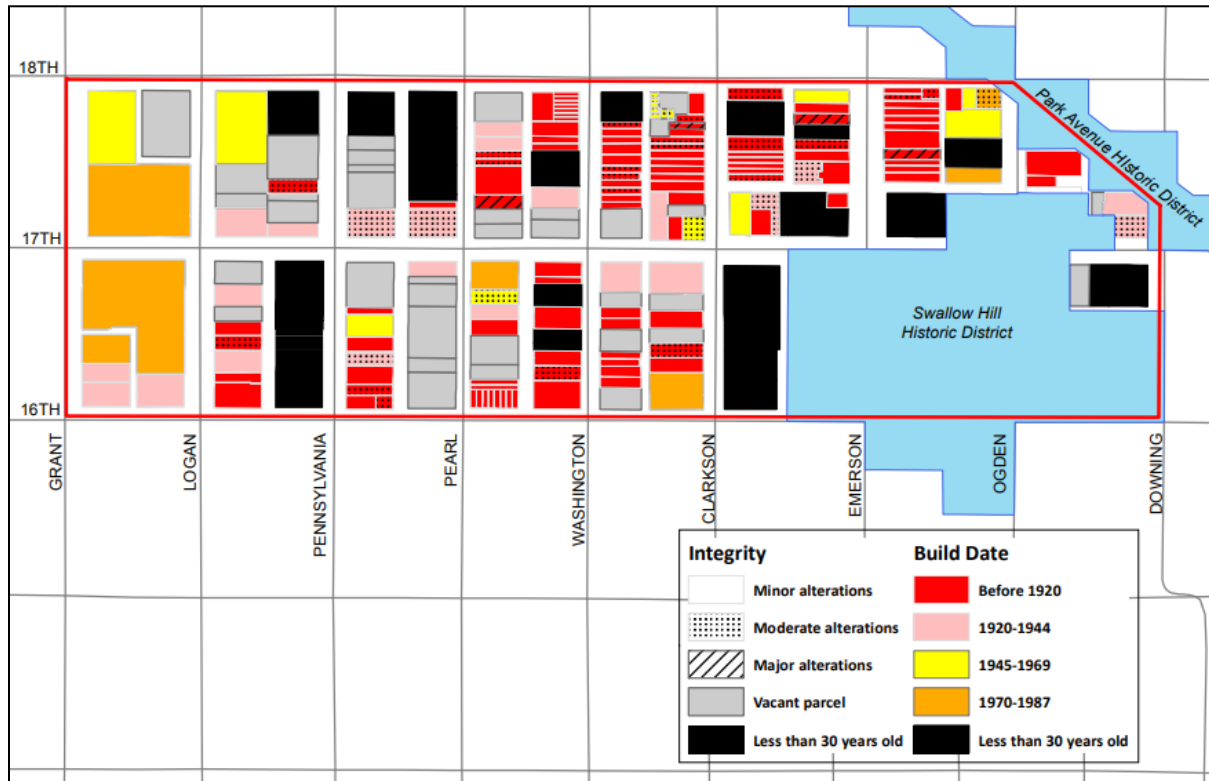
The following map shows the year of construction for buildings within the survey area, in addition to the integrity of each resource. Buildings marked as having major alterations have lost the potential to contribute to an area of significance, while those marked as having moderate alterations generally

¹⁹ See Discover Denver's reports on Cap Hill-West Cheesman and Virginia Village, citations tk.

²⁰ See the Denver Zoning Code at

https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/DZC/Denver_Zoning_Code_Article7_Urban_Center.pdf for more information.

retain their form and massing but have had other alterations that affect their integrity. These resources could potentially still convey the area's history.



Integrity ratings and build date for resources within the East 17th Avenue survey area.

Generally, historic physical integrity varies widely throughout the survey area. The following photographs show examples of the levels of integrity found. These three buildings carry good historic integrity and easily convey their history:



The Grosvenor Arms, 333 E. 16th Avenue, constructed 1932.



538 E. 17th Avenue, constructed 1901.



1717 Downing Street, constructed 1940.

Others buildings carry only fair integrity, but nevertheless are legible as dating to the historic period in North Capitol Hill and could potentially contribute to an area of significance:



501 E. 17th Avenue, construction date prior to 1929. Storefront alterations include window enlargement.



1647 Clarkson Street, constructed 1906. Alterations include a 2-story rear addition.



1738 Emerson Street, constructed 1920. Alterations include porch removal and window enlargement.

Still others have suffered impacts to historic integrity resulting in their inability to contribute to an area of significance:



1761 Emerson Street, constructed 1902. Alterations include a dominant second-story addition and complete window and cladding replacement.



1630 Pennsylvania Street, constructed 1935. Alterations include replacement of the primary entrance and balcony enclosures dating to after 1950.



1722 Washington Street, constructed 1890. Alterations include modern stucco siding, window replacements, and rooftop deck railing.

While a parking lot and and/or new construction is found on virtually every block in the survey area, small concentrations of buildings still exist that are able to convey the historic residential character of the neighborhood. Good examples of early 20th century commercial buildings exist along East 16th, 17th, and 18th avenues, but most are separated from each other by parking lots or new construction.

1700 Block of Emerson Street

The 1700 block of Emerson Street contains a number of buildings from the late 19th century with good to excellent integrity. Both sides of the street are anchored on the south by three-story buildings constructed within the last 30 years. North of this new construction are early residences with styles ranging from the elaborate Queen Anne to the more modest Victorian Cottage. While moderate to major alterations have occurred on several buildings, most have been altered in ways that do not

substantially detract from their ability to convey the history of the area. Buildings on the west side of the block have been more greatly altered.

1700 block of Emerson Street – sample buildings (east side):



1746 Emerson Street



1752 Emerson Street



1758 Emerson Street



1762 Emerson Street



1768 Emerson Street



1772 Emerson Street

1700 block of Emerson Street – sample buildings (west side):



1719 Emerson Street



1725 Emerson Street



1731 Emerson Street



1745 Emerson Street



1741 Emerson Street



1767 Emerson Street

1700 Block of Washington Street

The east side of the 1700 block of Washington Street contains some very good examples of late-19th and early-20th century residential architecture, including an excellent example of a wood frame Carpenter Gothic style home. The west side of the block is less intact.

1700 block of Washington Street (east side):



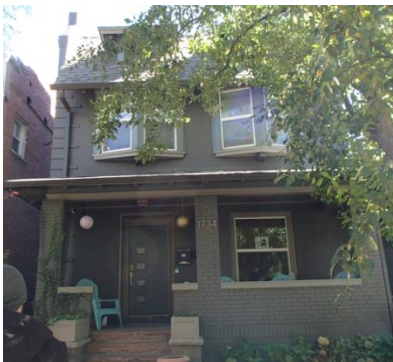
1718 Washington Street



1720 Washington Street



1724 Washington Street



1734 Washington Street



1744 Washington Street



1754-1758 Washington Street

1700 block of Washington Street (west side):



1751 Washington Street



1753 Washington Street



1765-1779 Washington Street

While only a few concentrations of intact historic buildings were identified in the East 17th Avenue survey area, it is important to note that there are other buildings within the area that have sufficient integrity to tell their own individual stories. These buildings in some cases may be individually significant.

It is also noteworthy that the East 17th Avenue survey area comprises less than half of the North Capitol Hill neighborhood, which is bounded by East Colfax Avenue on the south, East 20th Avenue on the north, Broadway on the west, and Downing Street and Park Avenue on the east. Future survey of parts of North Capitol Hill outside of this survey area may identify additional potential for areas of significance, enlarging or augmenting this survey area's potential.

Conclusion

Discover Denver's E. 17th Avenue commercial corridor survey has shown that, more than most other types of neighborhood and streetscapes in Denver, historic commercial corridors are uniquely vulnerable in a changing city. As new buildings are constructed in these areas at much larger scales and with styles that are incompatible with the historic buildings surrounding them, historic streetscapes run the danger of losing the very historic character and aesthetic appeal that draw so many people to Denver to begin with.

Despite development pressures, the E. 17th Avenue commercial corridor offers a wealth of historically significant places that still tell the tales of Denver's earlier days as a city. Recent efforts by neighborhood organizations and concerned residents have saved important historic buildings from demolition and replacement in areas along E. 17th Avenue, and the result has been creative and unique adaptive reuse and an awakened awareness that Denverites value our visible history. Discover Denver's efforts to document the conditions and histories of these neighborhoods helps offer these communities tools they can utilize to preserve the streetscapes they value and love.

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8. 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.

Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Local Evaluation		NR/SR Evaluation	
							Individual	Area	Individual	Area
CLARKSON ST										
5DV.33933	1625 CLARKSON ST	Evaluation	1896	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.2548	1629 CLARKSON ST	Evaluation	1906	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.33934	1637 CLARKSON ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.2549	1647 CLARKSON ST	Evaluation	1906	Domestic – Multiple Dwelling	Central Passage Double-Pile	Edwardian	ND	C	ND	C
5DV.33935	1657 CLARKSON ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.3535	1717 CLARKSON ST	Foundation	N/A	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.3536	1723 CLARKSON ST	Evaluation	1905	Vacant Building	Terrace Type	Italianate	ND	C	ND	C
5DV.3537	1725 CLARKSON ST	Enhanced	1921	Commercial - Business/Professional	Central Block with Projecting Bays	Queen Anne	NE	C	E (C)	C
5DV.33936	1726 CLARKSON ST	Evaluation	1892	Domestic – Single Dwelling	Central Block with Projecting Bays	No Style	ND	C	ND	C
5DV.33937	1728-1738 CLARKSON ST	Evaluation	1903	Domestic – Multiple Dwelling	Terrace Type	No Style	ND	C	ND	C
5DV.33938	1729 CLARKSON ST	Evaluation	1894	Domestic – Single Dwelling	Gable Front	Edwardian	ND	C	ND	C
5DV.33939	1733 CLARKSON ST	Evaluation	1890	Domestic – Single Dwelling	Gable Front	Queen Anne	ND	C	ND	C
5DV.33940	1739 CLARKSON ST	Enhanced	1890	Domestic – Single Dwelling	Central Block with Projecting Bays	Queen Anne	E	C	E (C)	C
5DV.3538	1743 CLARKSON ST	Evaluation	1896	Domestic – Single Dwelling	Foursquare	Mixed Style	ND	C	ND	C
5DV.33941	1746 CLARKSON ST	Evaluation	1906	Domestic – Multiple Dwelling	Apartment - Block	Mixed Style	ND	C	ND	C
5DV.33942	1747 CLARKSON ST	Evaluation	1890	Domestic – Single Dwelling	Gable Front	Victorian Cottage	ND	C	ND	C
5DV.33943	1751 CLARKSON ST	Evaluation	1886	Domestic – Single Dwelling	Gable Front	No Style	ND	C	ND	C
5DV.3540	1755 CLARKSON ST	Evaluation	1890	Domestic – Single Dwelling	Gable Front	Classical Revival	ND	C	ND	C
5DV.5437	1756 CLARKSON ST	Foundation	2012	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.3542	1757 CLARKSON ST	Descriptive	1896	Domestic – Single Dwelling	Terrace Type	No Style	NE	NC	NE	NC
5DV.3544	1763 CLARKSON ST	Evaluation	1890	Domestic – Single Dwelling	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
DOWNING ST										
5DV.33944	1699 DOWNING ST	Foundation	2002	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.2530	1717 DOWNING ST	Enhanced	1940	Commercial - Business/Professional	Central Block with Projecting Bays	Tudor Revival	E	C	E (C), ND (A)	C
E 16TH AVE										
5DV.33945	333 E 16TH AVE	Evaluation	1932	Domestic – Multiple Dwelling	Apartment - Courtyard	Tudor Revival	ND	C	ND	C
5DV.33946	517 E 16TH AVE	Evaluation	1943	Commercial - Business/Professional	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.2606	601-617 E 16TH AVE	Evaluation	1900	Domestic – Multiple Dwelling	Rowhouse	Classical Revival	ND	C	ND	C
5DV.33947	701 E 16TH AVE	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A

Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Local Evaluation		NR/SR Evaluation	
							Individual	Area	Individual	Area
5DV.33948	727 E 16TH AVE	Enhanced	1967	Commercial - Business/Professional	Other	Modern Movement	E	NPD	E (C)	NPD
E 17TH AVE										
5DV.33949	1020 E 17TH AVE	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.33950	1035-1043 E 17TH AVE	Evaluation	1951	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.33951	303 E 17TH AVE	Evaluation	1982	Commercial - Business/Professional	High-Rise	International Style	ND	C	ND	C
5DV.33952	401 E 17TH AVE	Evaluation	1925	Mixed Use	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.33953	410 E 17TH AVE	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.33954	421-439 E 17TH AVE	Evaluation	1926	Mixed Use	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.33955	450 E 17TH AVE	Foundation	2006	Commercial - Business/Professional	N/A	N/A	L30	L30	L30	L30
5DV.33956	501 E 17TH AVE	Evaluation	1979	Commercial - Restaurant	One-Part Commercial Block	Moderne	ND	C	ND	C
5DV.2602	520-538 E 17TH AVE	Evaluation	1934	Commercial - Restaurant	Two-Part Commercial Block	Italianate	ND	C	ND	C
5DV.33957	523 E 17TH AVE	Enhanced	1960	Commercial - Restaurant	Service Bay Business	No Style	NE	C	ND	C
5DV.33958	601 E 17TH AVE	Evaluation	1965	Commercial - Other	Other	No Style	ND	C	ND	C
5DV.2604	630 E 17TH AVE	Enhanced	1935	Commercial - Restaurant	Two-Part Commercial Block	Classical Revival	PE	C	E (A)	C
5DV.33959	700 E 17TH AVE	Enhanced	1910	Mixed Use	One-Part Commercial Block	Classical Revival	E	C	E (A)	C
5DV.33960	719 E 17TH AVE	Evaluation	1947	Commercial - Restaurant	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.33961	729 E 17TH AVE	Evaluation	1905	Commercial - Business/Professional	Terrace Type	No Style	ND	C	ND	C
5DV.33962	770 E 17TH AVE	Evaluation	1982	Commercial - Retail Store	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.33963	777 E 17TH AVE	Evaluation	1951	Commercial - Restaurant	Two-Part Commercial Block	Novelty	ND	C	ND	C
5DV.33964	800 E 17TH AVE	Foundation	2005	Commercial - Financial Institution	N/A	N/A	L30	L30	L30	L30
5DV.33965	801 E 17TH AVE	Evaluation	1963	Commercial - Other	Commercial - Other	Modern Movement	ND	C	ND	C
5DV.2710	811 E 17TH AVE	Enhanced	1935	Commercial - Business/Professional	Central Block with Projecting Bays	Queen Anne	NE	NPD	E (C)	NPD
5DV.33966	815 E 17TH AVE	Evaluation	1953	Commercial - Business/Professional	Commercial - Other	No Style	ND	C	ND	C
5DV.33967	837 E 17TH AVE	Foundation	1998	Mixed Use	N/A	N/A	L30	L30	L30	L30
E 18TH AVE										
5DV.33968	624 E 18TH AVE	Evaluation	1897	Domestic – Multiple Dwelling	Rowhouse	Classical Revival	ND	C	ND	C
5DV.33969	712-724 E 18TH AVE	Descriptive	1967	Domestic – Multiple Dwelling	Apartment - Block	No Style	NE	NC	NE	NC
5DV.33970	736 E 18TH AVE	Enhanced	1913	Mixed Use	Two-Part Commercial Block	Mixed Style	NE	C	E (A,C)	C
5DV.33971	800 E 18TH AVE	Evaluation	1905	Mixed Use	Two-Part Commercial Block	No Style	ND	C	ND	C
5DV.33972	824 E 18TH AVE	Enhanced	1954	Social - Meeting Hall	Commercial/Industrial Block	Modern Movement	NE	C	E (C)	C
5DV.8284	920 E 18TH AVE	Evaluation	1896	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.33973	930 E 18TH AVE	Evaluation	1910	Domestic – Multiple Dwelling	Apartment - Block	Classical Revival	ND	C	ND	C
5DV.33974	936 E 18TH AVE	Evaluation	1952	Commercial - Business/Professional	Commercial/Industrial Block	Modern Movement	ND	C	ND	C
EMERSON ST										
5DV.33975	1700 EMERSON ST	Foundation	2006	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.2543	1719 EMERSON ST	Evaluation	1892	Commercial - Business/Professional	Terrace Type	Italianate	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.33976	1724 EMERSON ST	Evaluation	1890	Domestic – Multiple Dwelling	Gable Front	Victorian Cottage	ND	C	ND	C
5DV.33977	1728-1730 EMERSON ST	Evaluation	1905	Domestic – Multiple Dwelling	Duplex	No Style	ND	C	ND	C
5DV.2544	1731 EMERSON ST	Enhanced	1892	Domestic – Single Dwelling	Central Block with Projecting Bays	Queen Anne	E	C	ND	C
5DV.33978	1735 EMERSON ST	Evaluation	1900	Domestic – Single Dwelling	Hipped-Roof Box	No Style	ND	C	ND	C
5DV.33979	1738 EMERSON ST	Evaluation	1920	Domestic – Single Dwelling	Central Block with Projecting Bays	No Style	ND	C	ND	C
5DV.3776	1741 EMERSON ST	Evaluation	1889	Domestic – Single Dwelling	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.2546	1745 EMERSON ST	Evaluation	1896	Domestic – Single Dwelling	Foursquare	No Style	ND	C	ND	C
5DV.2547	1746 EMERSON ST	Evaluation	1917	Domestic – Multiple Dwelling	Apartment - Block	Classical Revival	ND	C	ND	C
5DV.3529	1752 EMERSON ST	Enhanced	C.1887	Domestic – Single Dwelling	Hipped-Roof Box	Victorian Cottage	NE	C	E (C)	C
5DV.33980	1755 EMERSON ST	Foundation	1999	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.3530	1758 EMERSON ST	Evaluation	1904	Commercial - Business/Professional	Central Block with Projecting Bays	Victorian Cottage	ND	C	ND	C
5DV.33981	1761 EMERSON ST	Evaluation	1902	Commercial - Business/Professional	Foursquare	No Style	ND	C	ND	C
5DV.2881	1762 EMERSON ST	Evaluation	1908	Commercial - Business/Professional	Gable Front	Victorian Cottage	ND	C	ND	C
5DV.3531	1766 EMERSON ST	Evaluation	1908	Commercial - Business/Professional	Gable Front	Queen Anne	ND	C	ND	C
5DV.33982	1767 EMERSON ST	Enhanced	1891	Domestic – Multiple Dwelling	Central Block with Projecting Bays	Italianate	NE	C	NE	C
5DV.3532	1768 EMERSON ST	Evaluation	1890	Domestic – Single Dwelling	Gable Front	No Style	ND	C	ND	C
5DV.3533	1772 EMERSON ST	Evaluation	1896	Commercial - Business/Professional	Central Block with Projecting Bays	Edwardian	ND	C	ND	C
GRANT ST										
5DV.2583	1620 GRANT ST	Enhanced	1932	Domestic – Multiple Dwelling	Apartment - Block	Art Deco	NE	NPD	NE	NPD
5DV.33983	1640 GRANT ST	Evaluation	1976	Commercial - Business/Professional	Two-Part Commercial Block	Modern Movement	ND	C	ND	C
5DV.33984	1658 GRANT ST	Evaluation	1985	Domestic – Multiple Dwelling	High-Rise	Modern Movement	ND	C	ND	C
5DV.33985	1776 GRANT ST	Evaluation	1966	Domestic - Hotel/Motel	High-Rise	Modern Movement	ND	C	ND	C
LOGAN ST										
5DV.122	1600-1620 LOGAN ST	Evaluation	1896	Commercial - Business/Professional	Central Block with Projecting Bays	Classical Revival	ND	C	ND	C
5DV.33986	1626 LOGAN ST	Evaluation	1941	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.33987	1636 LOGAN ST	Evaluation	1889	Commercial - Business/Professional	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.2694	1638-1640 LOGAN ST	Evaluation	1896	Commercial - Business/Professional	Central Block with Projecting Bays	Second Empire	ND	C	ND	C
5DV.33988	1650 LOGAN ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.2575	1660 LOGAN ST	Evaluation	1927	Domestic – Multiple Dwelling	Apartment - Block	Mixed Style	ND	C	ND	C
5DV.2576	1720 LOGAN ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A

Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Local Evaluation		NR/SR Evaluation	
							Individual	Area	Individual	Area
5DV.33989	1730 LOGAN ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.33990	1790 LOGAN ST	Evaluation	1967	Commercial - Business/Professional	Commercial - Other	International Style	ND	C	ND	C
5DV.33991	1795 LOGAN ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
OGDEN ST										
5DV.33992	1700 OGDEN ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.33993	1715-1725 OGDEN ST	Foundation	2015	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.33994	1724 OGDEN ST	Evaluation	1890	Commercial - Business/Professional	Central Block with Projecting Bays	Edwardian	ND	C	ND	C
5DV.2535	1730-1734 OGDEN ST	Evaluation	1917	Domestic – Multiple Dwelling	Terrace Type	No Style	ND	C	ND	C
5DV.33995	1735 OGDEN ST	Foundation	2002	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.2536	1738-1742 OGDEN ST	Evaluation	1917	Domestic – Multiple Dwelling	Terrace Type	Classical Revival	ND	C	ND	C
5DV.33996	1761 OGDEN ST	Evaluation	1954	Commercial - Business/Professional	Commercial - Other	Modern Movement	ND	C	ND	C
5DV.33997	1789 OGDEN ST	Evaluation	1982	Commercial - Restaurant	Commercial - Other	No Style	ND	C	ND	C
PEARL ST										
5DV.33998	1601 PEARL ST	Foundation	N/A	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.2567	1612-1614 PEARL ST	Evaluation	1905	Domestic – Multiple Dwelling	Duplex	Mixed Style	ND	C	ND	C
5DV.33999	1616 PEARL ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34000	1627 PEARL ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34001	1630 PEARL ST	Evaluation	c.1980	Unknown Current Use	Commercial/Industrial Block	No Style	ND	C	ND	C
5DV.2883	1642 PEARL ST	Enhanced	1909	Domestic – Multiple Dwelling	Apartment - Block	Classical Revival	PE	C	E (C)	C
5DV.34002	1649 PEARL ST	Foundation	N/A	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.6257	1650 PEARL ST	Evaluation	1954	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.34003	1660 PEARL ST	Evaluation	1955	Commercial - Retail Store	Commercial - Other	Ranch	ND	C	ND	C
5DV.34004	1665 PEARL ST	Foundation	N/A	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34005	1690 PEARL ST	Evaluation	1980	Commercial - Retail Store	One-Part Commercial Block	No Style	ND	C	ND	C
5DV.34006	1712 PEARL ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.2569	1719 PEARL ST	Evaluation	1890	Domestic – Single Dwelling	Terrace Type	Italianate	ND	C	ND	C
5DV.34007	1720 PEARL ST	Descriptive	1895	Mixed Use	Gable Front	Edwardian	NE	NC	NE	NC
5DV.34008	1727 PEARL ST	Foundation	2004	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.34009	1742 PEARL ST	Evaluation	1912	Commercial - Business/Professional	Central Block with Projecting Bays	Victorian Cottage	ND	C	ND	C
5DV.34010	1746 PEARL ST	Descriptive	1890	Domestic – Multiple Dwelling	Gable Front	No Style	NE	NC	NE	NC
5DV.34011	1747 PEARL ST	Foundation	2000	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.34012	1750 PEARL ST	Evaluation	1925	Domestic – Multiple Dwelling	Apartment - Block	Craftsman	ND	C	ND	C
5DV.2568	1760 PEARL ST	Evaluation	1929	Domestic – Multiple Dwelling	Apartment - Block	Mixed Style	ND	C	ND	C
5DV.34013	1766 PEARL ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34014	1767 PEARL ST	Foundation	2000	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30

Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Local Evaluation		NR/SR Evaluation	
							Individual	Area	Individual	Area
PENNSYLVANIA ST										
5DV.34015	1600 PENNSYLVANIA ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34015	1600 PENNSYLVANIA ST	Evaluation	1904	Commercial - Business/Professional	Foursquare	Classical Revival	ND	C	ND	C
5DV.34016	1612 PENNSYLVANIA ST	Evaluation	1890	Commercial - Business/Professional	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.2896	1620 PENNSYLVANIA ST	Enhanced	1894	Domestic – Multiple Dwelling	Apartment - Block	Classical Revival	E	NPD	E (C)	C
5DV.34017	1625-1639 PENNSYLVANIA ST	Foundation	2015	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.34018	1630 PENNSYLVANIA ST	Evaluation	1925	Domestic – Multiple Dwelling	Apartment - Block	Mixed Style	ND	C	ND	C
5DV.2571	1638 PENNSYLVANIA ST	Enhanced	1937	Commercial - Business/Professional	Foursquare	Classical Revival	NE	NPD	E (C)	NPD
5DV.34019	1644 PENNSYLVANIA ST	Evaluation	1956	Domestic – Multiple Dwelling	Apartment - Block	Modern Movement	ND	C	ND	C
5DV.34020	1711 PENNSYLVANIA ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34021	1719 PENNSYLVANIA ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34022	1720 PENNSYLVANIA ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34023	1729 PENNSYLVANIA ST	Evaluation	1907	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.34024	1735 PENNSYLVANIA ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34025	1738 PENNSYLVANIA ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34026	1746 PENNSYLVANIA ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34027	1780 PENNSYLVANIA ST	Foundation	2016	Commercial - Business/Professional	N/A	N/A	L30	L30	L30	L30
5DV.34028	1799 PENNSYLVANIA ST	Foundation	2000	Commercial - Business/Professional	N/A	N/A	L30	L30	L30	L30
WASHINGTON ST										
5DV.2553	1616 WASHINGTON ST	Evaluation	1896	Domestic – Multiple Dwelling	Foursquare	Classical Revival	ND	C	ND	C
5DV.2554	1620 WASHINGTON ST	Evaluation	1937	Domestic – Multiple Dwelling	Foursquare	Classical Revival	ND	C	ND	C
5DV.2557	1623 WASHINGTON ST	Evaluation	1937	Commercial - Business/Professional	Foursquare	No Style	ND	C	ND	C
5DV.2900	1624 WASHINGTON ST	Evaluation	1892	Commercial - Business/Professional	Gable Front	Romanesque Revival	ND	C	ND	C
5DV.1704	1626 WASHINGTON ST	Evaluation	1892	Commercial - Business/Professional	Commercial - Other	Romanesque Revival	ND	C	ND	C
5DV.6258	1627 WASHINGTON ST	Evaluation	1905	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.34029	1628 WASHINGTON ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.2558	1641 WASHINGTON ST	Foundation	1997	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.2899	1648 WASHINGTON ST	Enhanced	1884	Domestic – Single Dwelling	Central Block with Projecting Bays	Romanesque Revival	E	NPD	E (C)	C
5DV.2555	1650 WASHINGTON ST	Evaluation	1931	Commercial - Business/Professional	Central Block with Projecting Bays	Queen Anne	ND	C	ND	C
5DV.6259	1651 WASHINGTON ST	Evaluation	1907	Domestic – Multiple Dwelling	Apartment - Block	Mixed Style	ND	C	ND	C
5DV.34030	1656 WASHINGTON ST	Foundation	N/A	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.3503	1661 WASHINGTON ST	Foundation	1997	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.6261	1671 WASHINGTON ST	Evaluation	1905	Domestic – Multiple Dwelling	Apartment - Block	No Style	ND	C	ND	C
5DV.34032	1709 WASHINGTON ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A

Site ID	Address	Survey Level	Year Built	Current Use	Building Form	Architectural Style	Local Evaluation		NR/SR Evaluation	
							Individual	Area	Individual	Area
5DV.34033	1710 WASHINGTON ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.34034	1717 WASHINGTON ST	Foundation	N/A	Parking Lot	N/A	N/A	N/A	N/A	N/A	N/A
5DV.3565	1718 WASHINGTON ST	Evaluation	1890	Domestic – Single Dwelling	Gable Front	Victorian Cottage	ND	C	ND	C
5DV.1179	1720 WASHINGTON ST	Evaluation	1886	Domestic – Single Dwelling	Gabled Ell	Carpenter Gothic	ND	C	ND	C
5DV.34035	1721 WASHINGTON ST	Evaluation	1926	Domestic – Multiple Dwelling	Apartment - Block	Mission	ND	C	ND	C
5DV.3566	1722 WASHINGTON ST	Descriptive	1890	Domestic – Single Dwelling	Other	International Style	NE	NC	NE	NC
5DV.3567	1724 WASHINGTON ST	Evaluation	1886	Domestic – Single Dwelling	Gable Front	Victorian Cottage	ND	C	ND	C
5DV.3568	1734 WASHINGTON ST	Evaluation	1900	Domestic – Single Dwelling	Foursquare	No Style	ND	C	ND	C
5DV.3569	1736 WASHINGTON ST	Evaluation	1900	Domestic – Multiple Dwelling	Foursquare	No Style	ND	C	ND	C
5DV.3570	1744 WASHINGTON ST	Enhanced	1890	Domestic – Single Dwelling	Terrace Type	Classical Revival	ND	NPD	E (C)	C
5DV.2560	1747 WASHINGTON ST	Foundation	1998	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30
5DV.3571	1750 WASHINGTON ST	Evaluation	1900	Domestic – Multiple Dwelling	Foursquare	No Style	ND	C	ND	C
5DV.2561	1751 WASHINGTON ST	Evaluation	1906	Domestic – Single Dwelling	Classic Cottage	No Style	ND	C	ND	C
5DV.2562	1753 WASHINGTON ST	Evaluation	1906	Domestic – Single Dwelling	Gable Front	Edwardian	ND	C	ND	C
5DV.2559	1754 WASHINGTON ST	Enhanced	1890	Domestic – Multiple Dwelling	Central Block with Projecting Bays	Italianate	ND	C	E (C)	C
5DV.3572	1758 WASHINGTON ST	Enhanced	1890	Domestic – Single Dwelling	Central Block with Projecting Bays	Italianate	NE	C	NE	C
5DV.34036	1760 WASHINGTON ST	Evaluation	1902	Domestic – Single Dwelling	Gable Front	Dutch Colonial Revival	ND	C	ND	C
5DV.3504	1761 WASHINGTON ST	Evaluation	1896	Domestic – Multiple Dwelling	Duplex	Mixed Style	ND	C	ND	C
5DV.2884	1765-1779 WASHINGTON ST	Enhanced	1897	Domestic – Multiple Dwelling	Terrace Type	Italianate	E	C	E (C)	C
5DV.34037	1780 WASHINGTON ST	Foundation	1999	Domestic – Multiple Dwelling	N/A	N/A	L30	L30	L30	L30