
La Raza Park Historic District

Denver City Council

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1967 Landmark Preservation Ordinance

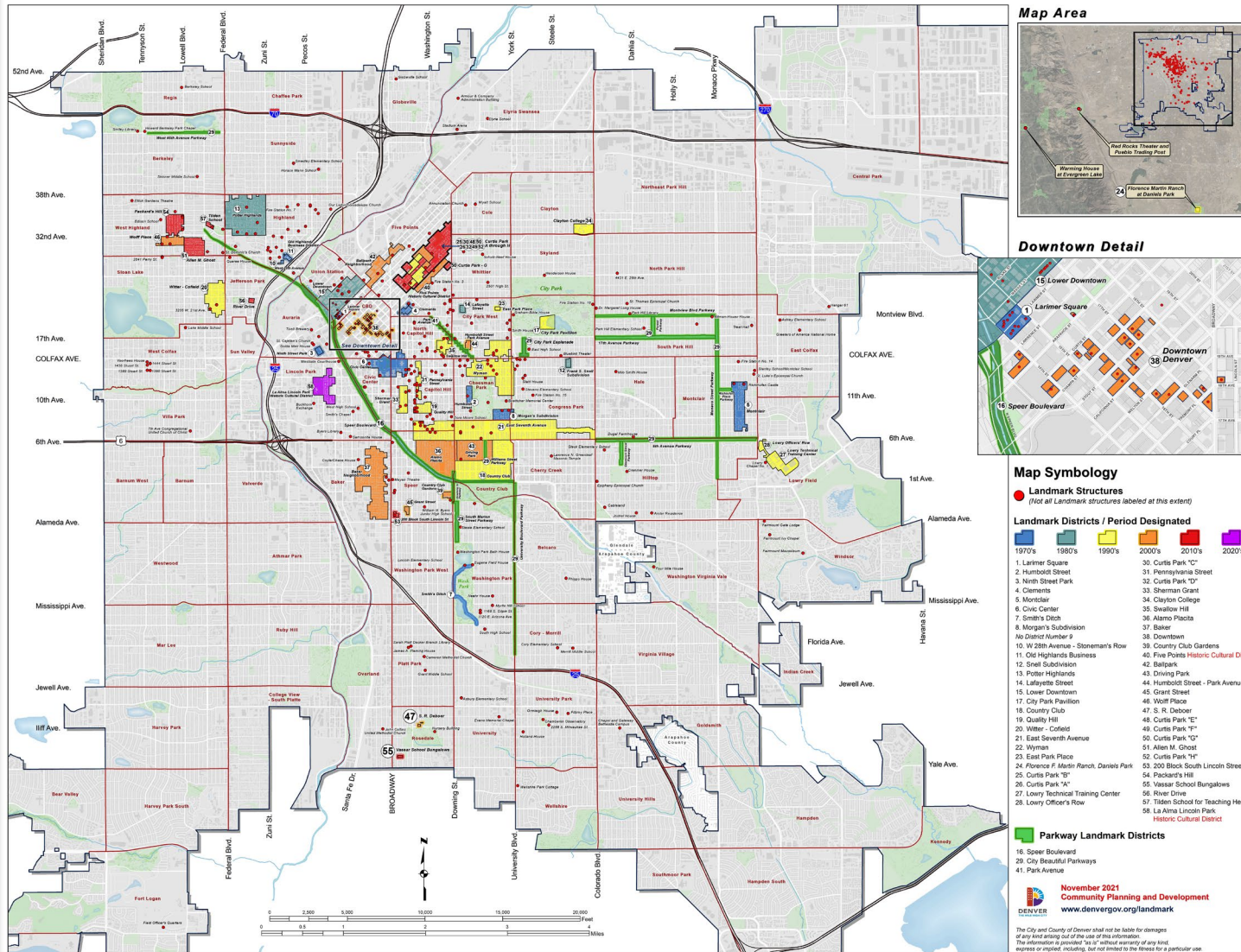
Purpose:

- 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.”

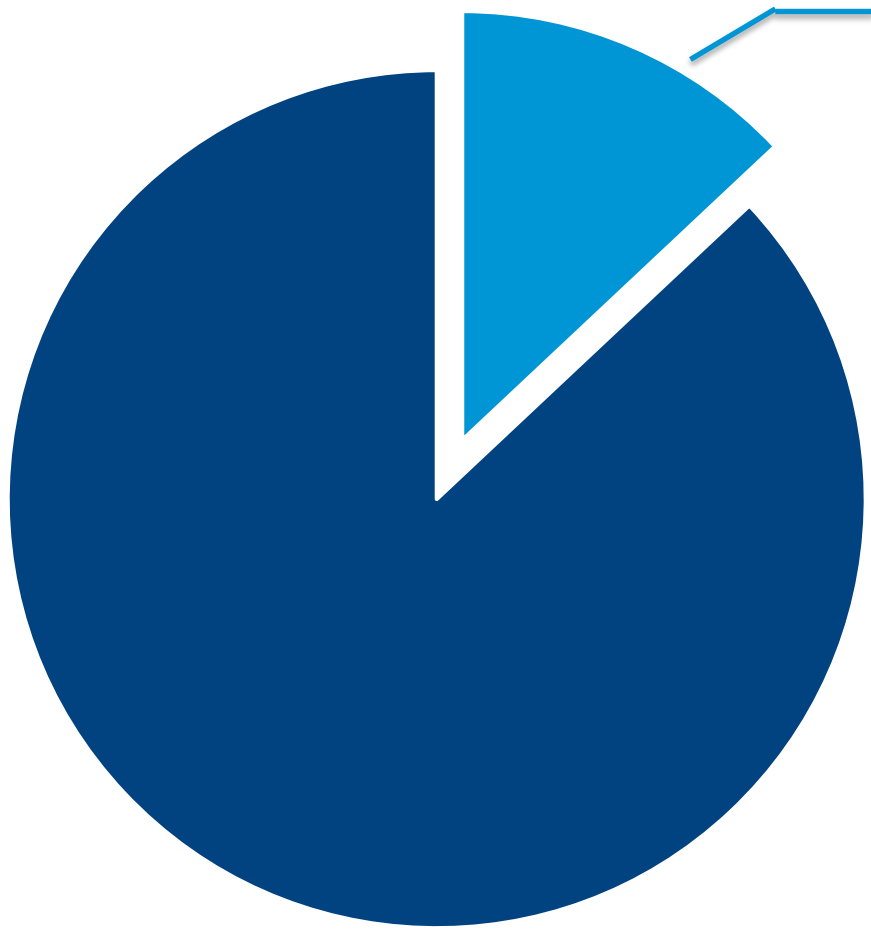


Denver Historic Districts and Landmark Structures



Individual Landmarks and Historic Districts

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



■ 13% = Designations explicitly including historically excluded communities

Local Landmarks



St. Cajetan's Church



La Alma Recreation Center



La Raza Park

Denver In Context

La Raza Park

1501 w 38th Avenue

Location

- Council District #1 (Councilwoman Sandoval)
- Sunnyside neighborhood
- 38th to 39th Avenue between Osage and Navajo St

Zoning

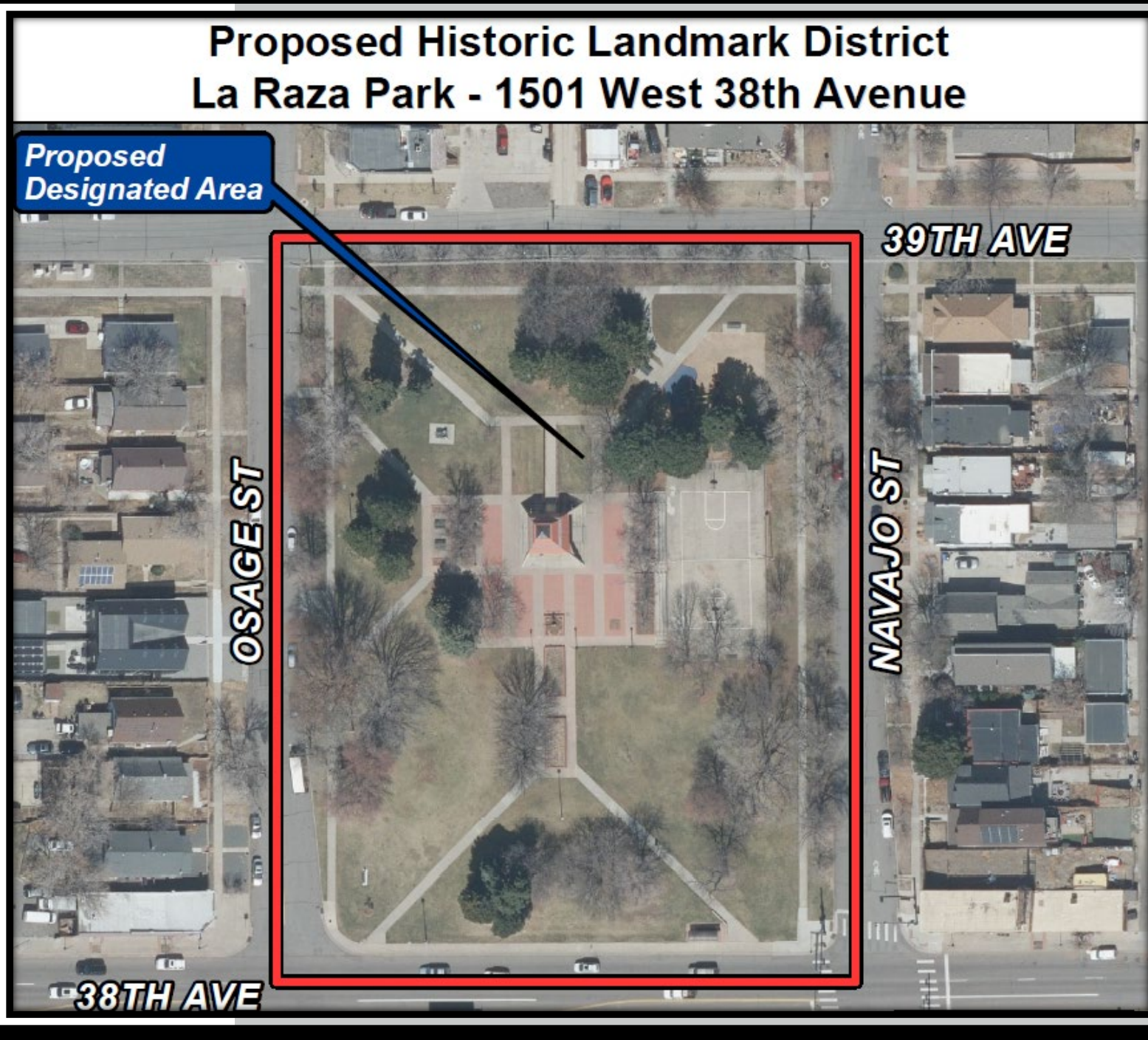
- OS-A

Owner and Applicant

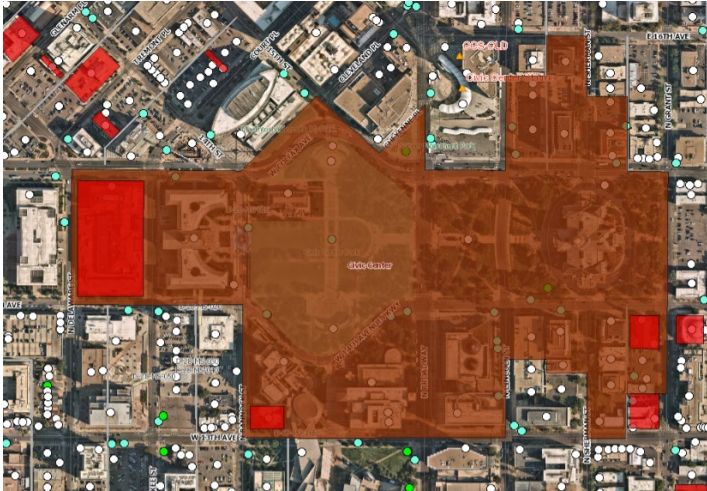
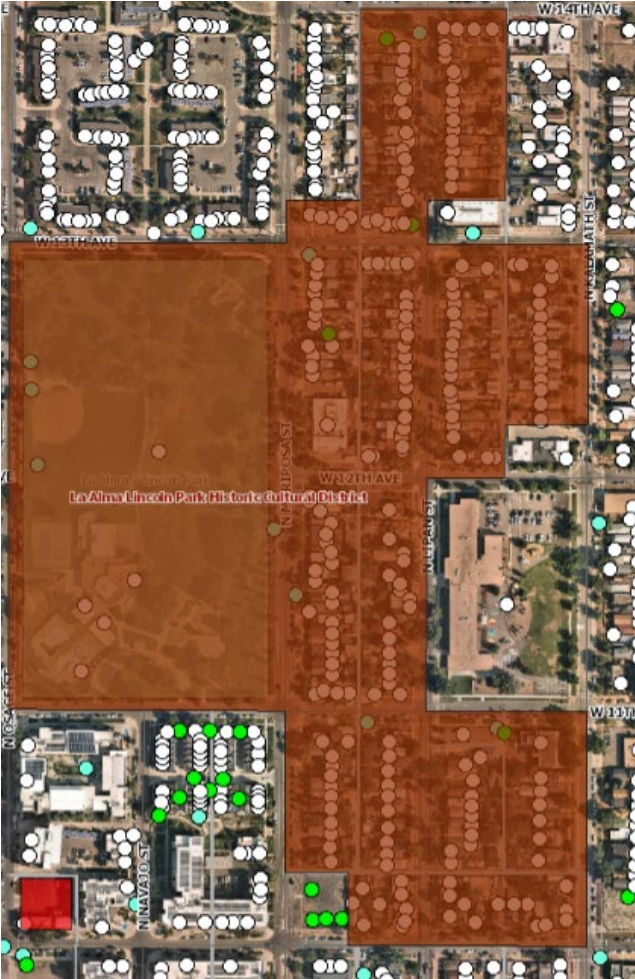
- Owners – City and County of Denver (Parks and Recreation)
- Applicant – Councilwoman Amanda P. Sandoval



Proposed Boundary



Approaches to park designation



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

The structure or district must meet the following criteria *:

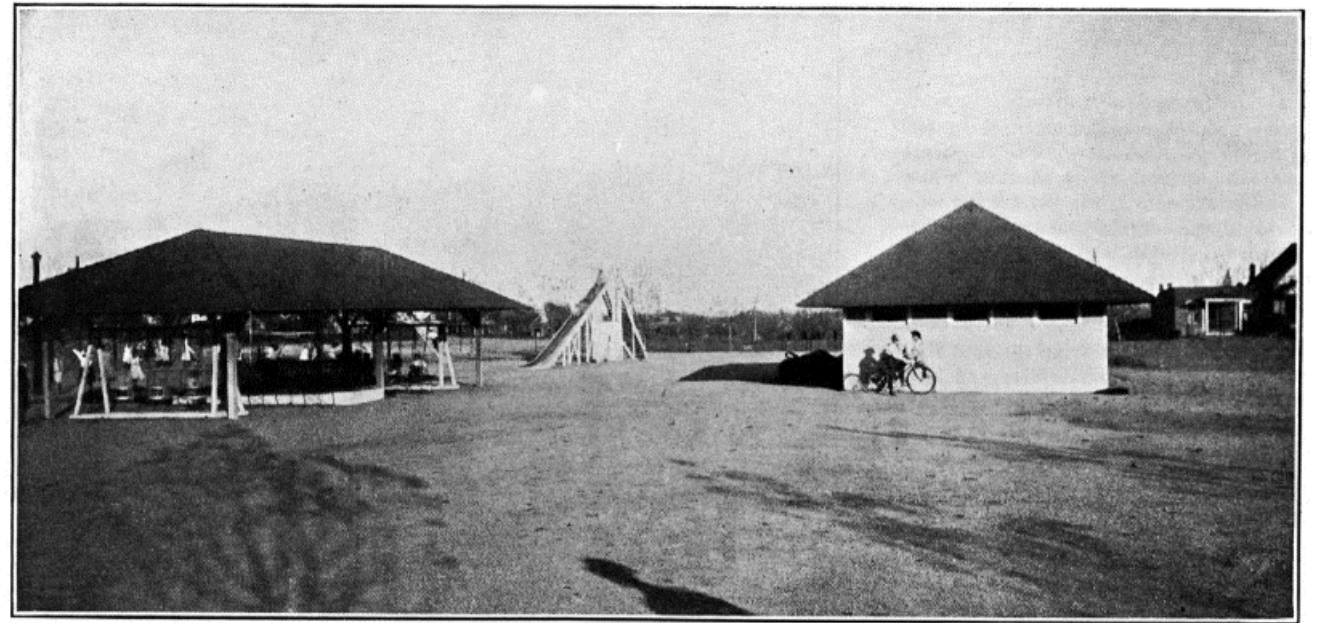
1. Maintains its integrity
2. More than 30 years old, or is of exceptional importance
3. Meets at least three of ten criteria
4. The LPC considers the historic context

*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.**

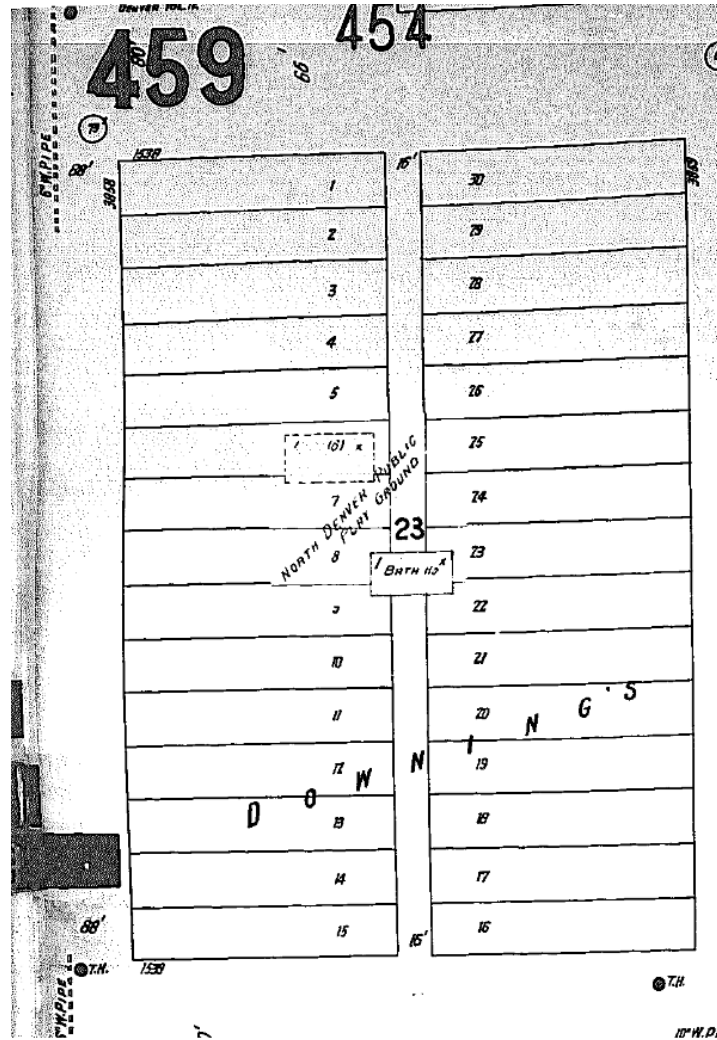
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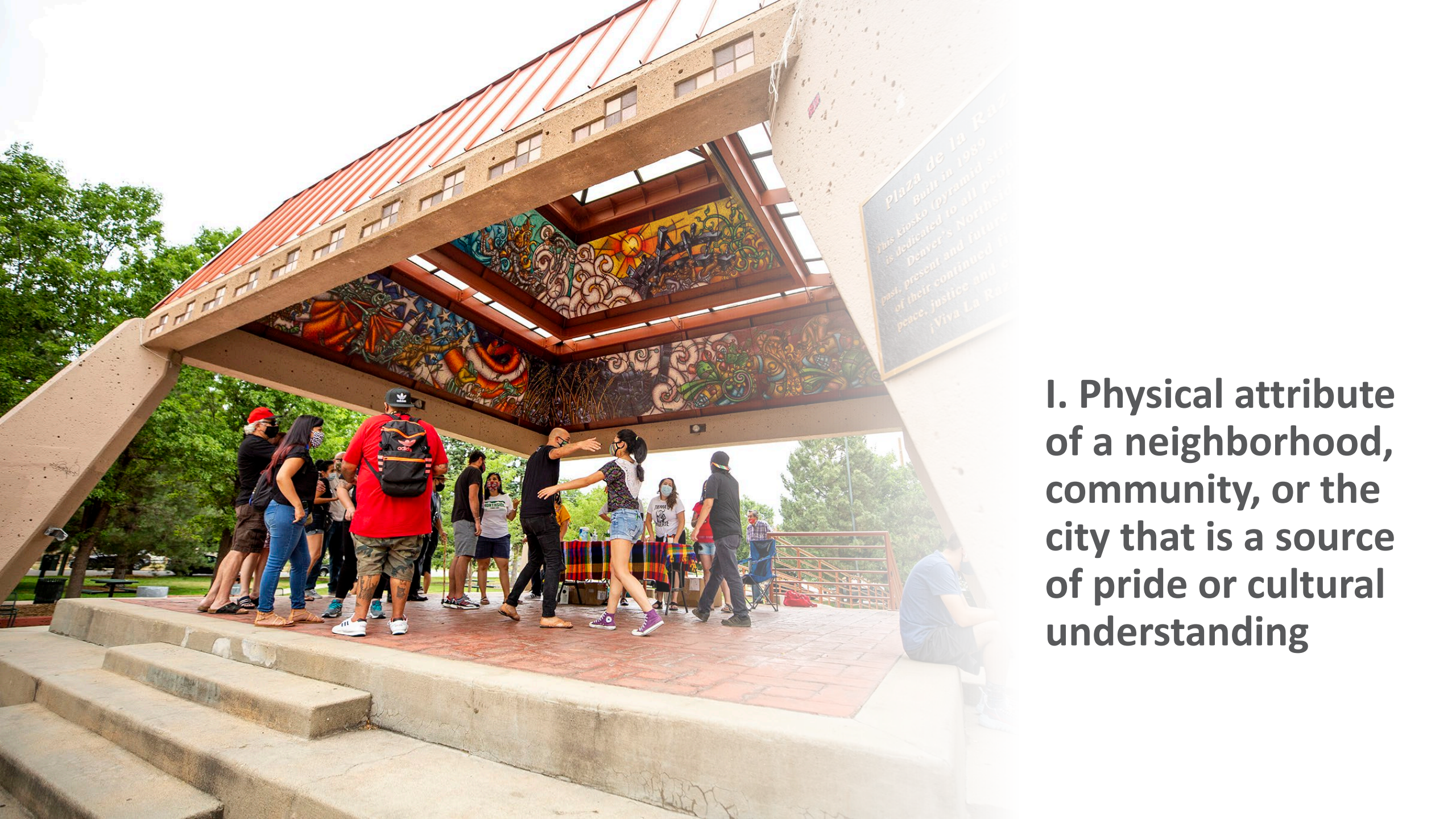


The Pavilion and "Gym" at the North Side Playgrounds, Thirty-eighth and Osage



F. Represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics





I. Physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding



J. 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

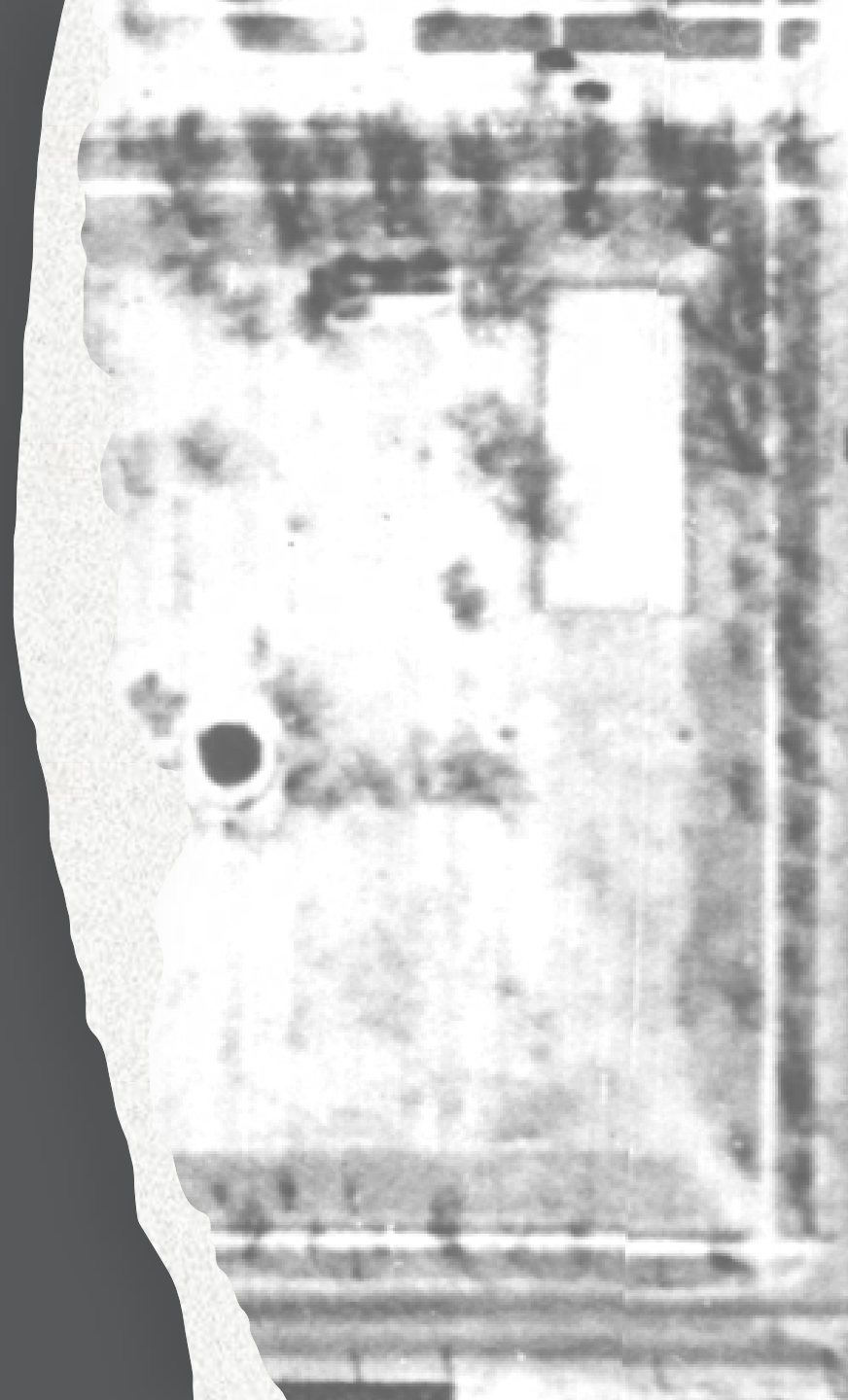
Period of Significance:
Prior to and including 2021

Exceptional Significance:
Association with
contemporary protest
movement, “summer of
reckoning”





Integrity and Historic Context



Design Review Implications

- Clearly defined contributing and noncontributing features
- Preserve historically/culturally significant features, allow for sympathetic change



Planning Board Review

- **Per Chapter 30-4(6), DRMC:**
 - Ordinance provides opportunity for Planning Board to make a recommendation to City Council regarding designation of districts
 - Planning Board may review a proposed district designation with respect to:
 - a) Its relationship to the Denver Comprehensive Plan
 - b) The effect of the designation upon the surrounding neighborhood
 - c) Such other planning considerations as may be relevant to the proposed designation

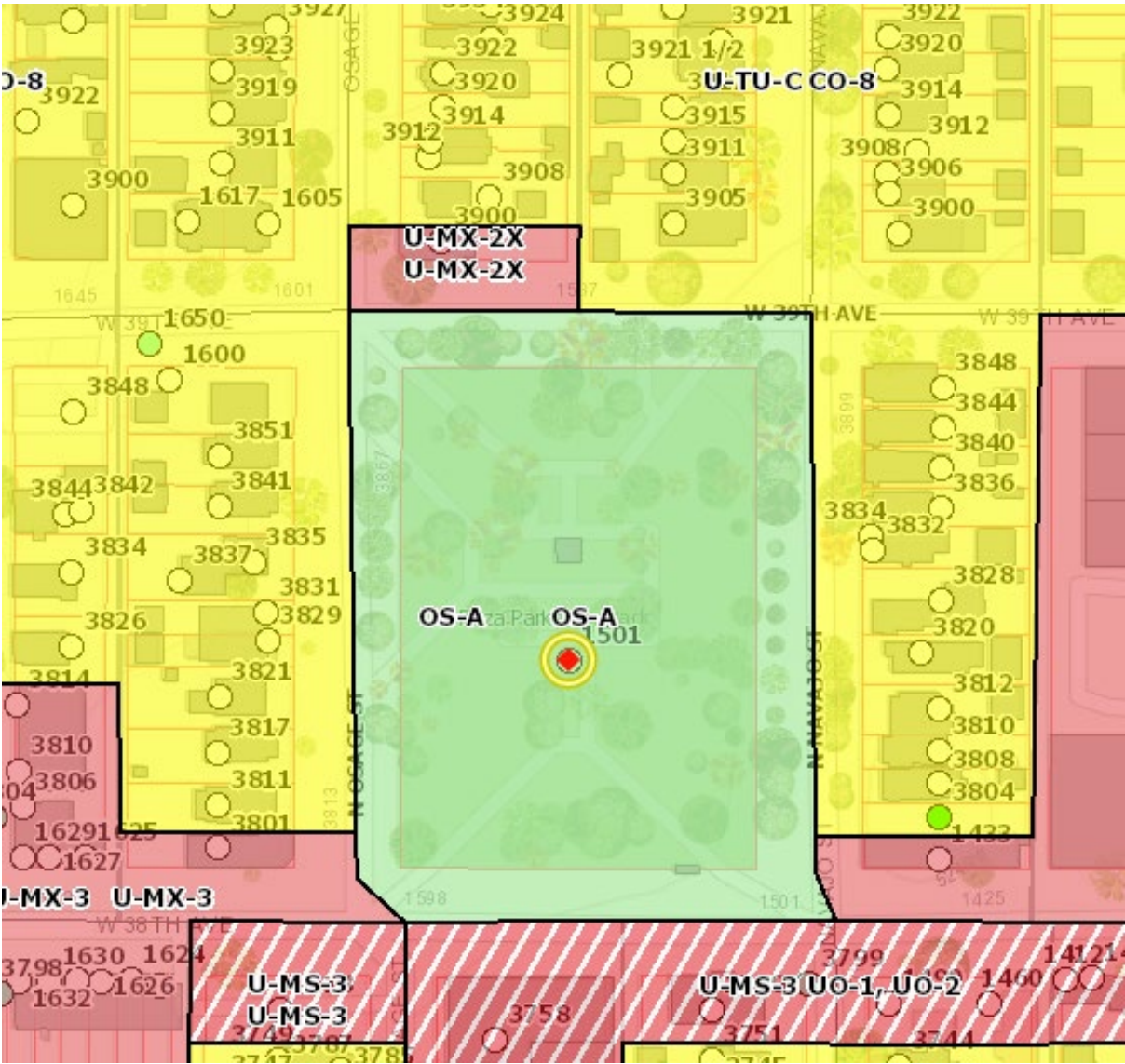
Zoning Context

- OS-A

Open Space Public Parks District (OS-A)

- The OS-A district is intended to protect and preserve public parks owned, operated or leased by the City and managed by the City’s Department of Parks and Recreation (“DPR”) for park purposes.

TYOLOGY	SIZE	PURPOSE/FUNCTION	REPRESENTATIVE FEATURES/ AMENITIES	EXAMPLES
<i>Neighborhood Park</i>	<10 acres	Neighborhood Parks are smaller parks that are close to residents, within walking or biking distance, and fulfill active recreation needs for tennis, playgrounds, informal play fields, multipurpose courts, and passive open space. They serve as a common area for neighbors of all ages to gather, socialize, and play.	<ul style="list-style-type: none"> • Playgrounds • Play fields • Multi-purpose courts • Passive open space • Picnic areas • Dog parks (context dependent) 	<ul style="list-style-type: none"> • First Creek Park • Dailey Park • Benedict Fountain Park



Consistency with Adopted Plans: Comprehensive Plan 2040

Vision Element: Strong and Authentic Neighborhoods

Goal 1: Create a city of complete neighborhoods

Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

Goal 2: Enhance Denver's neighborhoods through high-quality urban design

Strategy C: Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.

Goal 3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture

Strategy B: Continue the city's commitment to existing historic districts and landmarks and increase public awareness of the benefits of historic preservation through education and outreach.

Strategy C: Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most.

Goal 6: Empower Denverites to be involved and collaborative in city government

Strategy A: Continue to strengthen trust and communication between the city and all neighborhoods.

Consistency with Adopted Plans: Blueprint Denver

- **Policy LU-2.** Ensure residential neighborhoods retain their unique character as infill development occurs.
 - Strategy A. Continue the city's commitment to existing historic districts and landmarks and use historic designation to preserve the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance
 - Strategy I. Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver's neighborhoods.
- **Policy LU-6.** Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts.
 - Strategy A. Integrate historic resources surveys, like Discover Denver, that identify and provide data on buildings into land use planning and regulations.



Consistency with Adopted Plans: Game Plan For a Healthy City

Guiding Principle - Uniquely Denver: Provide parks and programming that reflect Denver's community and cultural identity.

- **17.** Highlight and protect the system's unique historic, social, and cultural resources.
- **19.** Design parks, facilities, and programs that reflect Denver's distinct places and neighborhood identities

- **Strategy 5.6**

Develop a thorough inventory of all historic park structures and prioritize them for preservation and restoration ... To honor and enhance this unique heritage, DPR should undertake a thorough inventory of all historic park structures and places, identifying location, condition, and level of significance. Further, this information should help the department to prioritize and implement preservation and restoration strategies in a focused and strategic way.

- **Strategy 5.7**

Celebrate the history and culture of our unique neighborhoods and reflect that in the design of parks and facilities... Strengthening the local connection will be possible through expanded feedback processes, identifying opportunities to expand participation in design and planning processes.

Consistency with Adopted Plans: Sunnyside Neighborhood Plan (Adopted 1992)

- Use the park for neighborhood and community activities and festivals to help establish ownership and pride in the park (neighborhood groups)



Effect on Surrounding Neighborhood

- The proposed La Raza Park designation would help preserve the character defining features of the district (block)
- No direct impact on the surrounding neighborhood
- Intent of the designation is to recognize this unique district, the structures and landscapes that define it, and their contribution to the historic fabric of the city



Public Comments Received by CPD by 10:30 am June 22, 2023

- Public comments submitted from 17 individuals – in support
- Comments submitted by 2 organizations
 - Sunnyside Neighborhood – in support
 - Denver Latino Commission – in support
- LPC Public Hearing: 2 members of community spoke – in support

LPC Review - Unanimous Recommendation of Approval

- 30 years of age, or has exceptional significance
- 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;
 - F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
 - 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.
- Retains Integrity
- LPC considers the historic context

Planning Board Review - Unanimous Recommendation of Approval

- Consistent with applicable plans:
 - Denver Comprehensive Plan 2040
 - Blueprint Denver (2019)
 - Game Plan for a Healthy City (2019)
 - Sunnyside Plan (1992)
- Will have little effect on the surrounding neighborhood

