



COMMUNITY PLANNING AND DEVELOPMENT MEMO REPORT OF FINDINGS FOR DEMOLITION

September 8, 2022

Address: 4154 E. 17th Avenue Parkway

Legal Description: HARTMANS ADD ELLIS & MCDONOUGH RES 01313 B14 L21 & 22 &HARTMANS ADD HOWELL & WRIGHTS RES OF L3 & 4 B14

Current Building Name: 4154 E 17th Avenue Parkway

Construction Date: 1928 (Assessor)

Source of Information: Denver Assessor's Office; Sanborn Insurance Maps 1929-30, Denver householder's Directory and Street Avenue Guide 1924-1950.

Architectural

Architectural Style: Craftsman with Eclectic Revival elements

Architect/Builder: likely Martin & Martin Construction Company

Source of Information: Extrapolation from grantor-grantee records and city directories

Historical

Original owner: Robert P. and Louise L. Martin

Original use(s): Residence

Current use(s): Residence

Historical background: Research revealed no building permit information, but the house at 4154 E. 17th Avenue Parkway was built in 1927 or 1928 for Robert P. and Louise Martin. The Martins purchased the parcel in 1926 from the heirs of Mary E. Shoemaker, an Ohioan who lived in New York State and died in 1910. Robert and Louise Martin are shown at the address in 1928, and the 1930 census shows that they lived at the address with their young son, Robert, Jr. Robert, Sr. was listed as a carpenter in Denver city directories throughout the 1920s. While no architect or builder information was found during research, the house was almost certainly constructed by Martin & Martin, a local contracting company co-owned by Robert P. Martin with his father, John O. Martin, Sr., and brothers John O. Martin, Jr., and Julian D. Martin. A Denver Post ad for Martin & Martin in 1930 declares that the company had been contracted to build a new resort building at Eldorado Springs, replacing a building which had burned the previous year. Robert and Louise Martin lived in the house until 1943 and sold it that year to Ruth and William H. Scofield, an attorney. Ruth passed away in 1946, and William Scofield sold the house in 1949 to drug broker John Quincy Adams, Jr., and his wife, Bonnie D. Adams. The Adams family owned the house until 1967, when it was purchased by Xavier W. and Wanda H. Nady, who owned it until 1976. In 1976 James and Christine Chipman bought the house, which they owned for the next decade. John R. Gary owned it for about a year, and in 1988 it was purchased by Terry J. Zaremba, who sold it this year to DEN21G LLC, the present owner and applicant.

Source of Information: Denver Assessor's Office; Sanborn Insurance Maps from 1904, 1929 (corrected to 1951), Denver City Directories; Federal Census Records 1900, 1910, 1920, 1930, 1940; Denver householder's Directory and Street Avenue Guide 1924-1950; Denver building permits 1889-1914.

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

The house at 4154 E 17th Avenue Parkway has excellent integrity and has potential to meet three designation criteria. The original owner and resident, Robert P. Martin was a prominent Denver contractor who died in 1962. Born in about 1902 in Victor, Colorado, Robert Martin grew up in Denver in a family of carpenters. Early in his career, he managed the Martin & Martin Construction Company along with his father John O. Martin, Sr., and brothers John O. Martin, Jr. and Julian R. Martin. All four gentlemen were listed as house carpenters in city directories and censuses, though brother John O. Martin, Jr. was sometimes listed as a laborer. The firm was probably established in the late 1910s or early 1920s when Robert and his brothers were in their late teens and twenties. Research did not reveal a great deal of

information about Martin & Martin Construction Company, however, a 1930 advertisement boasts about the firm's construction of the "new" resort at Eldorado Springs, which had recently burned in a fire. Robert P. Martin, Jr. was also affiliated with the Martin & Martin Construction Company, and was the third generation of the family to manage the business. He was born around the time that his parents, Robert Sr. and Louise, moved into the house on 17th Avenue, and lived there for most of his childhood. Robert P. Martin, Sr. went on to establish the M&K Construction Co., which focused on commercial construction. According to Martin's obituary in 1962, the firm had recently completed the façade renovation of the American National Bank Building, now the Magnolia Hotel, at 818 17th Street. His death was even noted in the Engineering News-Record, one of the leading publications of the U.S. construction industry. While Robert P. Martin and his wife, Louise, moved out of the 17th Avenue house in 1943, they lived at 4154 E 17th Avenue during the time Martin established his construction career. As a result, the house has potential for historic significance under designation criterion B due to its direct and substantial association with Robert P. Martin and his influence on residential and commercial construction in Denver from the late 1920s until his death in 1962.

The house at 4154 E 17th Ave. is a good example of a Craftsman-style bungalow that incorporates Eclectic Revival elements, thus having potential to meet designation criterion C. Both the Craftsman style and the Eclectic Revival (including the Tudor Revival and English Cottage styles) were at peak popularity in the 1920s and elements of these styles were often combined. Craftsman architecture was inspired by the Arts and Crafts movement which originated in England in the late-19th century as a reaction against industrialization. Its proponents sought to replace Victorian aesthetics with more rational, simpler, and honest designs, and often looked to the medieval past for inspiration. In the United States, Craftsman architecture is characterized by an emphasis on simplicity, natural materials, and designs that convey a sense of place. Key Craftsman elements seen in 4154 E 17th Ave. include the asymmetrical plan; deep, overhanging eaves with exposed rafter tails and knee braces; complex roof form and cross gables; use of a material (brick) that is prevalent in Denver; and a large, covered porch. The Eclectic Revival Movement drew inspiration from a range of historical styles. The goal was to adapt traditions sensitively and creatively to new needs and conditions, maintaining the balance between continuity and change. Traditional styles were used to imply a connection with the great civilizations of the past as the United States took on a larger international role. Key features of the Tudor Revival and English Cottage styles seen at 4154 E 17th Ave. include the faux half-timber design on the gable end mimicking medieval post-and-beam construction; the complex, cross-gabled roof form; the asymmetrical footprint; the decorative chimney; ornamental, multi-colored brickwork; and narrow, arched vents.

Finally, the house at 4154 E 17th Avenue is prominently sited on a wide, corner lot facing the East 17th Avenue Parkway, which was constructed as part of the Parks and Parkways plan for Denver's City Beautiful effort. Most of the houses facing the parkway were constructed in about the same period as 4154 E 17th Avenue, but the majority of the neighbors were built with the narrow side of the house facing the parkway. This house at 4154 E 17th Avenue, however, was constructed with a wide front façade facing the parkway, which increases its prominence in the area. As a result, the house has potential to meet designation criterion F, as an established and familiar feature of the East 17th Avenue Parkway and this portion of the Park Hill neighborhood.