



DENVER
THE MILE HIGH CITY

200 Block South Lincoln Historic District

CB16-0272 - Landmark Designation Application

City Council Public Hearing
May 16, 2016

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

How are applications submitted?

- Proactively – surveys or community/grassroots efforts
- Citywide demolition reviews
- Certificates of Non-Historic Status

Who Can Apply?

- Owner(s) of property
- Manager of CPD
- Member(s) of City Council
- 3 persons who are residents and/or property owners and/or who 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

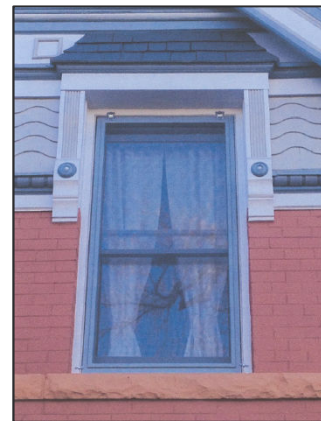
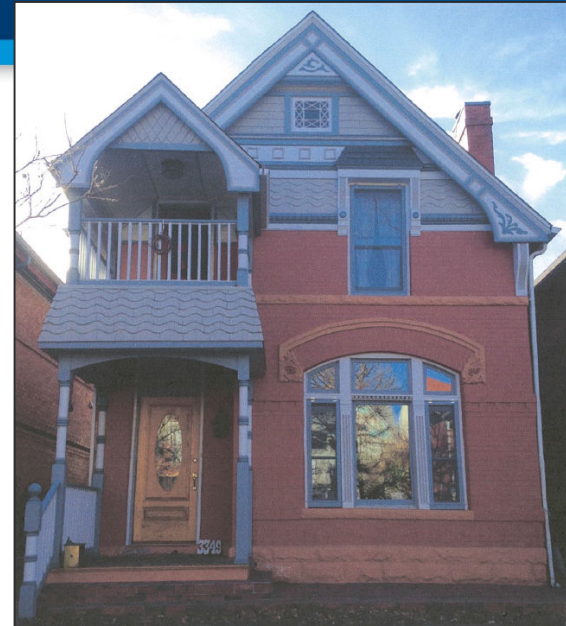
REVIEW:

- Properties designated “as is” – no improvement requirements
- Required for exterior changes tied to a building permit **ONLY**
 - Objective design review process
 - Not frozen in time
 - No review of work on interiors or paint colors
- Demolitions discouraged

BENEFITS TO PROPERTY

OWNER

- Property values on average higher in historic districts than surrounding neighborhoods
 - 12% higher on average
 - Property Value Stability
- Colorado Historic Preservation Rehabilitation Tax Credits
 - 20% of needed interior and exterior repairs





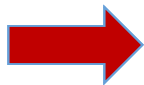
Landmark Designation Process

- **Chapter 30-4 - DRMC**
- Landmark Preservation Commission recommended designation
 - Forwarded findings to City Council
- Denver Planning Board recommended approval
 - Forwarded findings to City Council
- City Council may designate by ordinance
 - Due consideration given to the written views of the owners
 - Hold public hearings on designation



Landmark Designation Process

	Benchmark	Date
1.	Application submitted to CPD	02-16-2016
2.	Landmark Preservation Commission	03-15-2016
3.	<i>Planning Board</i>	<i>04-06-2016</i>
4.	<i>Neighborhood and Planning Subcommittee of City Council</i>	<i>04-20-2016</i>
5.	<i>City Council First Reading</i>	<i>05-09-2016</i>
6.	<i>City Council Second Reading</i>	<i>05-016-2016</i>
7.	<i>Effective Date</i>	<i>05-13-2016</i>





Landmark Designation Process

	Landmark Preservation Commission Notifications
1.	Posting signage for the LPC Hearing
2.	Owner Notifications & Letters
3.	Registered Neighborhood Organization: Baker Broadway Merchants Association Baker Historic Neighborhood Association Broadway Partnership Denver Neighborhood Association, Inc. Denver Urban Resident Association Inter-Neighborhood Cooperation (INC) Santa Fe Drive Redevelopment Corporation West Washington Park Neighborhood Association
4.	City Council, Planning Board, and Building Inspection Notifications
5.	Legal Notice
6.	Landmark Preservation Staff meetings with applicants/author
7.	Landmark Preservation Staff public meeting in district



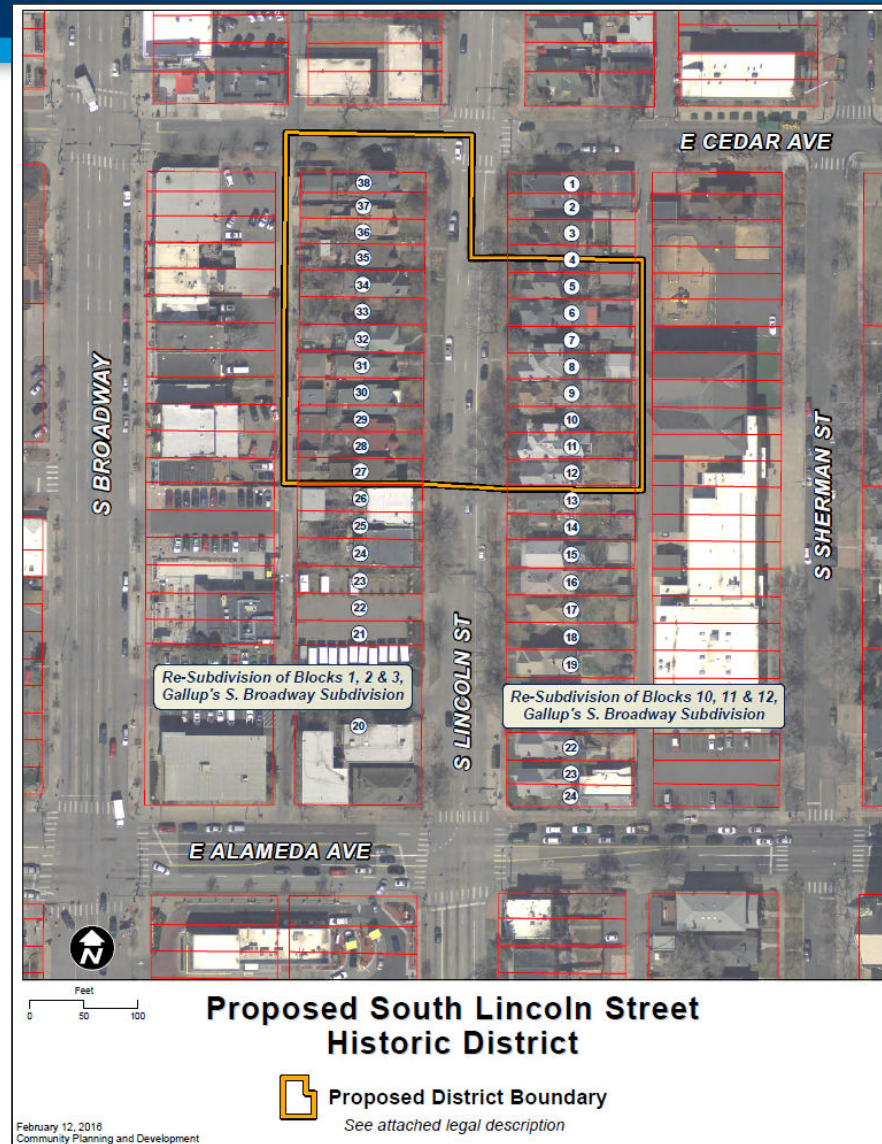
Landmark Designation Process

Applicant Community Outreach

Date	Form	Topic
March 23, 2015	Letter	Invitation for community meeting
April 8, 2015	Email or phone	Reminder of community meeting
April 11, 2015	Meeting	Community meeting with John Olson from Historic Denver
April 15, 2015	Letter	Provided meeting packet information to those not present at meeting
October 10, 2015	Letter	Invitation to community meeting with Landmark Preservation Staff
October 27, 2015	Email	Reminder of community meeting with Landmark Preservation Staff
November 4, 2015	Meeting	Community meeting with Landmark Preservation Staff
November 6, 2015	Letter	Provided summary of community meeting to owners that were not present at meeting
January 23, 2016	Email	Notification of LPC Public Hearing
February 2, 2016	Letter	Information on LPC Public Hearing

200 Block South Lincoln Historic District

- Addresses
 - 201, 207, 209, 213, 214, 218, 223, 224, 227, 233, 238, 241, 242, 243, and 246 South Lincoln Street
- General Location
 - Between Cedar Ave and Alameda Ave
 - Either side of Lincoln St
- Applicants
 - 3 residents of historic district



200 Block South Lincoln Historic District



- **Designate Historic District**
 - Includes 15 structures
- **Period of Significance**
 - ca. 1889 - 1895
- **Landmark Criteria (proposed)**
 - History Criterion A
 - Architecture Criteria A and B
 - Geography Criterion A

Chapter 30, DRMC - PROPERTY REQUIRED TO:

- ① Maintain its 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



Landmark Designation Evaluation

① 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.”



The seven qualities that... define integrity are: Location, Setting, Design, Materials, Workmanship, Feeling, and Association



Landmark Designation Evaluation

1 Maintain its Historic and Physical Integrity

- Largely Intact
 - If altered, primarily at rear of properties
- Retains Integrity
 - Design, materials, workmanship, location, setting, feeling, and association





Landmark Designation Evaluation

Chapter 30, DRMC - PROPERTY REQUIRED TO:

- ② Meet One Designation Criterion in Two or More of the Following Categories:

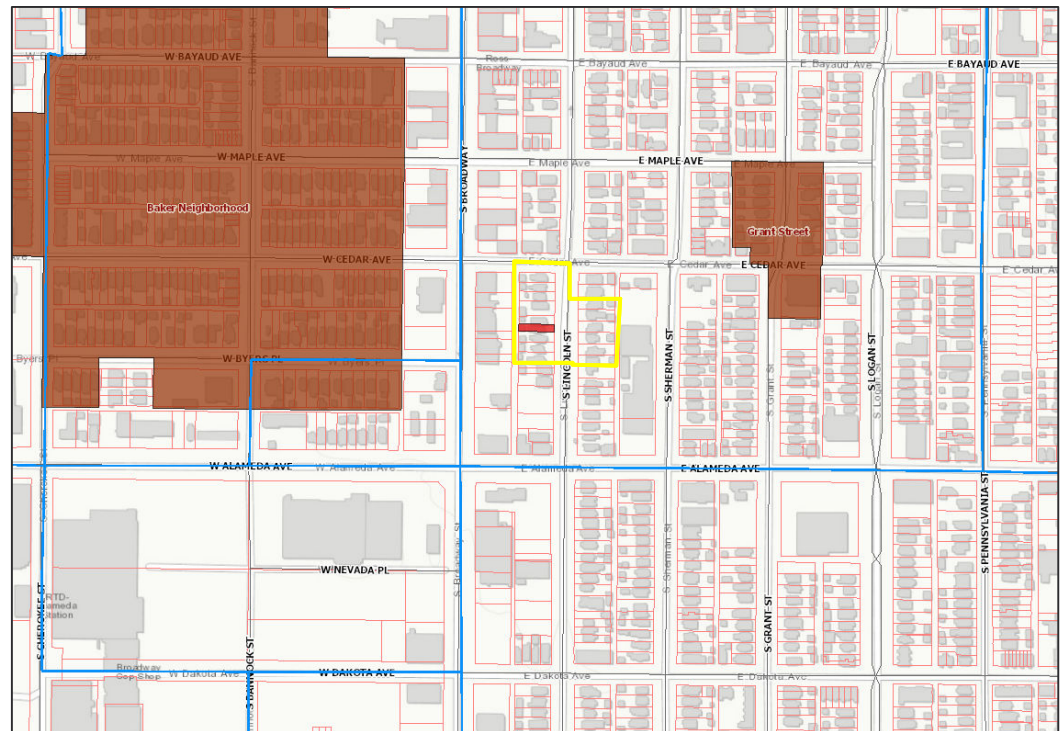
- 1. History – 30 years old, and shall:**

- 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.

1. History – 30 years old, and shall:

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

- Growth of region
 - 1890 – 1893
 - Downturn due to Panic of 1893
- Expansion of City of Denver
 - Incorporated Town of South Denver
 - 1892
- Cardinal direction
- Trolley Expansion



- Existing Denver Historic Districts
- Individual Denver Landmark
- Proposed Historic District
- Historic Trolley Lines

Chapter 30, DRMC - PROPERTY REQUIRED TO:

② Meet One Designation Criterion in Two or More of the Following Categories:

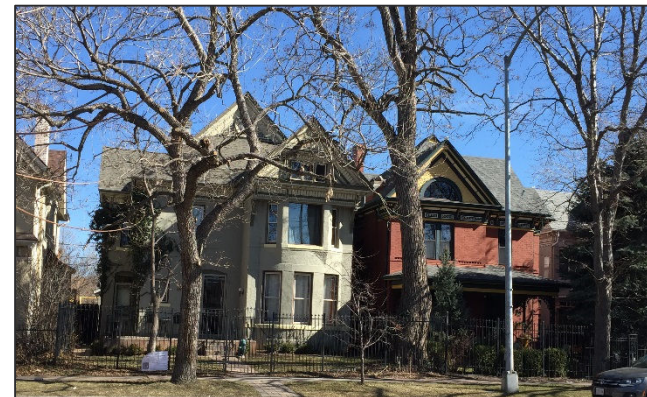
2. Architecture – design quality and integrity, and:

- 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.



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

- Queen Anne Style
 - Asymmetrical forms
 - Corner towers
 - Porches with turned spindles
 - Varying wall textures
 - Verge board or bargeboard decoration
 - Gingerbread detailing
 - Shingles
 - Decorative chimneys
 - Brackets





Landmark Designation Evaluation

2. Architecture – design quality and integrity, and:

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

- **William Lang**
- Molly Brown house and the Castle Marne mansion
 - Smaller versions
 - Reflect economy
- Largest intact group of Lang homes in Denver
- Primarily along west side of street
- **FH Perkins**
- Left after 1893 Silver Crash
- Also noted in California and Washington
 - Multiple properties are Seattle Landmarks
- Primarily along east side of street



Landmark Designation Evaluation

Chapter 30, DRMC - PROPERTY REQUIRED TO:

- ② Meet One Designation Criterion in Two or More of the Following Categories:

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

3. Geography:

A. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;



- Large number of Queen Anne style homes
 - Noticeable collection
 - Visually orienting
 - “Tower/Turret Homes”
- Entrance to downtown Denver





Landmark Designation Evaluation

Chapter 30, DRMC - PROPERTY REQUIRED TO:

③ Relate to a Historic Context or Theme

- Growth of Denver as it incorporated the smaller towns
- Early streetcar development
- Late nineteenth century Victorian architecture

- **LPC Public Hearing:**
 1. Ten minute presentation by applicant/owner and author
 2. 11 public speakers, 10 in support of and 1 in opposition of the designation application
- **Letters received:**
 1. 8 additional letters of support are exhibits within the application
 2. 19 letters and emails received by LPC Public Hearing, March 14, 2016

- 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 ✓
 - Architecture
 - 2a embody distinguishing characteristics of an architectural style or type ✓
 - 2b a significant example of the work of a recognized architect ✓
 - Geography
 - 3a have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city ✓
- ③ Relate to a Historic Context or Theme ✓

LPC Vote: 8-0

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