



COMMUNITY PLANNING AND DEVELOPMENT MEMO REPORT OF FINDINGS FOR CERTIFICATE OF DEMOLITION ELIGIBILITY

March 31, 2022

Address: 1638-1640 N Logan St

Legal Description: L 9 & 10 BLK 284 CLEMENTS ADD

Current Building Name: NA

Construction Date: 1896 (Denver Post)

Source of Information: Denver Assessor's Office; Sanborn Insurance Maps from 1904, 1904 (corrected to 1925), 1929-30, 1929 (corrected to 1937), 1929 (corrected to 1951), 1929 (corrected to 1956), 1929 (corrected to 1958), 1929 (corrected to 1961), 1962 (corrected to 1967); Denver City Directories; Federal Census Records 1900, 1910, 1920, 1930, 1940; Denver householder's Directory and Street Avenue Guide 1924-1950; Denver building permits 1915-1955.

Architectural

Architectural Style: Second Empire

Architect/Builder: Unknown

Source of Information: "Field Guide to North American Houses," Virginia McAlester.

Historical

Original owner: Henry L Chapin

Original use(s): Residence

Current use(s): Office Building

Historical background:

The building at 1640 N Logan Street is a residential structure, constructed in 1896 in the Second Empire style. The building was originally constructed for Henry L Chapin, a jeweler who lived and worked in Denver.

Sanborn maps from 1890 indicate a one-story structure was located on Lot 9 of Block 284 of Clements Addition. However, the 1897 Sanborn maps show a three-story structure matching the footprint of the extant building in its place. Additionally, Sanborn maps at times give the address for the structure as 1644 Logan, 1640 Logan and 1638 Logan St. However, 1640 Logan was the predominate address used, and used in newspapers, Census records and City Directories and will be used in this report.

Henry L. Chapin lived in the building until 1910 and owned it until 1923, when the building was sold to Marshall Eakin, a resident of Florence, Colorado. Eakin owned the building until 1928, when the property was purchased by his sister, Martha Bell, and her husband, Rev. Allan Bell, who had lived in the building since c. 1924. Marshall Eakin would go on to be the comptroller of the University of Tulsa.

Rev. Bell was a Presbyterian minister who also served as a representative for Fremont and Chafee county in the Colorado State legislature in 1909 and 1910. Census records show that the Bell family hosted many lodgers during their ownership. Rev. Bell died in 1934, but Martha maintained ownership of the property until 1947, when the property was sold to Louis Marinoff, a Russian immigrant who ran a successful tailoring business. It is unclear from initial research whether Marinoff ever lived at the property.

At some point, the property was converted to commercial use, and was used as an office. Starting in the mid twentieth century, the property was owned by a series of corporate owners.

Source of Information: Denver Assessor's Office; Sanborn Insurance Maps from 1904, 1904 (corrected to 1925), 1929-30, 1929 (corrected to 1937), 1929 (corrected to 1951), 1929 (corrected to 1956), 1929 (corrected to 1958), 1929 (corrected to 1961), 1962 (corrected to 1967); Denver City Directories; Federal Census Records 1900, 1910, 1920, 1930, 1940; Denver householder's Directory and Street Avenue Guide 1924-1950; Denver building permits 1915-1955.

Designation Eligibility Assessment

Landmark Designation Criteria:

A structure or district may be designated for preservation if, due to its significance, it meets the criteria listed in subsections (1), (2), and (3) below

(1) The structure or district maintains its integrity;

(2) The structure or district is more than 30 years old, or is of exceptional importance; and

(3) The structure or district meets at least 3 of the following 10 criteria:

It has a direct association with a significant historic event or with the historical development of the city, state, or nation;

It has direct and substantial association with a recognized person or group of persons who had influence on society;

It embodies the distinctive visible characteristics of an architectural style or type;

It is a significant example of the work of a recognized architect or master builder;

- It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

Integrity: If a structure maintains its integrity, it may be designated for preservation.

- Has integrity
- Does not have integrity

Does the structure have potential for designation?

- Has potential for designation
- Does not have potential for designation

(Significance and Integrity Analysis)

The property at 1640 Logan Street is potentially significant for its association with the historic development of the North Capitol Hill (Uptown) neighborhood.

As noted in the Denver Neighborhood History Project, “North Capitol Hill Neighborhood” historic context, “the North Capitol Hill Neighborhood encompasses one of the city’s earliest residential subdivisions.” However, this area did not remain a static residential enclave. While in the 1880s and 1890s it was home to many of Denver’s elite, by the 1920s, many apartment buildings infilled the land between mansions. Much like Capitol Hill to the south, many larger homes were turned into boarding houses, or were owned by middle class families who took on lodgers. In the 1950s and 60s, urban renewal saw the demolition of many of these high style buildings, which were replaced with parking lots or high-rise apartment buildings.

Sanborn maps, Census records, and Denver Directories all attest to this historic pattern of development at 1640 Logan Street. The property was constructed in 1896, for jeweler Henry L. Chapin. While Chapin may not have been counted among Denver's elite, he did run a successful silversmith business. The location of the structure, one block east of Grant Street, which was colloquially known as "Millionaire's Row" placed him firmly within the upper classes of Denver society. Furthermore, the ornate Second Empire architecture of the structure, constructed only three years after the 1893 Silver Crash is reflective of Chapin's presumed economic success. By 1910, Chapin had moved to Los Angeles, though his adopted home of Denver stayed dear to him – he was buried in Fairmont cemetery upon his death in 1944.

In 1923, the home at 1640 Logan Street was sold to Marshall Eakin, originally from Florence, Colorado. City Directories indicate that Eakin did not live in the home, however it was occupied by his sister, Martha, and his brother-in-law, Rev. Allan Bell. Bell and his wife Martha bought the home from Eakin in 1928. Rev. Allan Bell was a Presbyterian minister, who left the church for health reasons, and moved to Colorado. He originally moved to Florence, where he met the Eakin family and married Martha. During his time in Florence, he served as a State representative of Fremont and Chaffee county in the Colorado State Legislature. He and his wife moved to Denver in 1920. The North Capitol Hill neighborhood in the 1920s was rapidly changing. Denver's elite were moving further east with the streetcar lines to areas such as East 7th Avenue, Park Hill, and Montclair. Many formerly opulent single-family homes in the Capitol Hill area were being converted into apartments and boarding houses, while purpose-built apartment blocks were quickly being constructed (such as Poet's Row at 10th and Sherman Street). 1640 Logan Street, now owned by a former minister, rather than a prominent silversmith, reflects the changing fortunes of the area. The 1930 Census shows that the Bell family housed 11 lodgers in the home on Logan Street. Meanwhile, Sanborn maps show the blocks around 1640 Logan infilling quickly with apartment complexes, duplexes and rowhomes. To the north on 17th Avenue, a number of commercial buildings sprung up as well. The densification of North Capitol Hill rapidly changed the character of the neighborhood.

By the 1950s, the character of the North Capitol Hill changed once again. As a call for urban renewal came into vogue, city planners envisioned a new inner city full of high rises and automobiles. Many of the mansions of Capitol Hill were demolished in the name of urban renewal, replaced with parking lots, or, more rarely, high-rise office and residential buildings. Sanborn Maps once again illustrate this trend on the 1600 block of Logan and the surrounding area. It was around this time that 1640 Logan St was converted from a residential use to commercial office space. It has remained an office building since, housing a number of different businesses, from medical professionals, therapists, and, most recently an Escape Room. The structure at 1640 Logan Street illustrates the development patterns of the North Capitol Hill neighborhood from its earliest days as an enclave for Denver's elite, through its era of rapid densification, to its transition to commercial and office use.

The structure at 1640 Logan Street may also be significant as a representation of the Second Empire architectural style. The Second Empire style was first popularized in France in the mid to late 1800s, with the construction of monumental buildings such as the Louvre, which reintroduced the iconic Mansard roof into popular use. Its use in America came after the Civil War, c. 1870. Second Empire architecture was popular in the Northeast and the Midwest but was rarely seen in the West. While many Second Empire buildings were civic and institutional buildings, it was also used as a residential style.

The building at 1640 Logan exhibits many character defining features of the Second Empire style. This includes the distinctive Mansard roof, gabled roof dormers, detailed cornice with decorative brackets, projecting bay 'tower', tall narrow windows with highly decorative lintels.

The building at 1640 Logan Street is potentially significant as it promotes an understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity. The Second Empire style is very rare in Denver, with architects and builders favoring the Queen Anne style, Italianate or later Craftsman styles. 1640 Logan is a particularly ornate example of the style in the city, with its projecting front bay, detailed cornice and highly decorative terra cotta lintels. Furthermore, 1640 Logan is one of only a handful of single-family residential structures that remain in this part of North Capitol Hill. Many of the home's original neighbors have been demolished to make way for parking lots, apartments, and commercial buildings. This distinctive building helps passersby understand and appreciate the dynamic, changing nature of the city, and the multitude of buildings that make up its historic core.