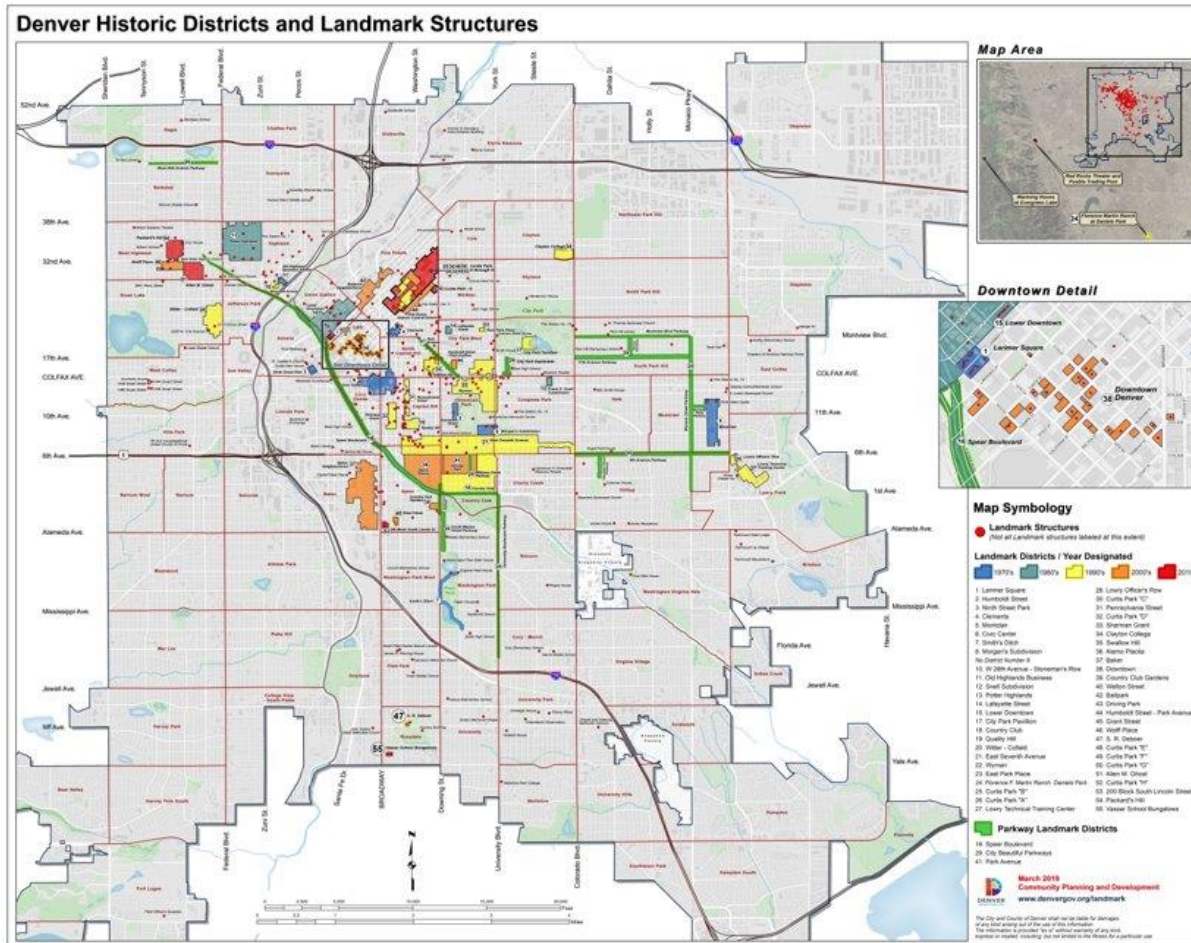

4431 E 26th Ave

#2019L-010 – Landmark Designation Application

Land Use, Transportation & Infrastructure Committee

January 7, 2020

Denver Landmarks & Districts



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 Landmarks & Districts

~4% of the city,
or 1 in 25 structures,
are designated Landmarks



Designation Applications



Community-driven process

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

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Owner/Applicant

- Dennis Residency Family Trust

Location

- North Park Hill Neighborhood

Council District

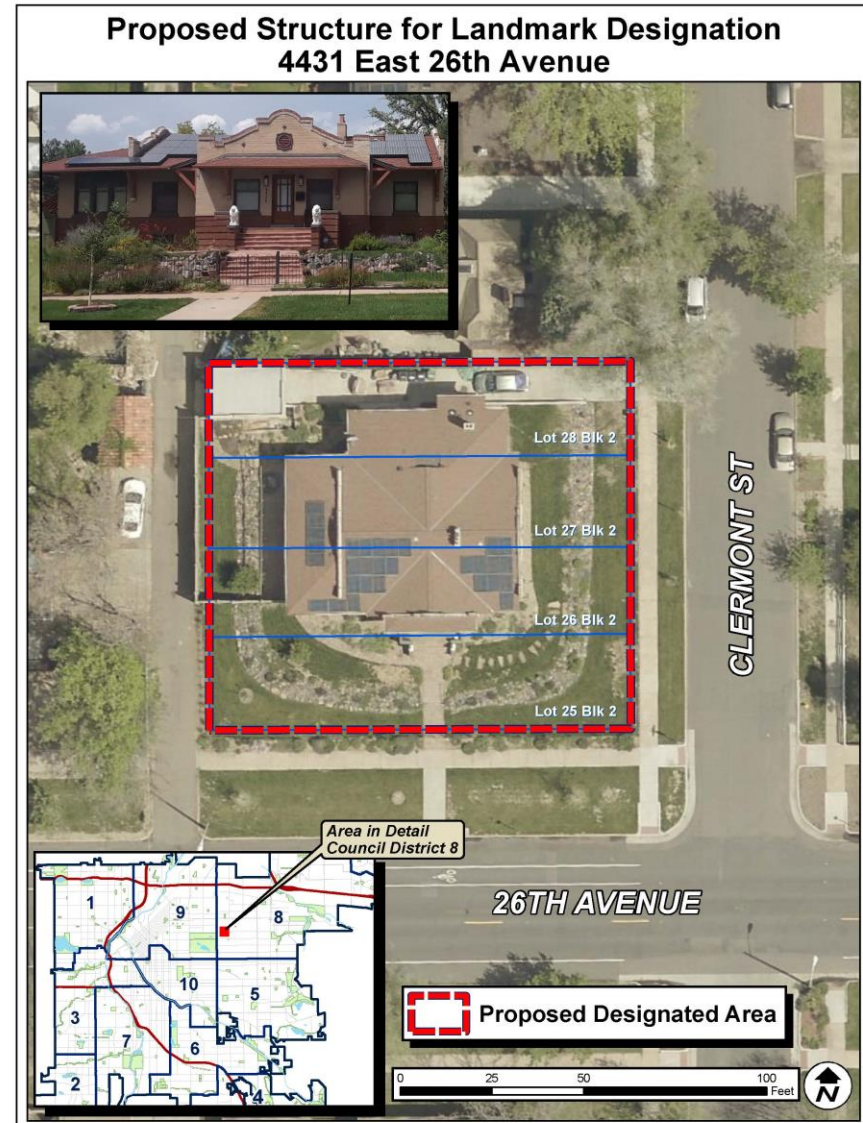
- #8, Christopher Herndon

Blueprint Denver

- Urban Future Neighborhood Context
- Low Residential Future Place Type

Current Zoning

- U-SU-C

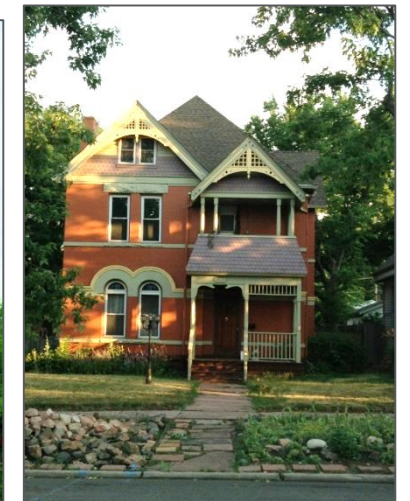


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Property required to*:

- Meet a designation criterion in at least two of the following categories:
 1. History
 2. Architecture
 3. Geography
- Maintain historic and physical integrity
- Be considered by LPC for relation to a historic context or theme

* Per Landmark Preservation Ordinance (Chapter 30, Denver Revised Municipal Code)



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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 and 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.

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History Criterion C – Have direct association with a person or group of persons who had influence on society



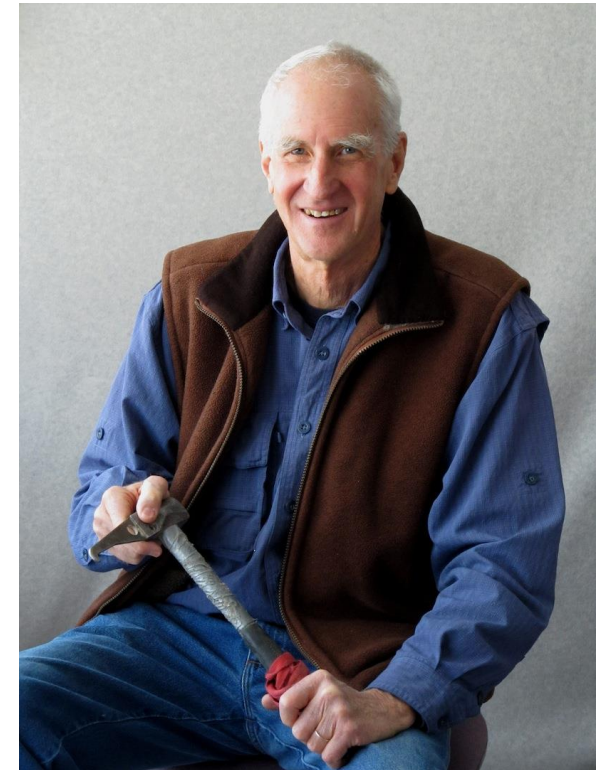
*Charles Marble
Kittredge*



*Kittredge
Building (l) &
Kittredge Castle
(r), c. 1890*



Charles Ginsberg, 1917



*William "Bill" Forrest, date
unknown*

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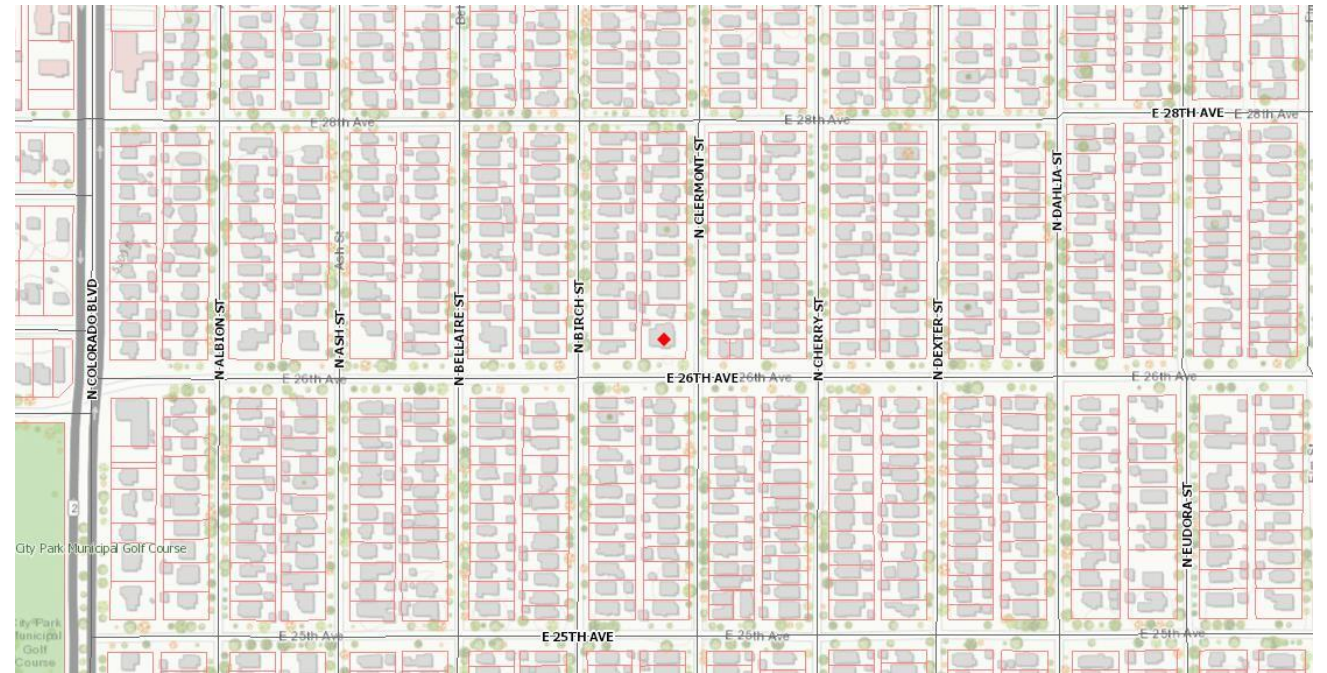
Architecture Criterion A – Embody distinguishing characteristics of an architectural style or type

Mission Revival Style



4431 E 26th Ave

Geography Criterion A – Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city



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Integrity

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

Retains integrity

- Location
- Design
- Workmanship
- Materials
- Setting
- Feeling
- Association

Alterations

- Rooftop solar panel installation

Reversible and does not conceal the essential physical features of the property



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Historic context(s) or Theme(s)

Periods of significance: 1911-1915, 1920-1929, 1971-1998

- Tuberculosis treatment in Colorado – late 1800s/early 1900s
- Early development of Park Hill – late 1880s/early 1900s
- Influence of Ku Klux Klan on Denver and Colorado politics – 1920s
- Growth and prominence of Colorado's outdoor recreation industry – 1970s onward

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Plan Consistency

Proposed designation is consistent with:

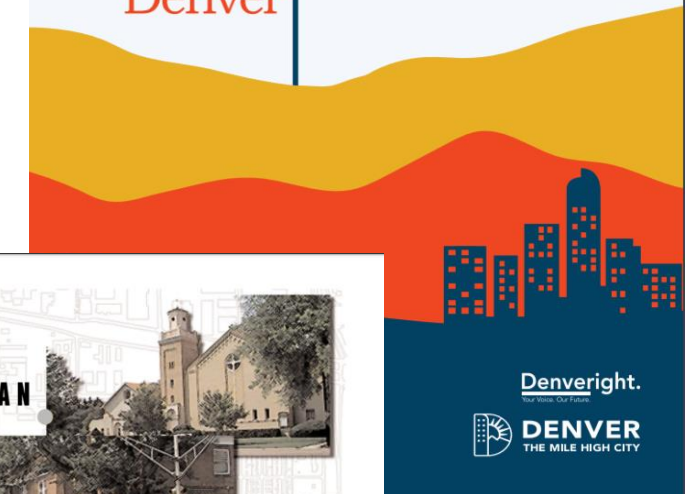
- Comprehensive Plan 2040
- Blueprint Denver
- Park Hill Neighborhood Plan

COMPREHENSIVE PLAN 2040
DENVER'S PLAN FOR THE FUTURE

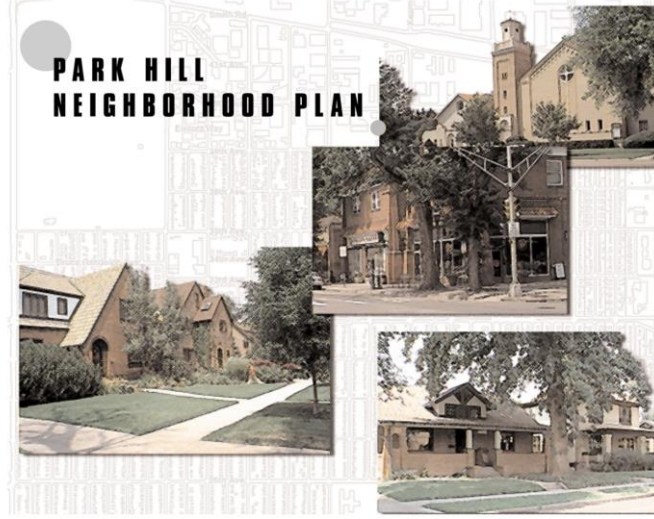


Adopted by Denver City Council
April 22, 2019

Blueprint
Denver | A BLUEPRINT FOR
AN INCLUSIVE CITY



PARK HILL
NEIGHBORHOOD PLAN



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Review Criteria

- ✓ Meets one designation criterion in each category
 1. History
 - c. Have direct and substantial association with a person or group of persons who had influence on society
 2. Architecture
 - a. Embody distinguishing characteristics of an architectural style or type
 3. Geography
 - a. Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city
- ✓ Maintains historic and physical integrity
- ✓ Relates to a historic context or theme

Public comment submitted to CPD:

2 in support, 0 in opposition

LPC unanimously recommended

approval: 6-0-0

Staff Recommendation

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

