



DENVER
THE MILE HIGH CITY

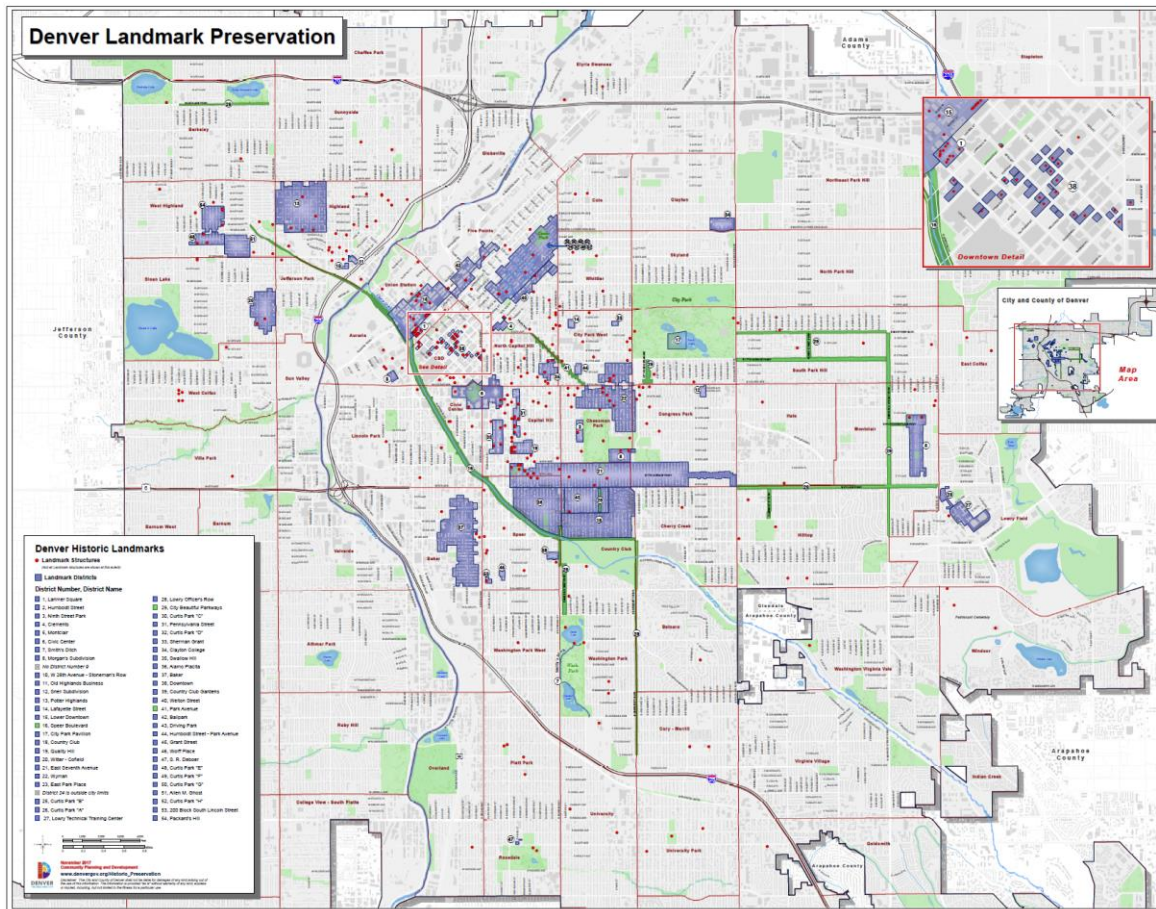
2145 South Adams **“Ormleigh”**

Landmark Designation Application

City Council Public Hearing
March 19, 2018

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

Denver Landmarks and Districts



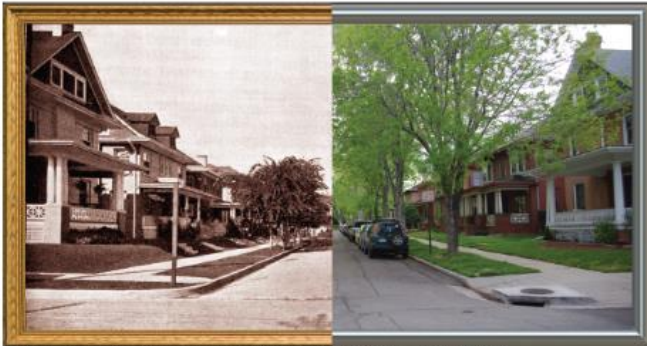
- **1967 Ordinance**
 - Designate, preserve, and protect
 - Foster civic pride
 - Stabilize and improve aesthetic and economic vitality
 - Promote good urban design
- **Landmarked Properties**
 - 336 Individual Landmarks
 - 53 Historic Districts
 - 6,800
 - 160,000 structures citywide
 - Landmark approx. 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



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
- Preserve historic character of the building or district
- Design review **ONLY** required for exterior changes tied to building or zoning permits
 - No review of work on interiors
 - No review of exterior paint colors
 - No review of general maintenance
 - Building is not frozen in time
 - Objective design review process
- Demolitions highly discouraged

Design Guidelines

- Provide objective review parameters
- Address wide range of topics
 - Fences and retaining walls
 - Zone Lot Amendments
 - Solar panels and sustainability
 - Roofing
 - Additions to buildings
 - New infill construction
 - Secondary structures
- Character defining features for historic districts or structures

Environmental Sustainability & Historic Properties (continued)



35. Place collectors in an unobtrusive location on the property. Such locations may include a garage as illustrated above, or the rear of a primary structure as illustrated at right.



STANDARDS FOR SUSTAINABILITY



36. On a side-facing roof plane of a primary structure, minimize visual impacts by locating solar collectors on the rear 2/3 of the roof length. The collectors illustrated above do not minimize visual impacts because they are located on the front 1/3 of the roof length.

GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY (Continued)

A.M. Ghost Historic District

Character-defining Features



3. Simplified Classic cottage. Note the masonry porch piers, the large overhanging roof eave, the dormer window in the hipped roof, and the jack arch window.



4. Queen Anne cottage. Note the decorative fish scale shingles and barge boards in the forward facing gable, the spindle columns and fretwork on the projecting front porch, the arched windows on the first floor with decorative jack arch and corbels.

PRIMARY BUILDINGS

Mass & Form

Building Height: Varying from one-story to two-story residences.

Building Shapes: Predominantly single family residences with a few duplexes. A few homes have been converted into small apartments. Boxy residences with relative symmetry and no complex massing.

Materials

Red or beige brick is the dominant material, a small number of wood frame buildings can be found. Raised concrete and stone foundations common.

Roofs

Forward facing gable roofs and hipped roofs with hipped roof dormers most prevalent. A small number of gambrel roofs can also be found. Overhanging eaves prominent. Boxed eaves on most styles, exposed rafters and purlins on Craftsman Bungalow style. Historically, flat roofs were used only on second structures. Composite roofing material common.

Entries & Doors

Typically an offset front single entry with transom window above wooden door.

Windows

Large rectangular first floor single one-over-one windows are common, although grouped windows can be found. Decorative lintels (wood or stone) common; most have stone sills. Single, double, grouped and tripartite windows have a less vertical and "square" like appearance due to the group arrangement. Historically, windows were recessed in the wall (not flush).



~ 80% of Landmark design reviews are administrative approvals

- Must meet the Design Guidelines
- Landmark staff receives ~1600 applications annually

Quick Reviews, typically approved in 1 business day

- Reroofing with same material
- Replacing existing rear or side fences
- Replacing existing AC units
- Replacing existing rear decks

Smaller projects, typically approved in 10-15 business days

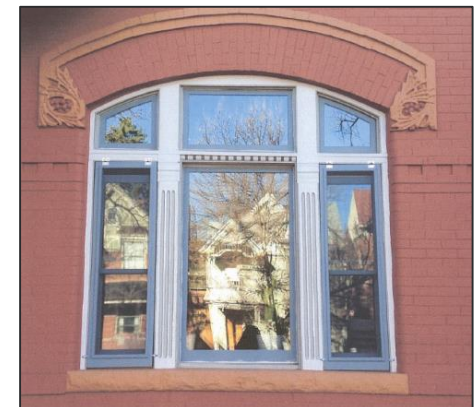
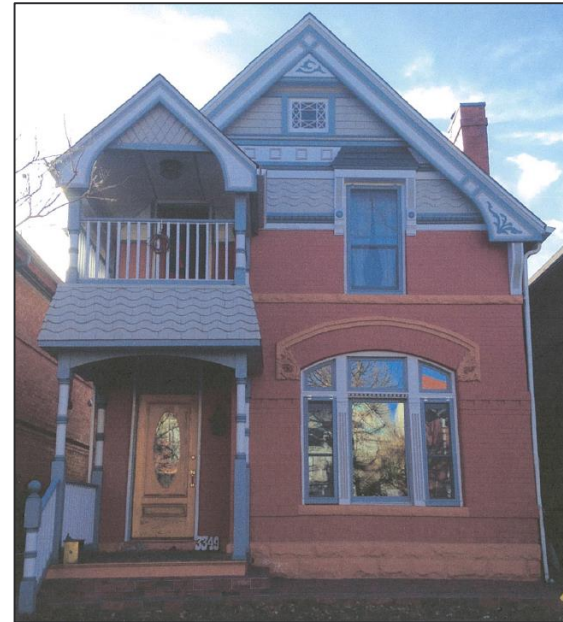
- New fences
- Garages
- Solar panels
- Small rear additions
- Alterations at side or rear


Landmark Preservation Commission, four-week filing deadline

- Projects that do not meet Design Guidelines
- Infill construction
- Large additions
- Historic window replacements

BENEFITS TO PROPERTY OWNER

- Property values on average higher in historic districts than surrounding neighborhoods
 - Property Value Stability
- Eligible for various grants
 - Including State Historical Fund
- Colorado Historic Preservation Rehabilitation Tax Credits
 - 20% of needed interior and exterior repairs



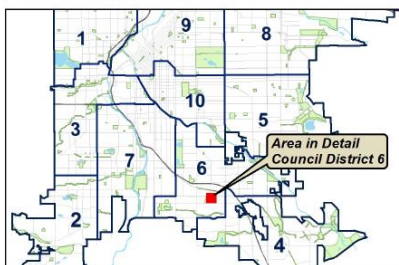
Process	Date
1. Applicant/Owner Submitted application	1/17/2018
2. Landmark Preservation Commission Public Hearing	2/20/2018
3. LUTI Committee of City Council	2/27/2018
4. Mayor/Council	3/6/2018
5. City Council First Reading	3/12/2018
 6. City Council Public Hearing	3/19/2018
7. Effective Date	3/23/2018*

Landmark Preservation Commission Notifications

1.	Owner notification letter	January 25, 2018
2.	Registered Neighborhood Organization and Courtesy notifications: <ul style="list-style-type: none"> • Inter-Neighborhood Cooperation • University Park Community Council • Historic Denver • Colorado Preservation, Inc • National Trust for Historic Preservation • State of Colorado Office of Archaeology and Historic Preservation 	January 25, 2018
3.	City Council, Planning Board, and Building Inspection notifications	January 25, 2018
4.	Posted signage for the LPC Hearing	February 5, 2018
5.	Legal notice in Daily Journal	February 6, 2018
6.	City Council and Building Director notifications	February 22, 2018
7.	Courtesy owner notification letter	February 26, 2018

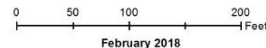
2145 South Adams Street

Proposed Landmark Designation



Proposed Landmark Designation 2145 South Adams Street

- Parcels
 - Lots
 - Proposed Designated Area
- Lots 27 to 35 inclusive, Block 42,
University Park - Amended



February 2018

- General Location
 - University Park Neighborhood
 - On Adams, between Evans and Warren
- Council District
 - #6, Paul Kashmann
- Zoning
 - U-SU-C
- Blueprint Denver
 - Area of Stability
- Owner
 - Rita Hill

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.”

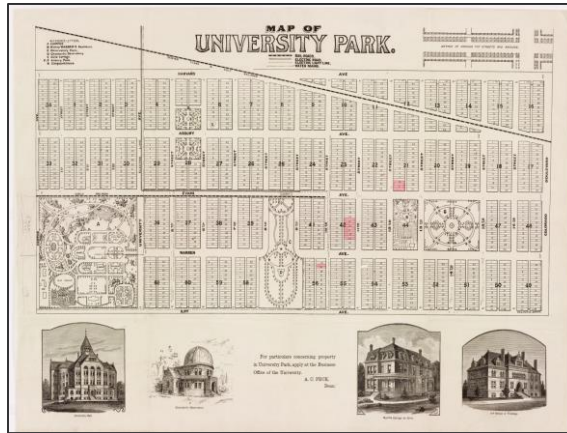
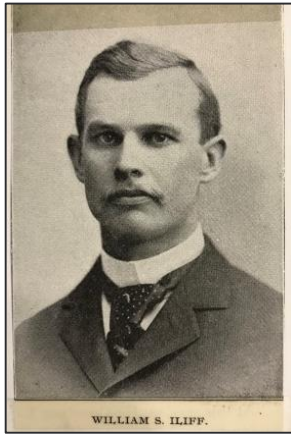


- Minimal alterations
 - Carriage house door
 - Rear patio added
 - Pommels removed on roofline
- Retains integrity
 - Location
 - Design
 - Workmanship
 - Materials
 - Setting
 - Feeling
 - Association

Landmark Designation Criteria

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



- William Seward Iliff
 - Prominent Denver business
 - Ventures throughout Colorado
 - Benefactor of DU and Iliff School of Theology
 - Financial backing
 - Leadership roles
 - Developer and booster for South Denver
 - Platted University Addition
 - Built and resided in area

2. Architecture – design quality and integrity, and:

A. Embody distinguishing characteristics of an architectural style or type



- Denver Square
 - 1899 construction reflects early transition from Victorian design
 - Substantial square massing
 - Offset
 - Denver brick
 - Hipped roof
 - Broad eaves
 - Center dormer
 - Wider windows, with stone lintels and sills
 - Full-width porch
 - Classical details
 - Dentil moldings
 - Porch columns
 - Quoins

3. Geography:

B. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

- **Rarity**
 - One of oldest in area
 - Unaltered
 - Minimal changes
 - Carriage house and lot size
 - Others modified overtime
- **Distinctive Characteristics**
 - Pastoral setting
 - Reflects residential enclave
 - Differentiates from smaller lots, later development, and recent infill development in University Park



Photo ca. 1900

Chapter 30, DRMC – Property Required to:

- Relate to a Historic context or theme
 - Development and growth of South Denver
 - Specifically Iliff’s University Addition
 - William Seward Iliff’s role in development of DU and Iliff School of Theology

1. Maintain its Historic and Physical Integrity ✓
2. Meet One Designation Criterion in Two or More of the Following Categories:
 - **History**
 - 1c. Have direct and substantial association with a person or group of persons who had influence on society ✓
 - **Architecture**
 - 2a. Embody distinguishing characteristics of an architectural style or type ✓
 - **Geography**
 - 3b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity ✓
3. Relate to a Historic Context or Theme ✓

LPC Vote: 6-0

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