
1272 Columbine Street Land Use, Transportation, and Infrastructure

December 15, 2020

1272 Columbine Street

Location

- Council District # 10
- Congress Park neighborhood

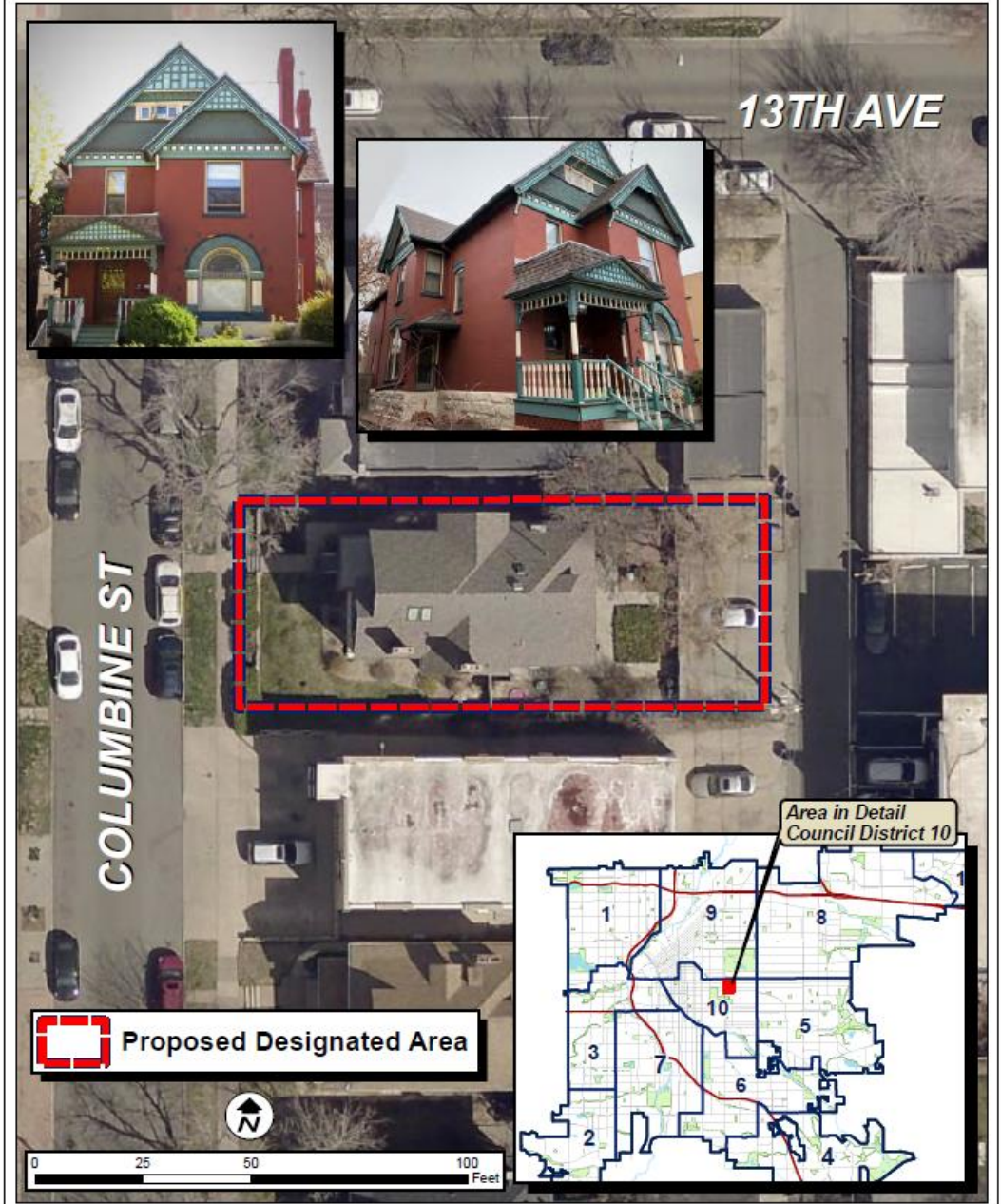
Zoning

- G-MU-3
- UO-3

Owner and Applicant

- JoVonne and Gerald Fitzgerald
- Historic Denver assisted with designation app

Proposed Structure for Landmark Designation Stahl House 1272 Columbine Street



Who Can Apply for Designation?

Community-driven process

- **Owner(s) of the property**
- Manager of Community Planning and Development
- Member(s) of City Council
- Three residents of Denver

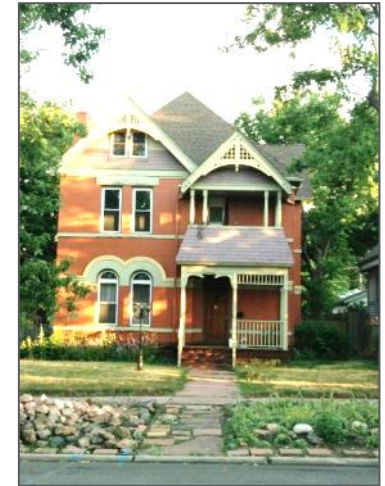


Landmark Designation Eligibility

Application must be complete, and the structure must meet the following criteria *:

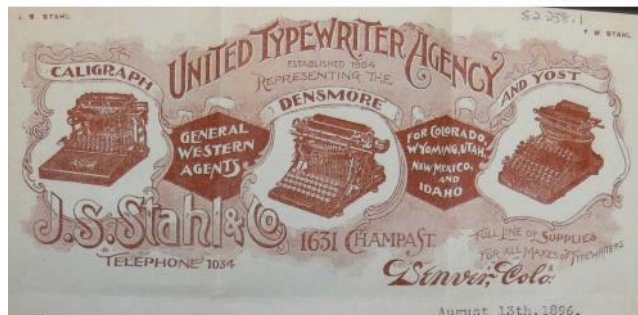
1. The structure maintains its integrity
2. The structure is more than 30 years old, or is of exceptional importance
3. The structure meets at least three of ten criteria
4. The LPC considers the structure's historic context

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)



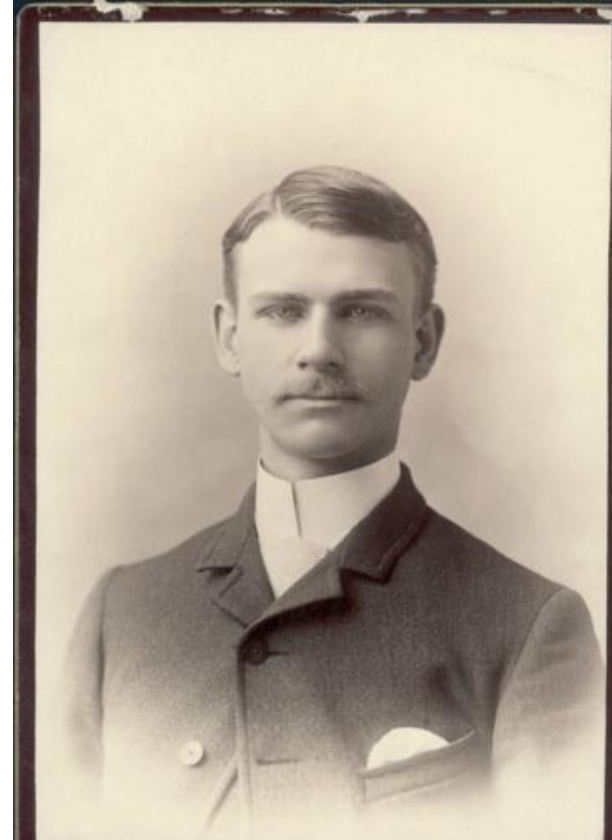
Landmark Designation Criteria

- 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;
- D. It is a significant example of the work of a recognized architect or master builder;
- E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- I. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- J. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.



B. It has direct and substantial association with a recognized person or group of persons who had influence on society

- Stahl Family
 - Family resided in property from 1889-1943
- Notable businessman John Steward Stahl
 - Mining supplies/hardware
 - Tin Cup and Buena Vista
 - Typewriter business
 - Successful Denver enterprise
 - Supplied typewriters for Denver's papers



B. It has direct and substantial association with a recognized person or group of persons who had influence on society

- Influence beyond business
 - Became booster for Denver
 - Involved in politics
 - Democratic Party
 - John and family heavily covered by press
 - Winifred, George, Gertrude, and Frank were also well known in Denver social circles

C. It embodies the distinctive visible characteristics of an architectural style or type

- Queen Anne style

- Form and massing

- Steeply pitched roofs
- Cross-gables
- Nested gables
- Multiple wall planes
- Asymmetrical

- Details

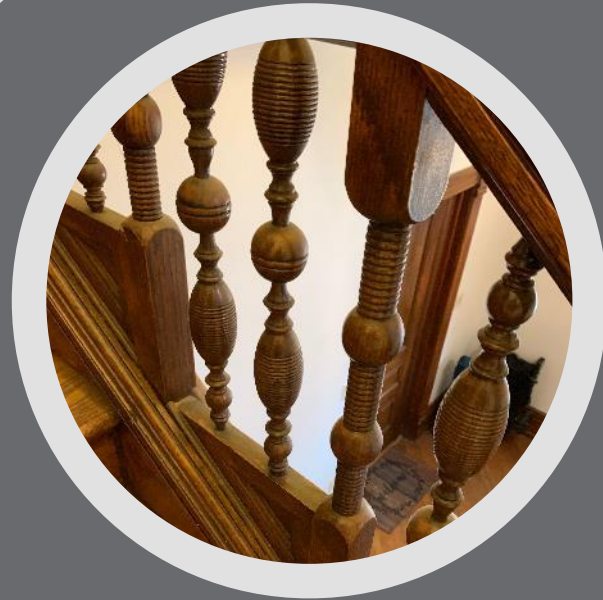
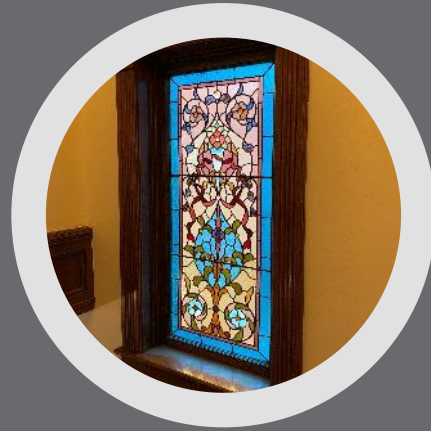
- Brick and stonework
- Ornately decorated gable end
 - Shingles, brackets, and decorative bargeboards
- Richardsonian Romanesque style round-arched window



D. It is a significant example of the work of a recognized architect or master builder

- Significant example of renowned architect William Lang
 - One of the city's most prolific residential architects in the 1880s and 1890s
 - Arrived in Denver in 1885 - quickly gained notoriety and success
 - High-style buildings for wealthy clients pre-1893
 - More subdued designs for middle-class residents after silver crash
- Early example of Lang's proclivity to add Richardsonian details to the Queen Anne style
 - One of the few remaining in Congress Park that can be so clearly recognized as Lang's work with considerable integrity





Integrity

- Minimum alterations
 - Divided into multi-unit housing
 - Some internal character-defining features still retained
 - Exterior retains excellent integrity
- Maintains excellent integrity
 - Original location
 - Feeling, setting, and association
 - Design, materials, and workmanship



Historic Context & Period of Significance

The Stahl House was among the first built in the Rohlfing subdivision, commissioned by an influential member of society, designed by a renowned architect, and built in the Queen Anne style popular before the Silver Crash of 1893.

The period of significance starts with the home's construction in 1889 and extends through 1943 when the widow of George Stahl, the son of John S. Stahl, sold the home, ending the family's association with the structure.



Public Comment

- Written comments of support from Congress Park Neighbors, Inc
 - RNO sent information about designation to community
 - Community survey indicated strong support of designation

Landmark Designation Review Criteria

- Over 30 years of age
 - Application meets at least three criteria
 - 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;
 - D. It is a significant example of the work of a recognized architect or master builder;
 - Retains Integrity
 - LPC considers the historic context
-
- Landmark Preservation Commission unanimously motioned to forward to City Council for review
 - CPD Staff recommends approval