



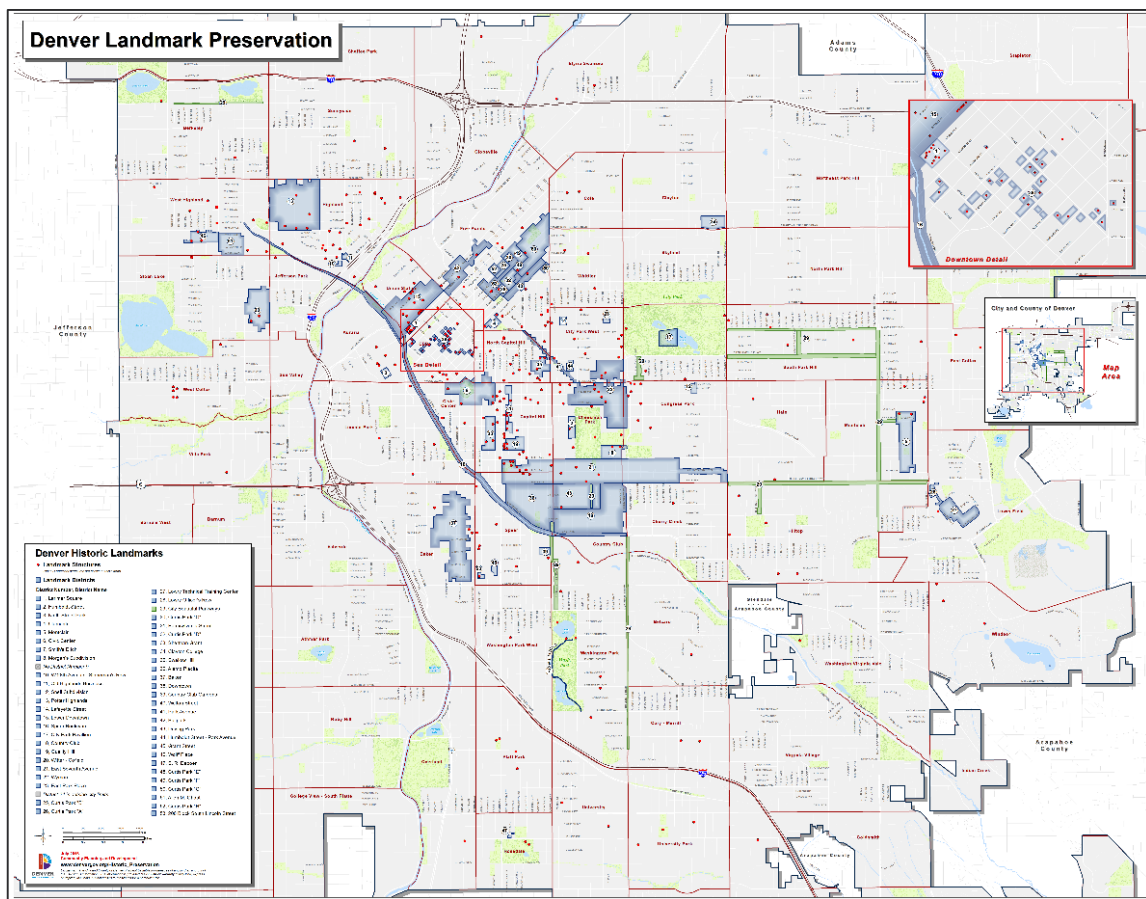
DENVER
THE MILE HIGH CITY

Packard's Hill Historic District Application

Land Use, Transportation, and Infrastructure
Committee

August 22, 2017

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

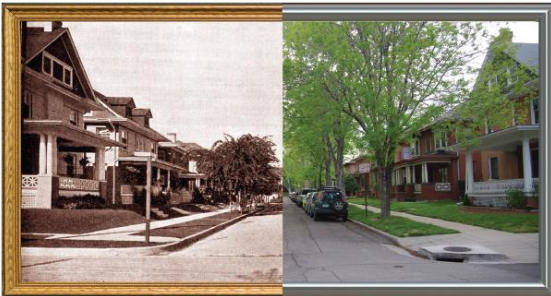


- **1967 Ordinance**
 - Designate, preserve, and protect
 - Foster civic pride
 - Stabilize and improve aesthetic and economic vitality
 - Promote good urban design

- **Landmarked Properties**
 - 336 Individual Landmarks
 - 52 Historic Districts
 - 6,600
 - 160,000 structures citywide
 - Landmark approx. 4%

- **Who can submit applications?**
 - Owner(s) of the property
 - Manager of Community Planning and Development
 - Member(s) of City Council
 - Three people who are
 - Residents
 - Property owners
 - Have a place of business in Denver
- **How submit applications?**
 - Proactively through surveys or community and grassroots efforts
 - Demolition or Certificates of Non-Historic Status applications

Design Guidelines for Denver Landmark Structures & Districts



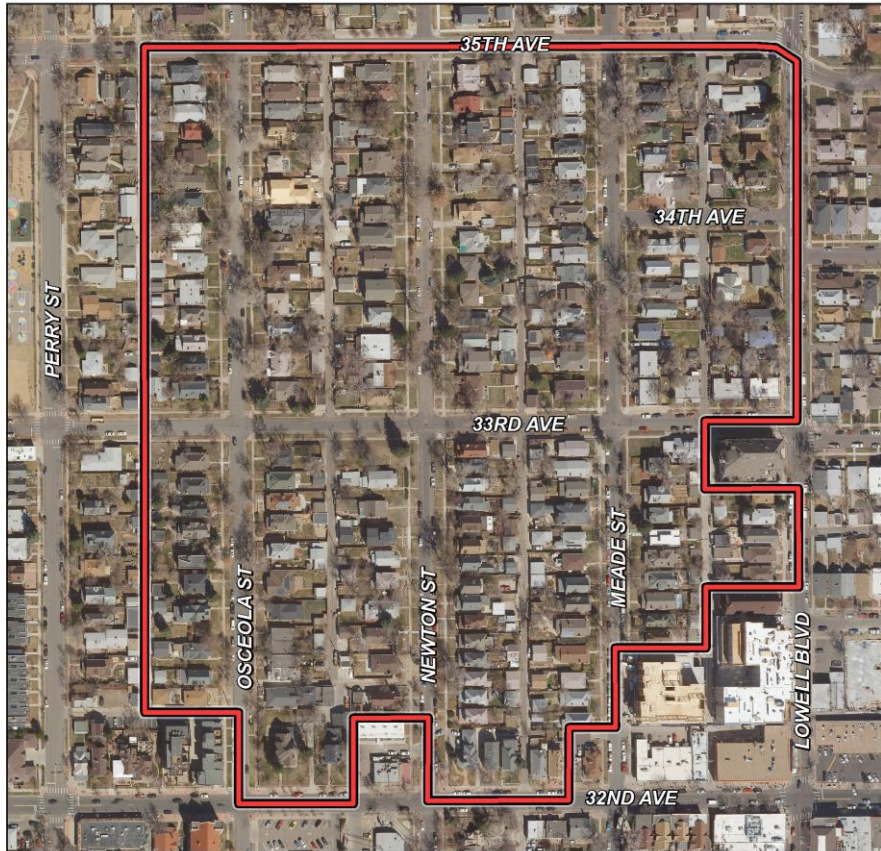
Colfax Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.



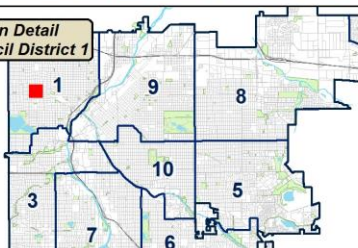
DESIGN AND DEMOLITION REVIEW:

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

Proposed Landmark District



Area in Detail
Council District 1



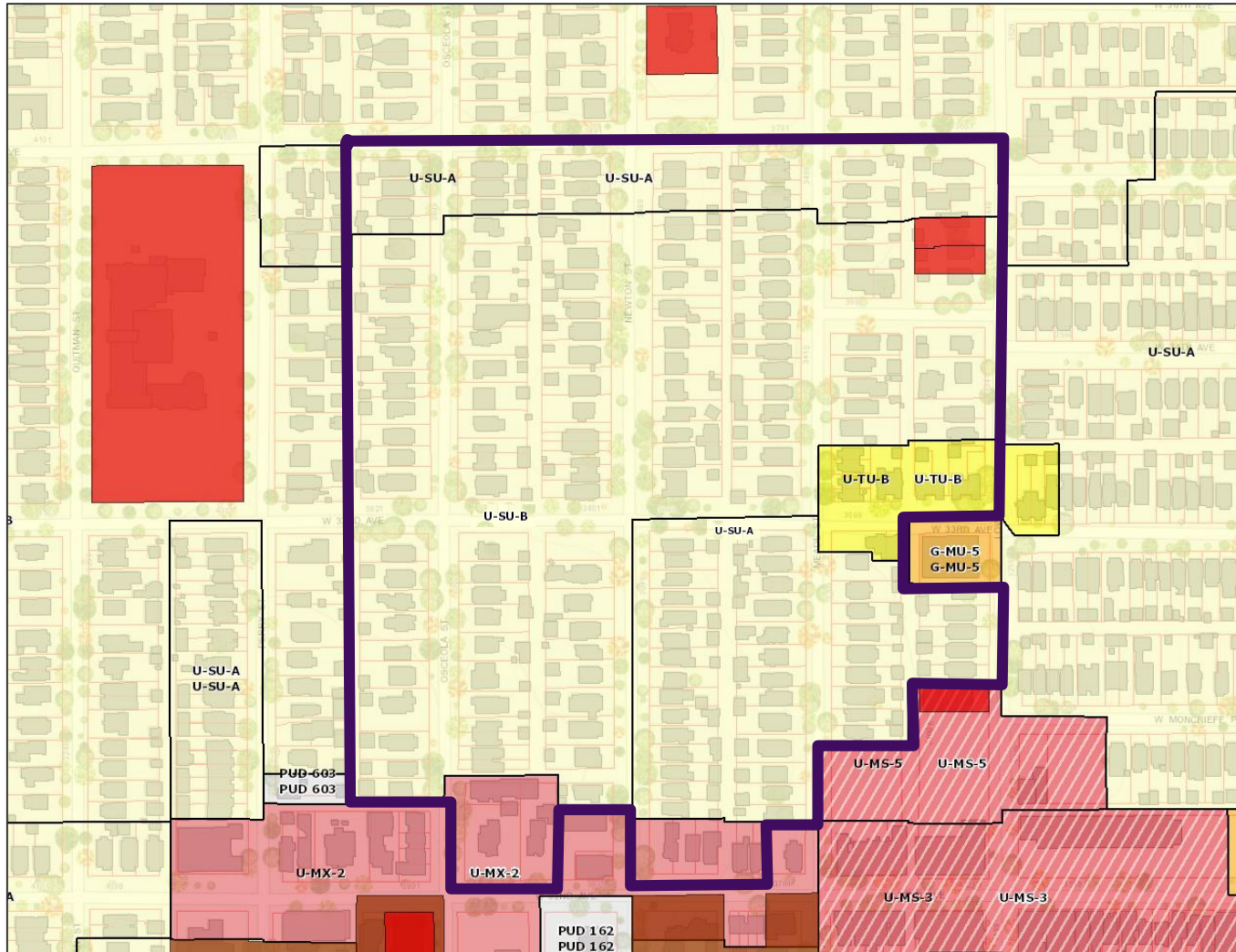
Proposed Landmark District Packard's Hill



0 100 200 400 Feet

Aerial Photo: 2016 Map Date: June 2017

- Applicants
 - 17 community members
 - Live or own properties within boundaries
- Council District
 - #1, Rafael Espinoza
- Location
 - Roughly bound by
 - Lowell Boulevard and the alley between Osceola Street and Perry Street
 - 32nd Avenue and 35th Avenue
- Blueprint Denver
 - Area of Stability
- Zoning
 - U-SU-A, U-SU-B, U-TU-B, U-MX-2



Landmark Preservation Commission Notifications

1.	Landmark staff attended public meetings	Feb & March 2017
2.	Owner notification letters	June 15, 2017
3.	<p>Registered Neighborhood Organization and Courtesy:</p> <ul style="list-style-type: none"> • United North Side Neighborhood • West Highland Neighborhood Association • Inter-Neighborhood Cooperation (INC) • Denver Neighborhood Association, Inc. • Historic Denver, Inc • Colorado Preservation, Inc • National Trust for Historic Preservation • State of Colorado Office of Archaeology and Historic Preservation 	June 15, 2017
4.	City Council, Planning Board, and Building Inspection Notifications	June 15, 2017
5.	Posted signage for the LPC Hearing	June 28, 2017
6.	Legal Notice in Daily Journal	July 5, 2017
7.	Owner notification letters	August 10, 2017

Chapter 30-4, 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 or district to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”

- 82 % Contributing
 - Minimal infill or alterations to existing buildings
- Retains Strong 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:

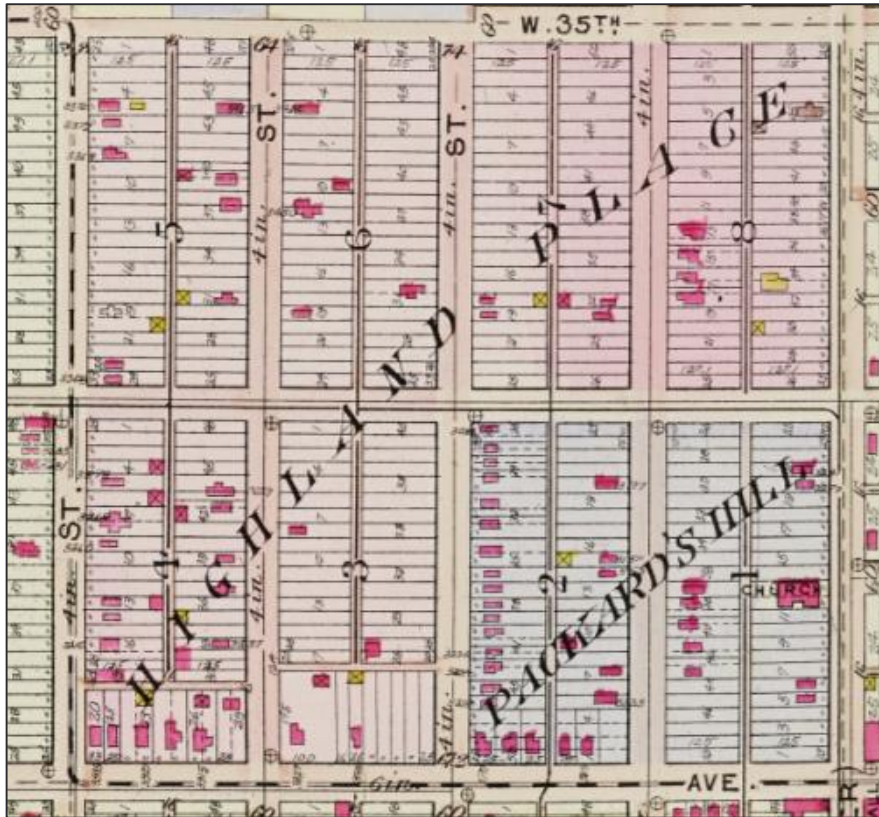
- a. Embody distinguishing characteristics of an architectural style or type;
- b. Be the significant work of a recognized architect or master builder;
- c. Contain elements of architectural design...which represent a significant innovation
- d. Portray the environment of a group of people or physical 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:

A. Have direct association with the historical development of the city, state or nation



1905 Baist Atlas



2016 Overview Map

1. History – 30 years old, and shall:

A. Have direct association with the historical development of the city, state or nation

- Denver's Women's History

- Active women's rights movements

- Suffrage
- Women's organizations
- Temperance

- Actively employed

- Real estate
- Development



Reporter and author
Eva Bird Bosworth

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

- Elwin Theodore Webber
 - Livestock raiser and mining investor
- Minnie Ethel Luke Keplinger
 - Artist and helped establish Denver's first art museum
- Spring Byington
 - Acclaimed actress of stage and screen
- Dr. Mary E. Ford
 - Early and long-term female doctor
- Bird Bosworth
 - Writer and reporter, temperance
- William Fitz Randolph Mills
 - Mayor for two years
- Benjamin F. Stapleton
 - Mayor

2. Architecture – design quality and integrity, and:
 - A. Embody distinguishing characteristics of an architectural style or type;



Queen Anne Edwardian



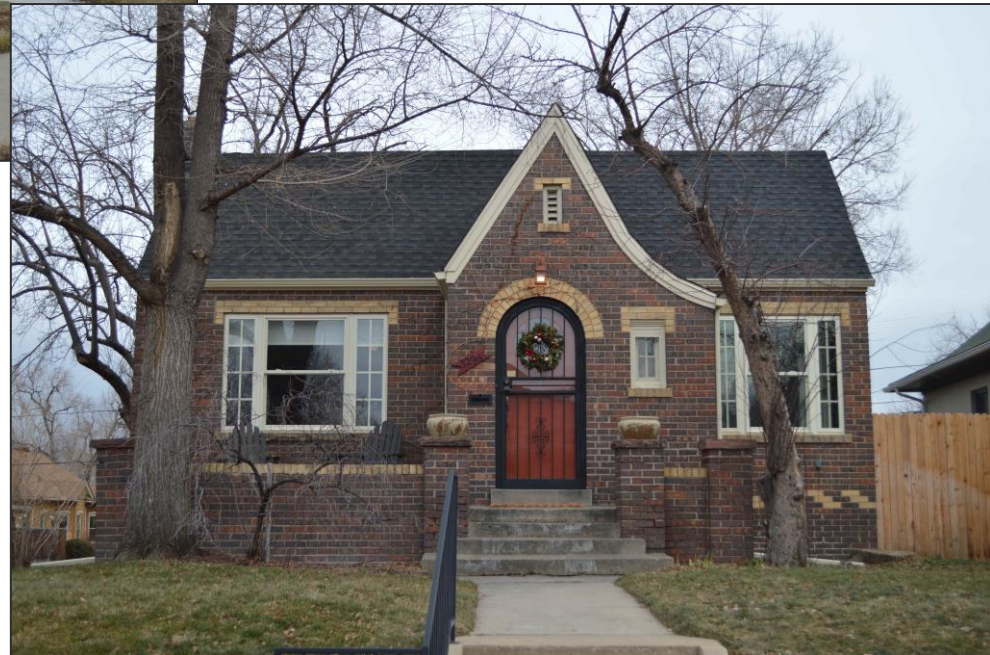
Classic Cottages

Denver Squares





English Cottages



Terrace Type

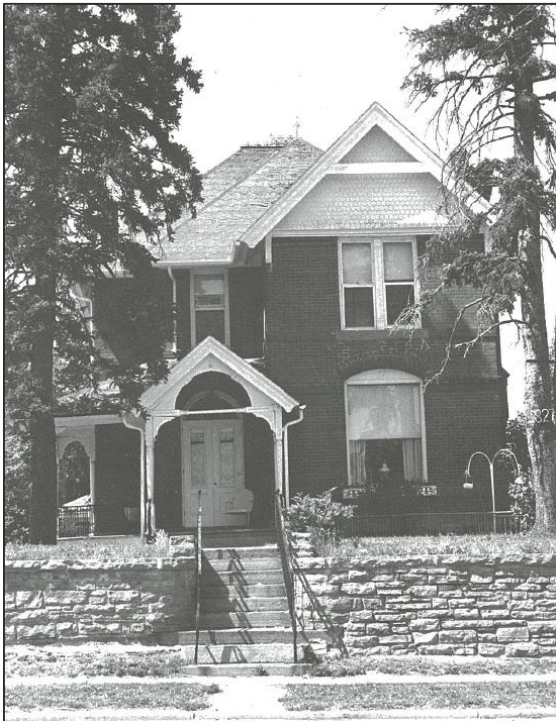


Landmark Designation Criteria

2. Architecture – design quality and integrity, and:

B. Be the significant work of a recognized architect or master builder;

- William Quayle
 - Noted Denver Architect
- David and Tilden Cox Family
 - Master stonemasons



- Historic Context or Theme
 - Late-nineteenth century growth of the Highlands
 - Expansion of the tramway system that helped further development
 - Annexation
 - Continued growth of the area up to World War II
- Period of Significance
 - 1886 -1940
 - Reflects the historic context
 - Initial development
 - Continued expansion
 - Slow-down due to WWII

1. Maintain its Historic and Physical Integrity ✓
2. Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - 1a - Associated with the historical development of the city, state or nation ✓
 - 1c - Associated with persons who had influence on society ✓
 - Architecture
 - 2a - Embody distinguishing characteristics of an architectural style or type ✓
 - 2b - Significant example of the work of a recognized architect ✓
3. Theme and context ✓

LPC Vote: 5-0

“To recommend landmark designation based on History Criterion A and C and Architecture Criteria A and B.”

- **Per Chapter 30-4.6, DRMC:**
 - Planning Board make recommendation to City Council
 - Consider a proposed designation with respect to:
 - Its relationship to the Denver Comprehensive Plan
 - The effect of the designation upon the surrounding neighborhood
 - Such other planning considerations as may be relevant to the proposed designation or amendments

Land Use

- Preserve historic resources and requires quality urban design consistent with Denver's traditional character
- Citywide Land Use and Transportation Plan ... encouraging preservations of historic buildings, districts, and landscapes

Legacies

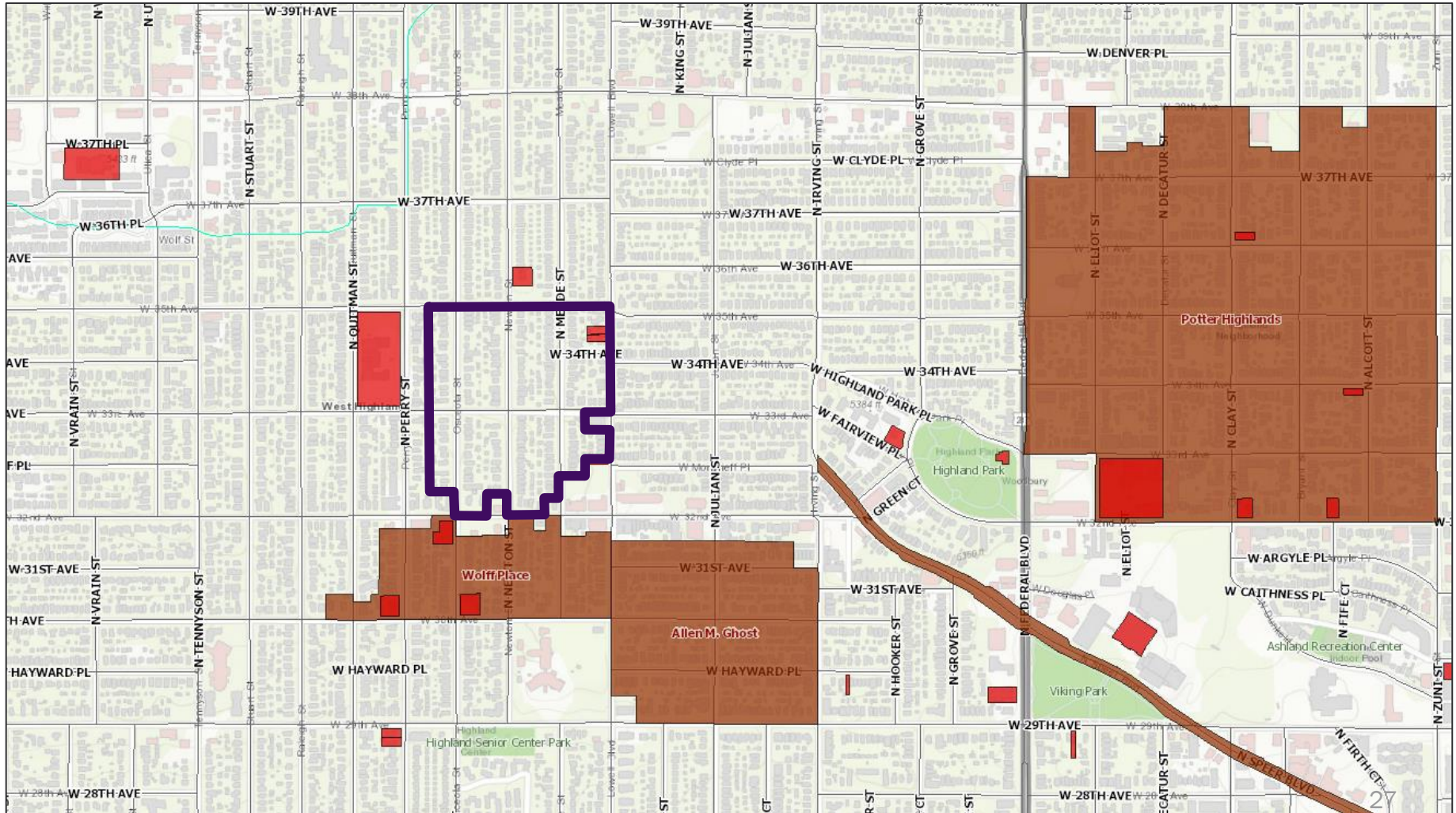
- Preserve Denver's architectural and design legacies while allowing new ones to evolve
- Preserve Denver's historic resources.....support historic preservation in neighborhoods

Neighborhoods

- Values its heritage
- Respect the intrinsic character and assets of individual neighborhoods
- Ensure high quality design by enhancing distinctive natural, historic, and cultural characteristics

- Located within an Area of Stability
- Guiding principles for Areas of Stability
 - Keeping valued community characteristics in older and stable neighborhoods
 - Identifying and maintaining the character of an area while accommodating some new development and redevelopment
- Historic designations identify and help retain the character defining features of a district and provide stability

Effect on Surrounding Neighborhoods



- The effect of the designation upon the surrounding neighborhood
 - Packard’s Hill Historic District designation would help preserve the character defining features of the district
 - Little impact on the surrounding neighborhoods
 - Intent of the designation is to recognize this unique district and the buildings that define it

Planning Board Recommendation

- Packard's Hill Historic District Designation
 - Help preserve the character defining features of the district
 - Recognize this unique district and the buildings that define it
- Consistent with plans
 - Comprehensive Plan
 - Blueprint Denver
 - Will have little impact or effect on the surrounding neighborhoods
- Planning Board voted 9-1 to recommend approval of the proposed district with respect to conformance with the Comprehensive Plan, effect upon the surrounding neighborhood, and other planning considerations

- RNO comment
 - Letter of support from the West Highlands Neighborhood Association
- 41 emails and letters
 - 41 in support
 - Received by 12:00pm, August 17th
- 24 member of the public commented at LPC public hearing
 - 14 in support
 - 10 in opposition
- 9 members of the public commented at Planning Board
 - 9 in support