
Kunsmiller House

5086 Vrain St

Landmark Designation Public Hearing

Becca Dierschow, Senior City Planner

August 12, 2024



5086 Vrain Street



5086 Vrain Street

Location

- Council District # 1
- Berkeley - Regis neighborhood
- Adjacent to Willis Case Golf Course and El Jebel Shrine

Zoning

- E-SU-DX

Owner and Applicant

- Owner- Jeff Laws and Jeanne Laws
- Applicant – Council President Amanda P. Sandoval on behalf of Jeff Laws and Jeanne Laws



Proposed Boundary



1967 Landmark Preservation Ordinance

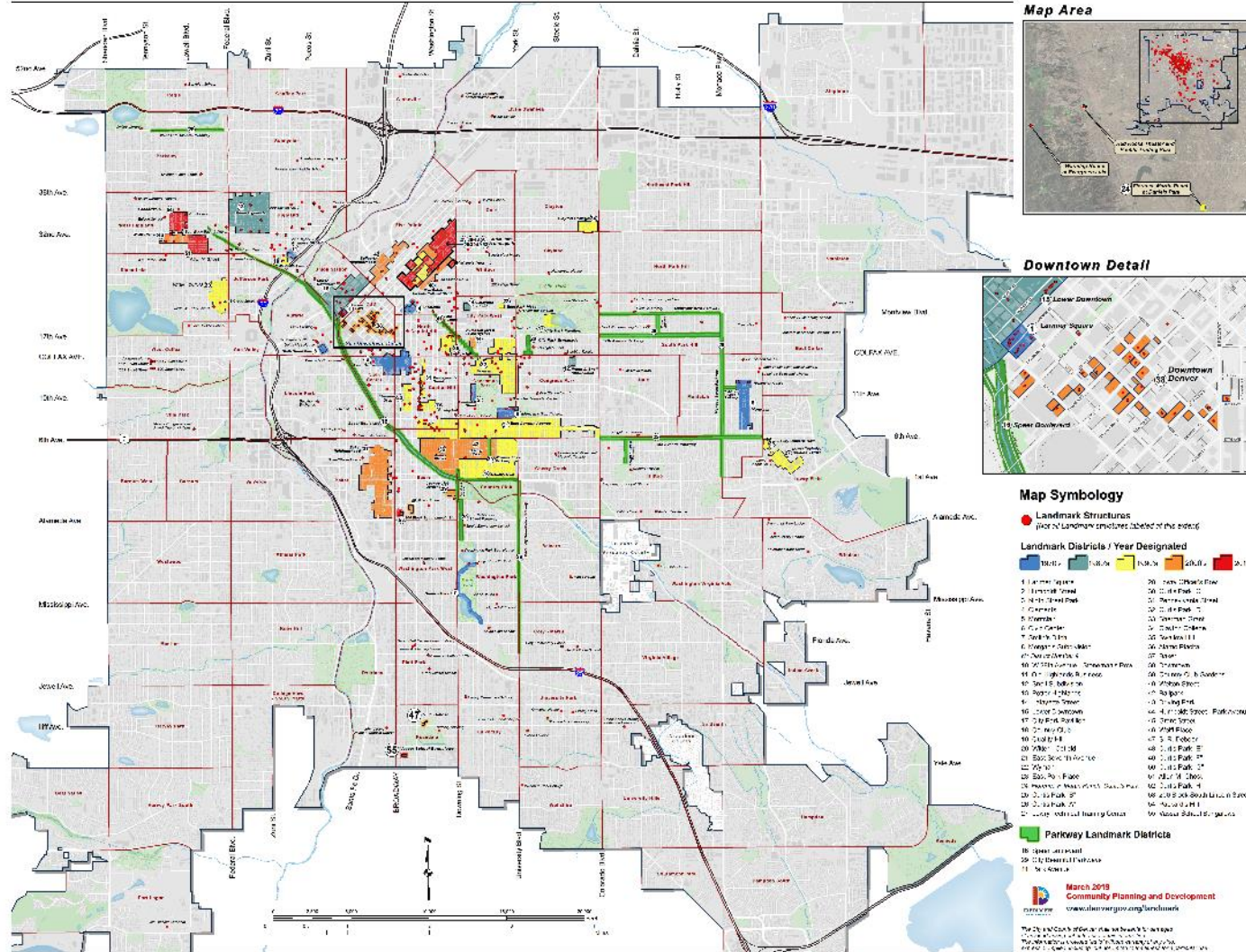
Purpose:

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

“It is the sense of the council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and ignoring the destruction or defacement of such cultural assets.”



Denver Historic Districts and Landmark Structures



Individual Landmarks and Historic Districts

- 363 Individual Landmarks
- 60 Historic Districts
- ~ Total 7,200 landmark buildings
- ~ 160,000 buildings within the city
- District composition
 - Primarily residential districts
 - Five commercial or downtown districts
 - Three Historic Cultural districts



Landmark Designation Eligibility

The structure or district must meet the following criteria:

1. More than 30 years old, or is of exceptional importance
2. Meets at least three of ten criteria
3. Maintains its integrity
4. The LPC considers the historic context

Per Landmark Preservation Ordinance (Chapter 30, DRMC)

Designation Criteria: Meet 3 out of 10

History

- A. Historic development of city
- B. Recognized persons who had influence on society

C. Visible characteristics of architectural style or type

Architecture

- D. Significant example of recognized architect or master builder
- E. Significant innovation or technical achievement

F. Familiar feature of neighborhood, due to physical character

Geography

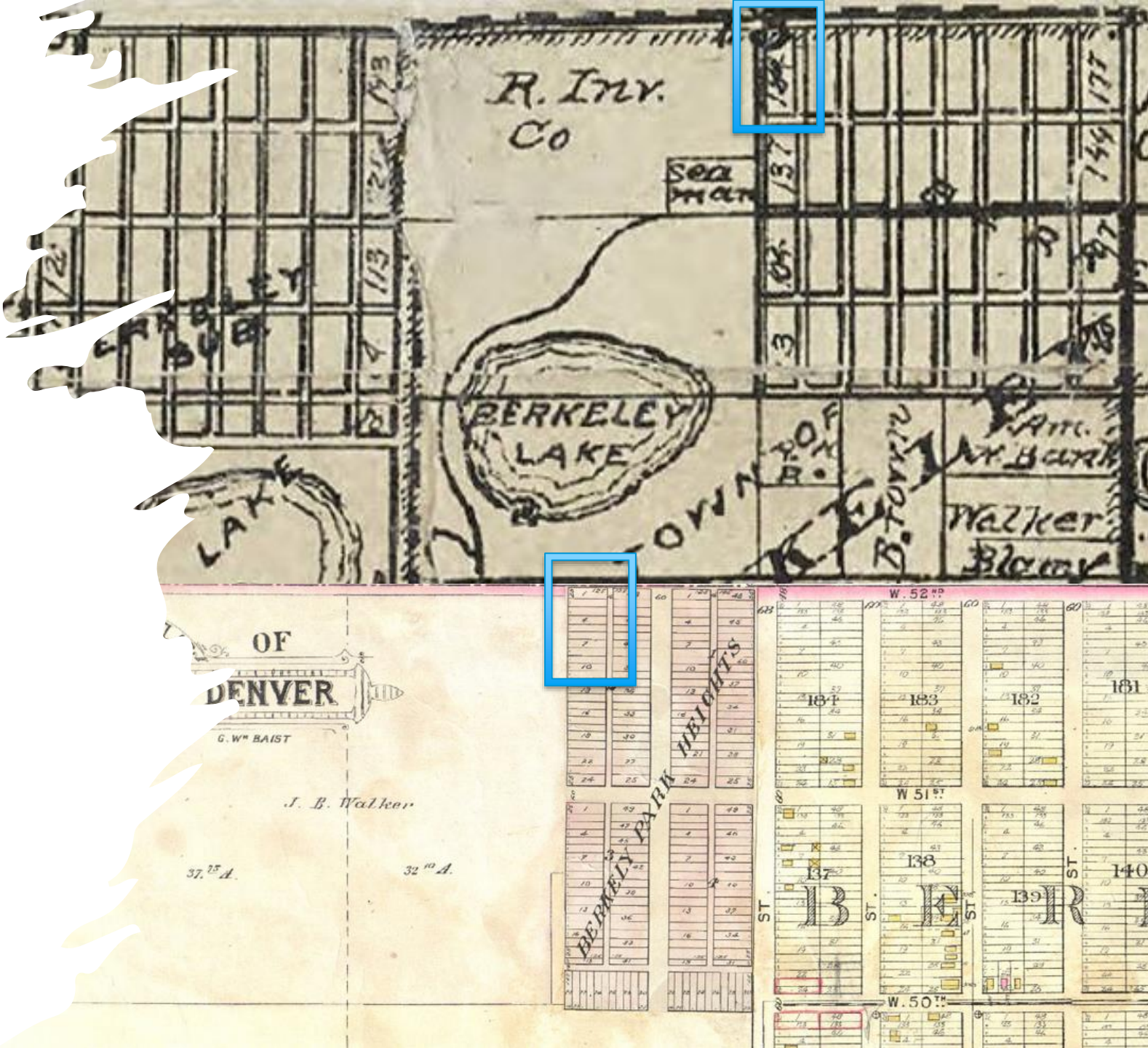
G. Understanding of urban environment through physical characteristics or rarity

H. Cultural understanding of how the site was used by past generations

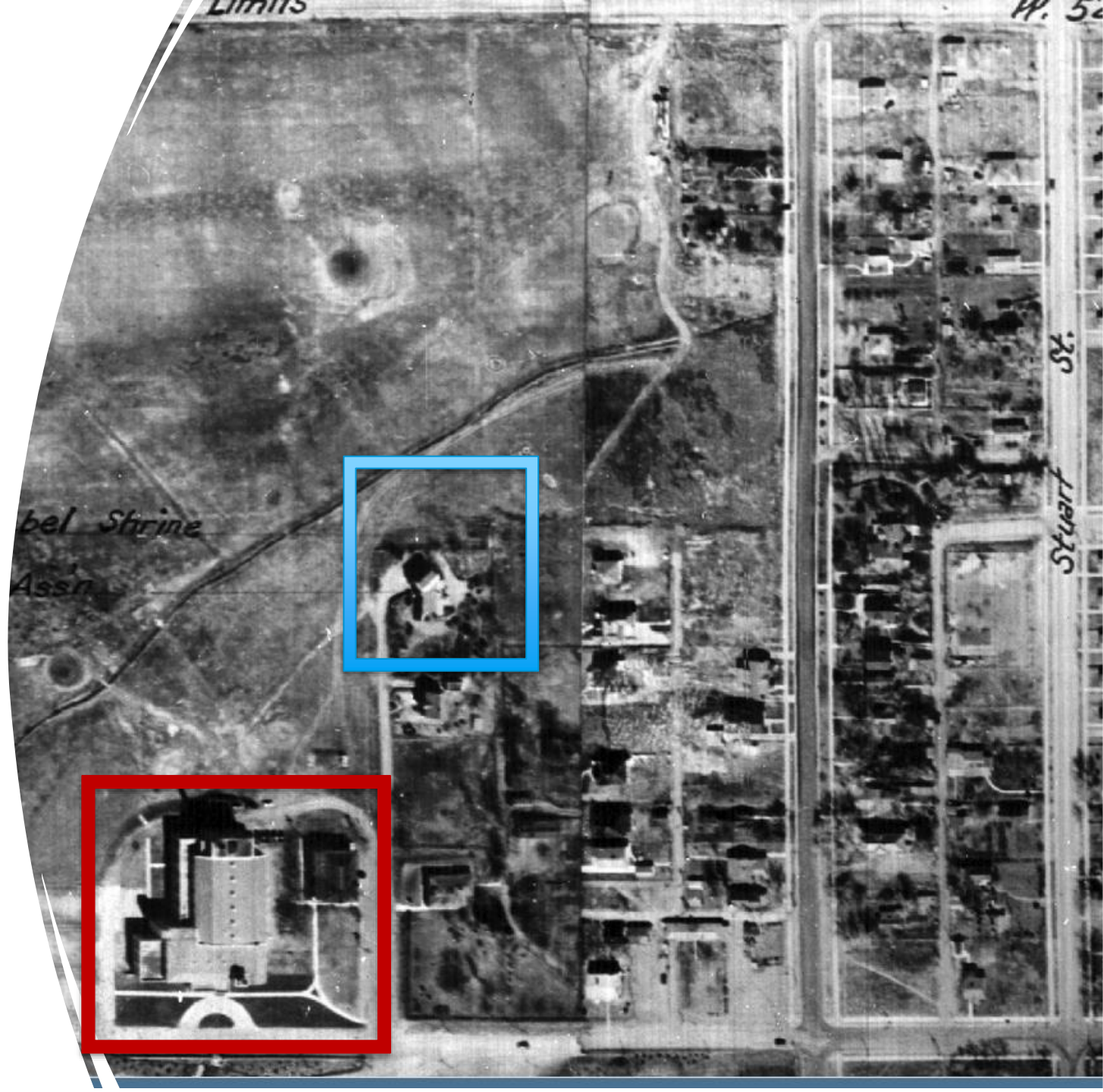
Culture

- I. Physical attribute that is source of pride or cultural understanding
- J. Social movements, institutions, or patterns of growth that contributed to culture

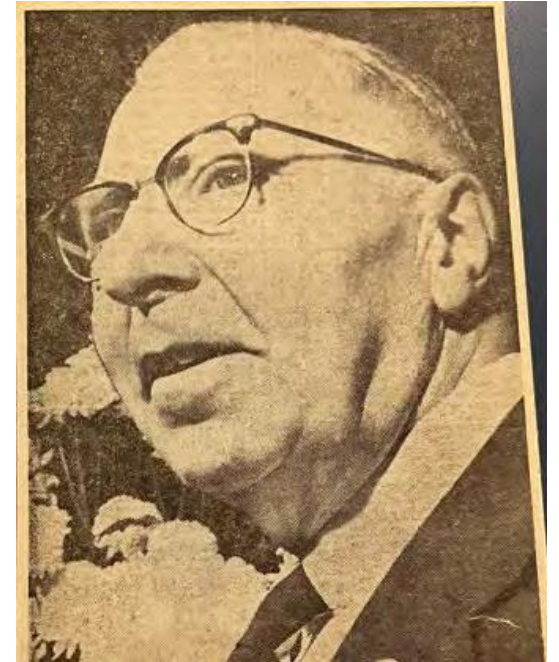
A. Direct association with historic development of Berkeley-Regis neighborhood and northwest Denver



**A. Direct association
with historic
development of
Berkeley-Regis
neighborhood and
northwest Denver**



B. Direct association with recognized persons who had influence on society



Dorothea and Adolph Kunsmiller

B. Direct association with recognized persons who had influence on society



The American Bank & Trust Company

(Formerly the German American Trust Co.)

Seventeenth and Lawrence Streets



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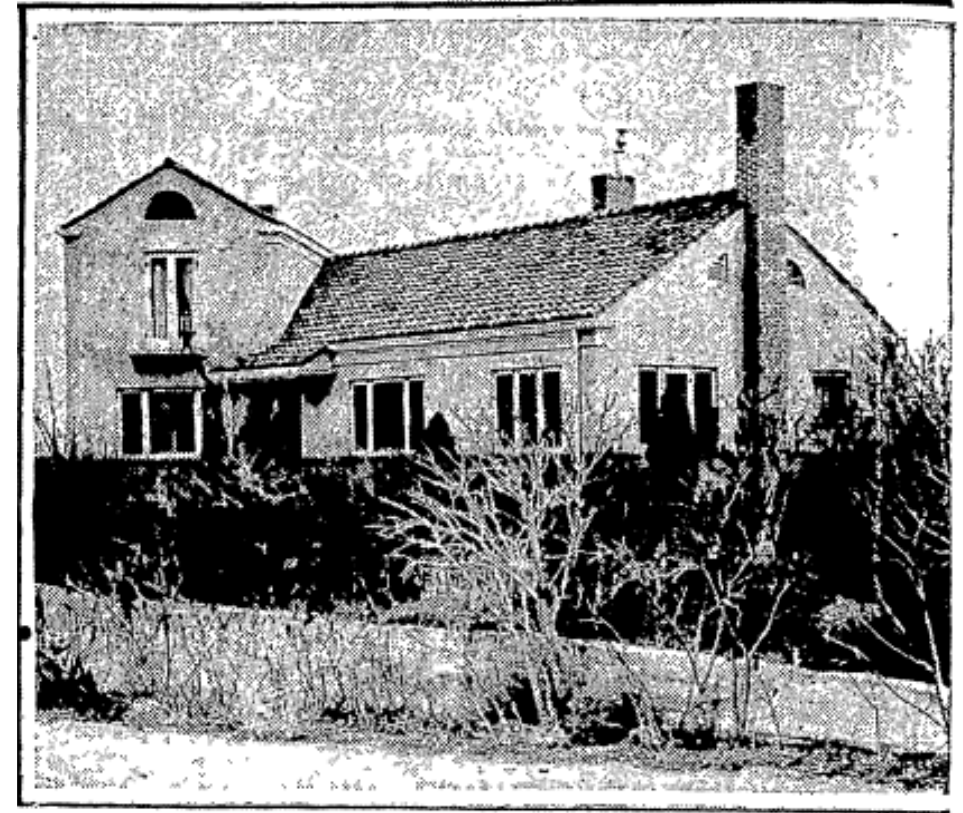
School Board Members Take Oath of Office



C. Visible characteristics of architectural style or type – Spanish Eclectic



ENTRANCE SIDE--"CASA DRACAENA," RESIDENCE AT SANTA BARBARA, CAL., OF GEORGE WASHINGTON SMITH, ARCHITECT.



MRS. DOROTHEA KUNSMILLER, member of the Denver school board, lives in the fine residence shown above. It is located at 5086 Vrain street, and its assessed valuation is \$7,120. Below is shown the home



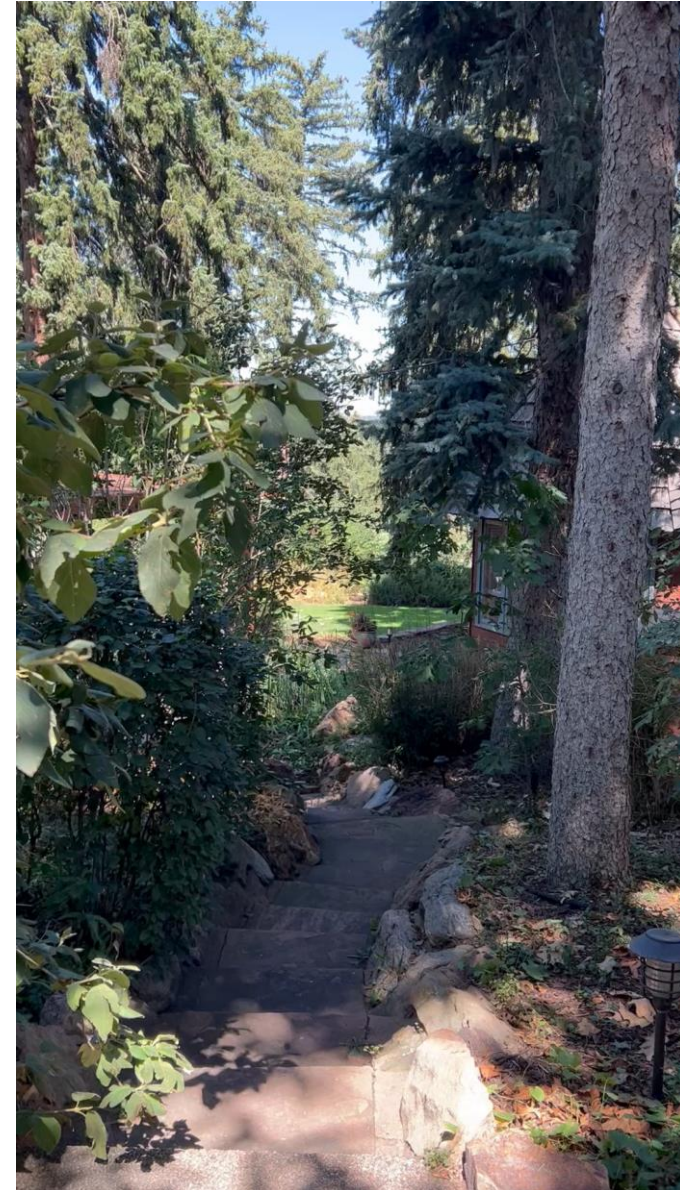
G. Understanding of the urban environment through physical characteristics or rarity



THE GARDEN FRONT—"CASA DRACAENA," RESIDENCE AT SANTA BARBARA, CAL., OF GEORGE WASHINGTON SMITH, ARCHITECT.



**G. Understanding of
the urban
environment through
physical characteristics
or rarity**



Period of Significance

- 1924-1975

Integrity

- Retains integrity – visible addition within period of significance

Public Comment

- 3 letters of support

Landmark Designation Review Criteria

- ✓ Over 30 years of age
- ✓ Application meets at least three criteria
 - A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
 - B. It has direct and substantial association with a recognized person or group of persons who had influence on society;
 - C. It embodies the distinctive visible characteristics of an architectural style or type;
 - G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity.
- ✓ Retains Integrity
- ✓ Tied to historic context

Based on the ordinance designation criteria and on the findings of the Landmark Preservation Commission (LPC) that the application meets the criteria for designation of a structure, CPD staff recommends approval of this application.