

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received DEC - 9 1983
date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Eppich Apartments

and/or common Eppich Apartments

2. Location

street & number 1266 Emerson Street n/a not for publication

city, town Denver n/a vicinity of

state Colorado code 08 county Denver code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	n/a being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
		<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Richard Wells

street & number 1266 Emerson Street

city, town Denver n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number City and County Building

city, town Denver state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Office of Archaeology & Historic Preservation, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Eppich Apartments is a two-story unit apartment building in a three-over-three arrangement. The building is designed in the Craftsman style and expresses great attention to detail. The beauty and attractiveness of the structure is inherent in its design rather than a product of added decoration. Elements of the medieval revival style so popular in the English Arts and Crafts movement are skillfully blended with the Mission style of Gustav Stickley and oriental motifs of Greene and Greene in a cohesive design unique to the architect, Walter L. Rice, during this period of his development.

The asymmetrical facade of the building consists of high-fired "Golden"¹ pressed brick over a base of "Golden" common brick accentuated by buff-Longmont sandstone. The face glazed brick is comprised of a dark rust foundation and honey-tone walls with pale-green brick consoles. The medieval influence is exhibited by three engaged towers, stone capped parapets, combined with Spanish Colonial canales of terra-cotta drain pipe. The oriental influenced front balconies on the second floor are intricately framed with butterfly beams superimposed over a round arch and supported by a corbeled pylon reminiscent of the Spanish Colonial architectural tradition.

Originally built so that the front balconies and terraces had a superb view of Colorado State Capital and the front range of the Rocky Mountains, the view remains essentially intact save for the addition of Denver's new high-rise skyline.

The apartments are individualized most closely following the dictum of the Arts and Crafts movement. The central hallways are finished in stained and shellacked ash wainscoting and extend from a Mission style staircase. The front apartment doors were provided with leaded, stained glass windows each with a stylized tulip motif. Each apartment is laid out around an angled foyer expanding and providing spatial interest. The floors of the apartments are polished fir which extends out to the balconies accessible from each living room. The dining rooms of the north two-bedroom apartments and the kitchens of the south one-bedroom apartments, are fitted with built-in buffets while the living rooms have built-in bookcases all of which are cherry wood.

The importance of light and the interplay of interior and exterior space is evidenced by the placement and number of windows, several of which frame a view of the Capital dome. Door and window trim are typically Mission style with dentals supporting a cap moulding at the heads. The apartments were considered very modern for their time and each contained a fireplace and modern steam heat registers.

¹The brick was originally manufactured in Golden, Colorado.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1909 **Builder/Architect** Walter L. Rice

Statement of Significance (in one paragraph)

The Eppich Apartments are an outstanding example of Craftsman style architecture in the city of Denver. The building was designed by Walter L. Rice, one of Denver's leading architects after the turn-of-the-century and built by Louis F. Eppich, a prominent and successful businessman of the period.

The Arts and Crafts movement is important to Denver as it provided a transition from the late Queen Anne and Denver Square styles of the Prairie School and International style. Along with the Spanish style, considered indigenous to Colorado, it provided a stable and constant architectural movement in Denver for nearly thirty years. This style spawned the many bungalows spread throughout Denver. Arts and Crafts structures rebelled against Victorian excess, reducing design to basics with an emphasis on simplicity. The esthetics, like the movement itself, were often socialistic. Apartment buildings such as the Eppich were constructed for the first time to accommodate a new type of urban dweller.

Walter L. Rice was born at Monticello, Iowa, in 1866. One reference lists him as a chief engineer for a syrup factory in Chicago. This, however, must have been accomplished by the age of twenty-three, as he relocated to Denver in 1889. Between 1890 and 1901 he is listed in the Denver City Directory as a carpenter, draughtsman and finally an architect. By 1901 his reputation was sufficient to bring him the commission to design the Cornwall Apartments (National Register, October 8, 1976). He has also been identified as the architect for the Old Ladies Home at 38th Avenue and Quitman Street. From 1923 to 1928 Rice worked as a member of Allied Architects Association which was formed to design the Denver City and County Building. His death occurred in 1931 after an illness of three years. Today Rice is most noted for the many apartment buildings which he designed of which the Eppich remains as his premier example in the Arts and Crafts style.

The builder, Louis F. Eppich, had been in Denver a decade when Rice arrived, also having previously resided in Chicago. Eppich was a successful and prominent real-estate developer and had also served as a member on the first executive committee of the Denver Planning Board. Eppich was elected president of the National Association of Real Estate Boards. He was considered visionary among realtors because "(he) was not afraid to seize opportunity when it presented itself. . .and look beyond the task at hand to future and bigger achievements." The "Denver Municipal Facts" shows Eppich as being one of "the men who beautified Denver."

During his early years Eppich built many apartment buildings, several of which were designed by Rice. On March 9, 1909, L.F. Eppich obtained building permit #607 for lots 1 and 2, block 3, Central Capital Hill Subdivision. On August 8, 1909, the "Rocky Mountain News" ran an advertisement for the apartment at 1266 Emerson:

9. Major Bibliographical References

Denver Building Permits 1900-1914
Denver City Directories 1888-1930 and 1952-1954
Denver Municipal Facts January-February, 1930
Rocky Mountain News 8 August 1909-2 August 1931

10. Geographical Data

Acreeage of nominated property .11

Quadrangle name Englewood

Quadrangle scale 1:24000

UTM References

A

1	3	5	0	2	0	9	0	4	3	9	8	2	9	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

Lot 1 and 2; Block 3, Central Capital Hill Subdivision 120' south at the intersection of Emerson Street and 13th Avenue. Justification: original lot size 40' x 120'.

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Julian S. Midgorden-James L. Salvador

organization date May 9, 1983

street & number 1230 Emerson Street telephone 861-2514

city or town Denver state Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer date 12/7/83

For NPS use only

I hereby certify that this property is included in the National Register
Entered in the
National Register

date 1/5/84

for Allois Byers
Keeper of the National Register

Attest: date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Continuation sheet EPPICH APARTMENTS Item number 8 Page 2

Beautiful 3 and 5 room (sic) apartments.
Every modern convenience. Handsomely
decorated. Large private balconies.
Exclusive. \$32.50 - \$50.00 L. F. Eppich
325 Cooper Building

The apartment building at 1266 Emerson Street remained in the possession of Louis F. Eppich Incorporated until 1953. Between that time and its acquisition in 1981 by Richard E. Wells, ten different ownerships were recorded. The building had suffered from serious neglect and noticeable deterioration. The current owner is engaged in extensive restoration to correct three decades of abuse. Significantly as one of the earliest apartment buildings in an Edwardian single-family residential neighborhood the Eppich Apartments was and is a pioneer structure of the social movement which led to multi-family housing.