



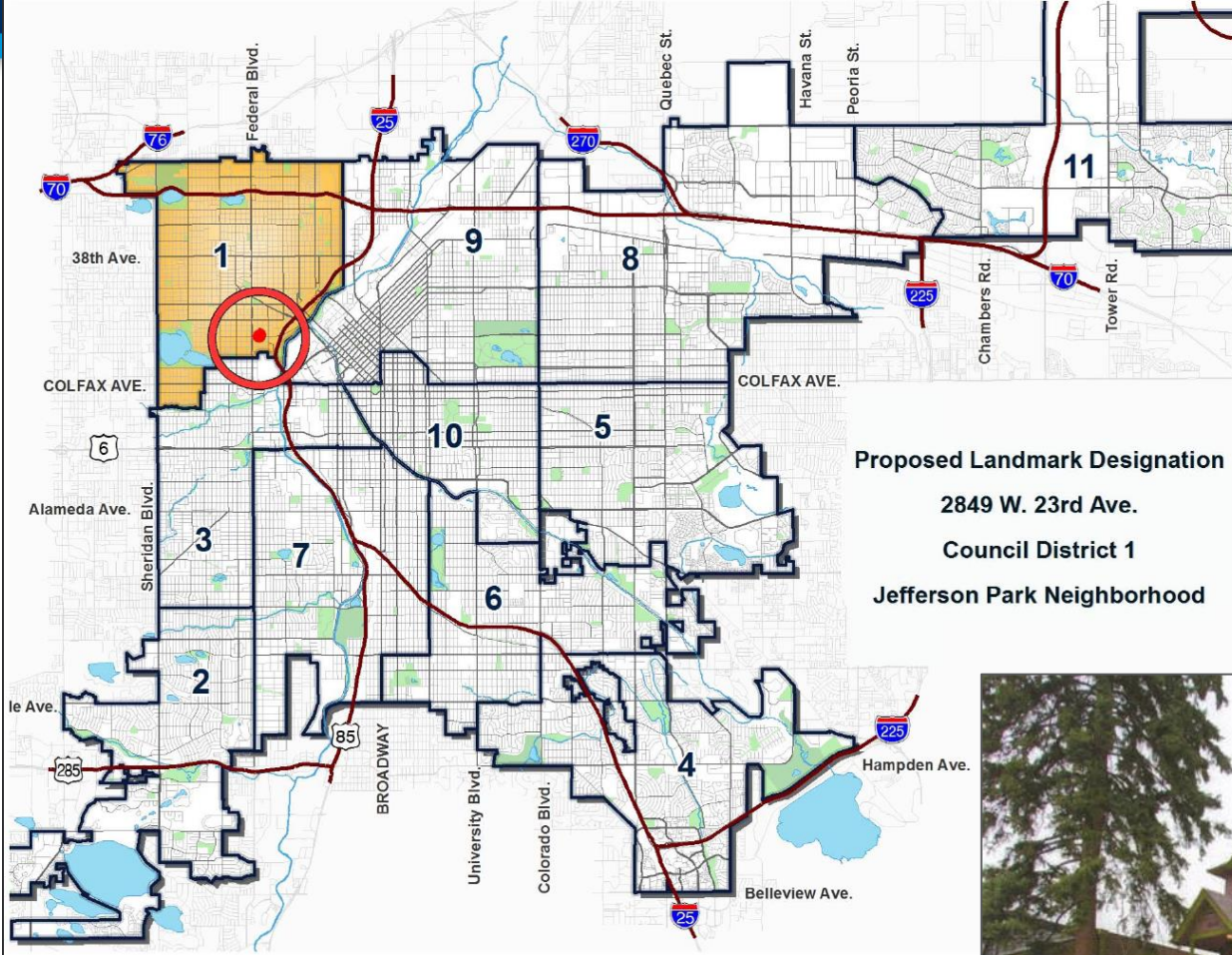
DENVER
THE MILE HIGH CITY

2849 West 23rd Avenue

Landmark Designation Application

Land Use, Transportation, & Infrastructure Committee
November 1, 2016

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



Proposed Landmark Designation
2849 W. 23rd Ave.
Council District 1
Jefferson Park Neighborhood



- **1967 Ordinance**

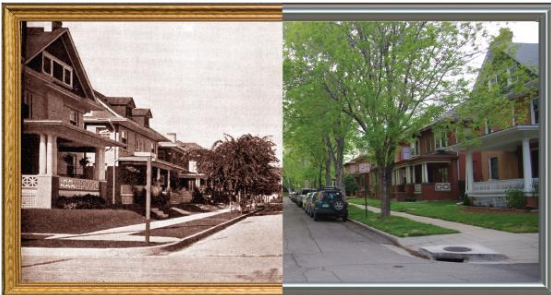
- Designate, preserve, and protect
- Foster civic pride
- Stabilize and improve the aesthetic and economic vitality
- Promote good urban design

- **Landmarked Properties**

- 335 Individual Landmarks
- 52 Historic Districts
- 6,600 buildings
- 160,000 citywide



Design Guidelines for Denver Landmark Structures & Districts



Colfax Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.



DESIGN AND DEMOLITION REVIEW:

- Properties designated “as is”
 - No required improvements
- Review only for exterior changes, tied to permits
 - Objective design review process
 - Not frozen in time
 - No review of work on interiors, paint colors, or general maintenance
- Demolitions discouraged

- **How are applications submitted?**

- Proactively through surveys or community/grassroots efforts
- Citywide demolition reviews
- Certificates of Non-Historic Status

- **Who can Apply?**

- Owner(s) of the property
- Manager of Community Planning and Development
- Member(s) of City Council
- Three person who are
 - Residents
 - Property owners
 - Have a place of business in Denver

Certificate of Non-Historic Status & Landmark Designation Process

Certificate of Non-Historic Status (CNHS) Application received on August 1, 2016



Landmark Staff reviewed application, found “Potential for Designation,” and posted structure



Landmark Designation Application received on September 13, 2016



Landmark Staff determined application to be complete and to meet criteria



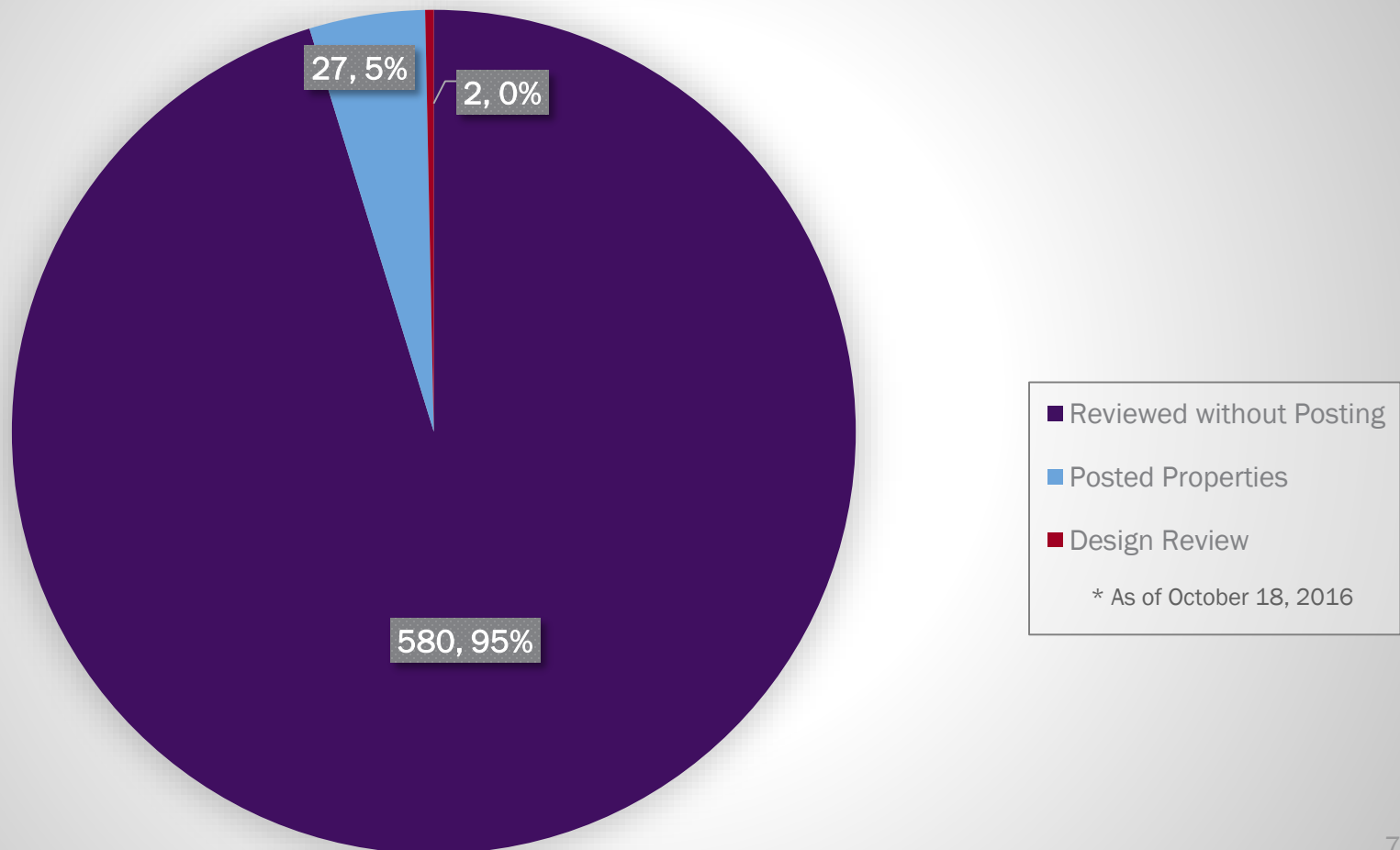
Landmark Preservation Commission (LPC) Public Hearing on October 18, 2016



LPC Recommended Landmark Designation be forwarded to City Council

CNHS and Demolition Applications

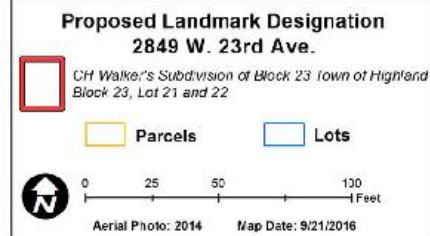
609 Applications Reviewed*



Landmark Preservation Commission Notifications

1.	Posted signage for the LPC Hearing	09/28/2016
2.	Owner and Applicant Notifications & Letters	09/20/2016 (postmarked 09/21/2016)
3.	Registered Neighborhood Organization: <ul style="list-style-type: none"> • Colfax on the Hill, Inc. • Denver Neighborhood Association, Inc. • City Park Friends and Neighbors • Friends & Neighbors for Cheesman Park • Inter-Neighborhood Cooperation (INC) • Colfax Business Improvement District • Capitol Hill United Neighborhoods, Inc. Historic Denver, Inc • Colorado Preservation, Inc • National Trust for Historic Preservation • State of Colorado Office of Archaeology and Historic Preservation 	09/20/2016
4.	City Council, Planning Board, and Building Inspection Notifications	09/20/2016
5.	Legal Notice in Daily Journal	10/06/2016
6.	Landmark Staff spoke with owner, applicant, and Historic Denver	

Proposed Landmark Designation



- Address
 - 2839 West 23rd Avenue
- Applicant
 - Councilmember Espinoza
- General Location
 - Eliot Street and 23rd Avenue
 - Across from Jefferson Park
- Zoning
 - G-MU-3; OU-3
- Blueprint Denver
 - Area of Change
- Council District
 - #1, Rafael Espinoza

Chapter 30, DRMC – Property Required to:

1. Maintain Historic and Physical Integrity
2. Meet One Designation Criterion in Two or More of the Following Categories
 - History
 - Architecture
 - Geography
3. Relate to a Historic Context or Theme

Maintain its Historic and Physical Integrity

“The ability of a structure...to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”

- Changes
 - Minimal alterations
 - Possible replacement of windows
 - Fenestration patterns remains
- Retains Integrity
 - Design, materials, workmanship, location, setting, feeling, and association



1. History – 30 years old, and shall:

- a. Have direct association with the historical development of the city, state or nation;
- b. Be the site of a significant historic event; or
- c. **Have direct & substantial association with a person or group of persons who had influence on society.**

2. Architecture – design quality and integrity, and:

- a. **Embody distinguishing characteristics of an architectural style or type;**
- b. Be the significant work of a recognized architect or master builder;
- c. Contain elements of architectural design...which represent a significant innovation
- d. Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.

3. Geography:

- a. **Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;**
- b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- c. Make a special contribution to Denver’s distinctive character

1. History – 30 years old, and shall:

C. Have direct and substantial association with a person or group of persons who had influence on society



Burnham Hoyt

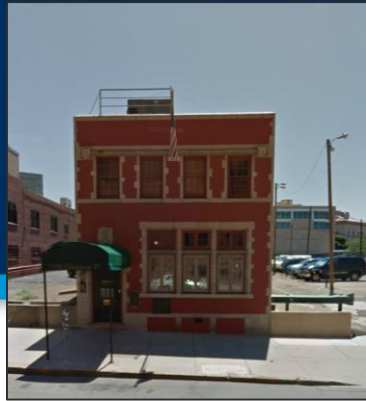


Merrill Hoyt

- Burnham and Merrill Hoyt
 - Prolific and noted Colorado Architects
 - Colorado’s “homegrown” architects
 - Grew up in the house
 - Attended North High School
 - Resided at and worked out of the house
 - Hoyt and Hoyt
 - Substantial influence on the City and County of Denver



Park Hill Library, Denver Landmark



Denver Press Club, Denver Landmark



Fourth Church of Christ Science



Lake Junior High School, Denver Landmark



Cherokee Castle, National Register



Red Rocks Amphitheater
Denver Landmark, National Register, National Historic Landmark

2. Architecture – design quality and integrity, and:

A. Embody distinguishing characteristics of an architectural style or type;



Queen Anne Style

- Steeply pitched and complex roof
- Irregular plan
- Asymmetrical façade
- Projecting or bay window
- Varying wall materials and decorative elements
 - Shingles
 - Bargeboard
 - Brackets
 - Belt courses
 - Window surrounds



3. Geography:

A. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;

- High-style residence occupies a prominent location on an elevated rise
 - Overlooks Jefferson Park
- Steeply raised position provides views of both the park and Denver
 - Geographic point highlights structure
- Located along the West 23rd Avenue thoroughfare



Chapter 30, DRMC – Property Required to:

- Relate to a Historic context or theme
 - Late-nineteenth century, high-style Queen Anne style residence that reflects the development and growth of Denver during its early boom years

- Comments and petitions received
 - Four letters from the public submitted
 - All in support of the application
 - Comments from owner’s representatives
 - Presentation from Owner
 - Letter from Applicant

1. Maintain its Historic and Physical Integrity ✓
2. Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - 1c - Associated with persons who had influence on society ✓
 - Architecture
 - 2a - Embody distinguishing characteristics of an architectural style or type ✓
 - Geography
 - 3a - Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city ✓
3. Relate to a Historic Context or Theme ✓

LPC Vote: 8-0

“To recommend landmark designation based on History Criteria 1c, Architecture Criteria 2a, and Geography Criterion 3a.”