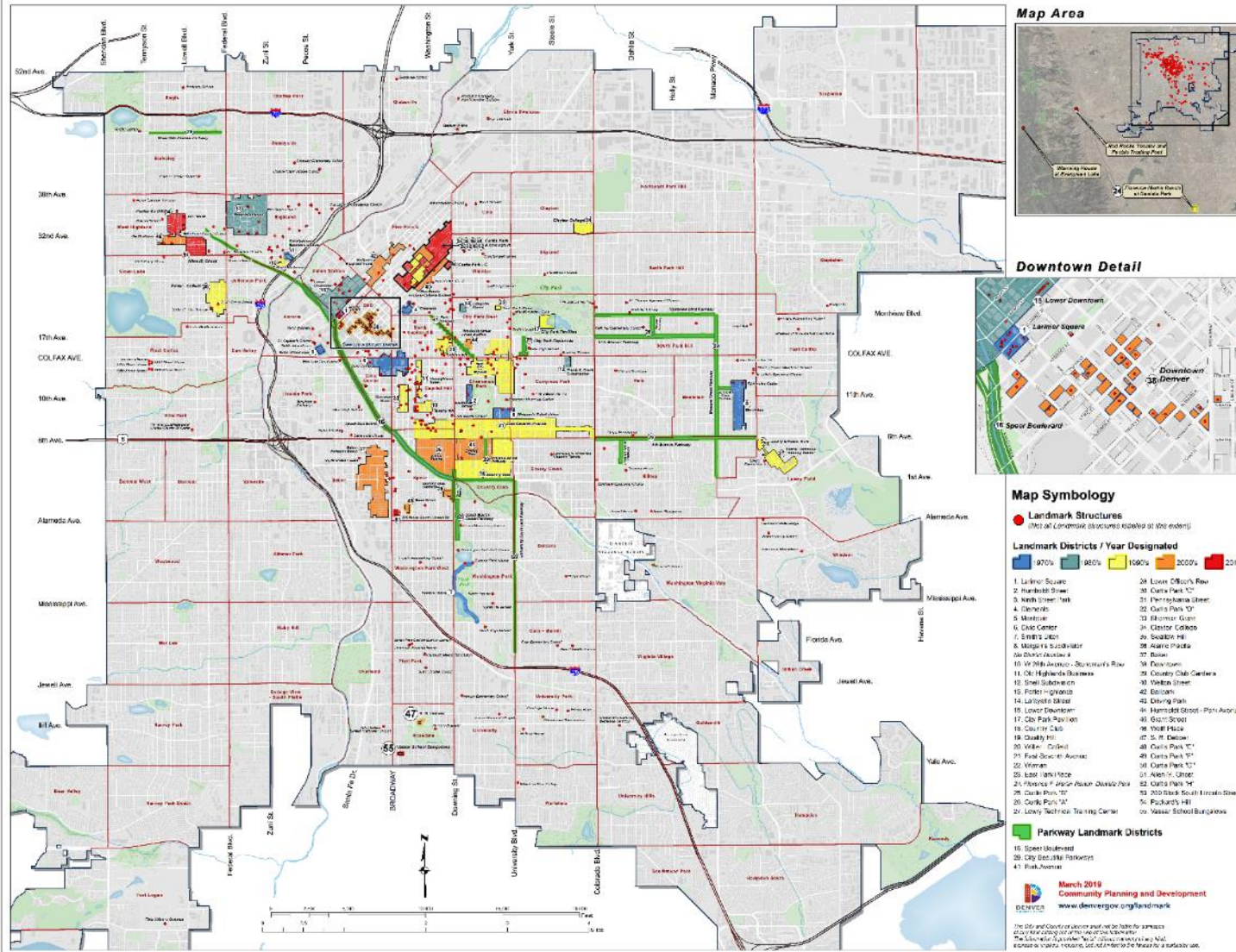

La Alma Lincoln Park Historic Cultural District

Land Use, Transportation, and Infrastructure

Kara Hahn, Principal City Planner
July 13, 2021

Denver Historic Districts and Landmark Structures



1967 Landmark Preservation Ordinance

- 352 Individual Landmarks
- 56 Historic Districts
- ~ Total 6,800 landmark buildings
- ~ 160,000 buildings within the city
- District composition
 - Primarily residential districts
 - Five commercial or downtown districts
 - One Historic Cultural District

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



The background of the slide is a photograph of a residential street. In the foreground, there are several large, leafless trees with intricate branch structures. Behind them, a row of houses is visible. The houses have varying architectural styles, including gabled roofs and porches. A chain-link fence runs across the bottom of the image. The sky is overcast and grey.

Design Review

- Properties designated “as is”
 - No required improvements
- Draft Customized Design Guidelines
 - Year-long community process
 - Reflect character of neighborhood
 - Flexibility on materials, cladding, porches, and fences
 - LPC would review and approve, if district designated
 - Preserve historic character of district
 - Provide clear and predictable regulations for owners, staff, and LPC
- Demolition highly discouraged
 - Requires Commission review for contributing structures

La Alma Lincoln Park Historic Cultural District

Location

- Council District # 3
- 14th Ave, Kalamath, 10th Ave, and Mariposa/Osage

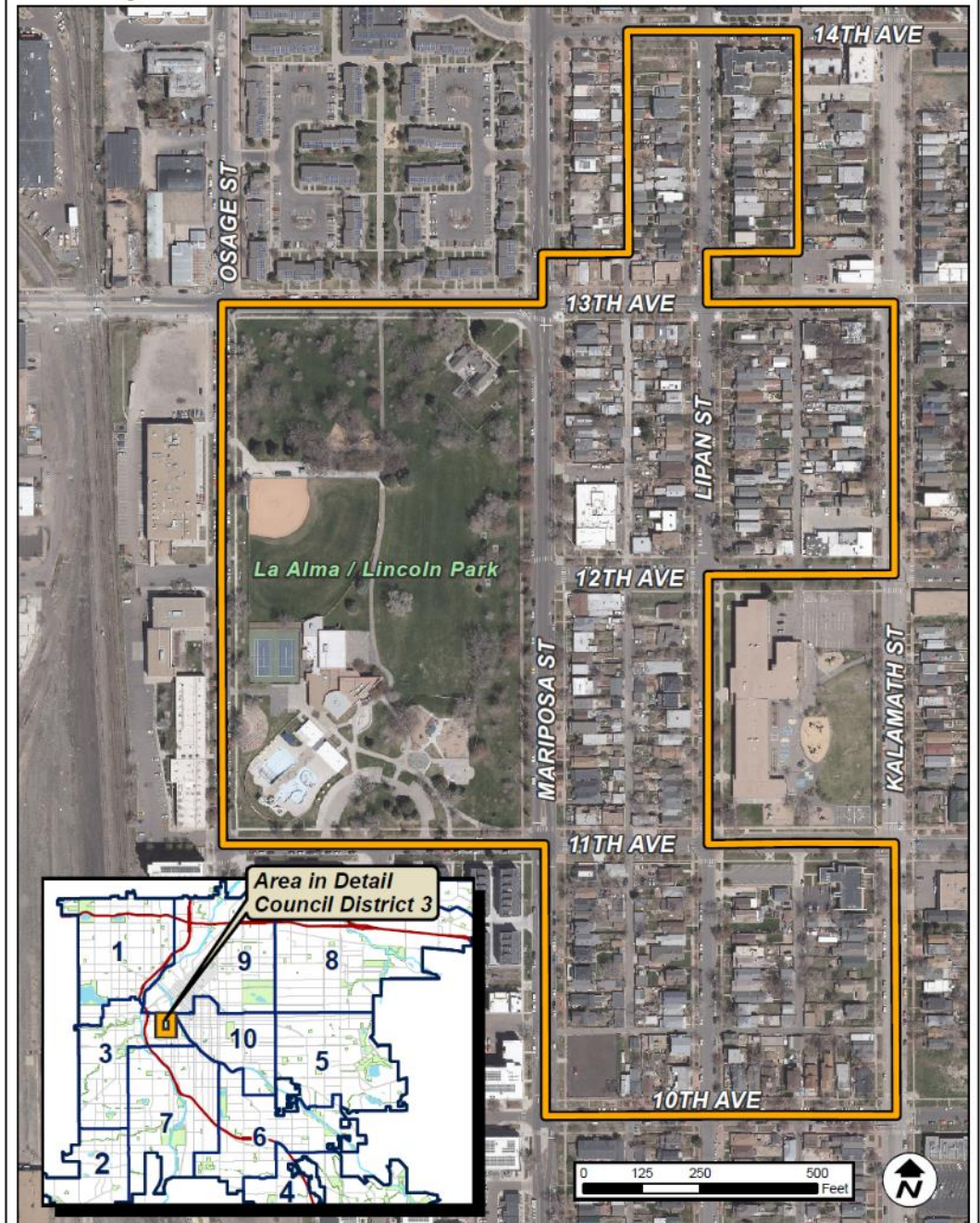
Zoning

- U-TU-B, U-RH-3A, OS-A
- U-MX-2X, PUD338

Applicants

- Fatima Hirji, Allyson Crabtree, Mary Gould, Cathy Peitro, and Felix Herzog

Proposed La Alma-Lincoln Park Historic District



Community Research

- Residents
 - Preliminary research and outreach
- Historic Denver's Action Fund
 - Historic Context
- Oral histories and interviews
 - Current and former residents



Lo invitamos a participar en una conversación con el vecindario

el 1 de noviembre, de 6 a 8:30 p. m.

Los miembros de la comunidad de La Alma Lincoln Park lo invitan a participar en una conversación sobre lo que este vecindario significa para todas las personas que viven aquí: jóvenes, ancianos, residentes a largo plazo y recién llegados. La conversación abarcará los siguientes temas:

- * ¿Qué significa ser del área oeste?
- * ¿Qué cambios está experimentando el vecindario?
- * ¿Qué relación existe entre la cultura que se vive y los edificios?
- * Los mitos y realidades de la historia del vecindario
- * ¿Cómo quiere que sea su vecindario en el futuro?

Lugar: Food Bridge Marketplace,

998 Navajo St, Denver, CO 80204

(Proveeremos refrigerios ligeros y cuidado infantil)

Facilitador: Bill de la Cruz

Proveeremos servicio de interpretación en español

Community Outreach

- Neighborhood Engagement
 - Listening sessions
 - Community meetings
 - Walking tours
 - Ice cream social
 - Flyers



...existe.
...ure of this neighborhood

Join us for a neighborhood conversation and a look into the future of the neighborhood on April 24th at Inner City Parish, 6:30pm - 8:00pm

Join the La Alma Lincoln Park Neighborhood Association as we host Historic Denver and the City of Denver's Landmark Preservation Commission to continue our conversation about the history of La Alma Lincoln Park and how it will impact the future of the neighborhood.

This is a follow up to our 1/30/19 conversation at Su Teatro, when neighbors got together to share what they wanted to see preserved and honored in the neighborhood. This time we'll hear from City staff about methods available to preserve neighborhood history and insure that the future of the neighborhood is respectful of its past. We'll hear specifics about how a historic/cultural district can preserve a sense of place, tell the stories of those who came before, and retain the neighborhood's cultural character. Come with your questions on how a proposed historic/cultural district would affect you.

April 24th, 2019 6:30pm - 8:00pm
Inner City Parish
1212 Mariposa Street, Denver, CO 80204

A collage of four photographs showing different aspects of a neighborhood: a street view with buildings, a colorful mural on a wall, a street scene with a church, and a residential street with houses.



CPD & Landmark Community Engagement

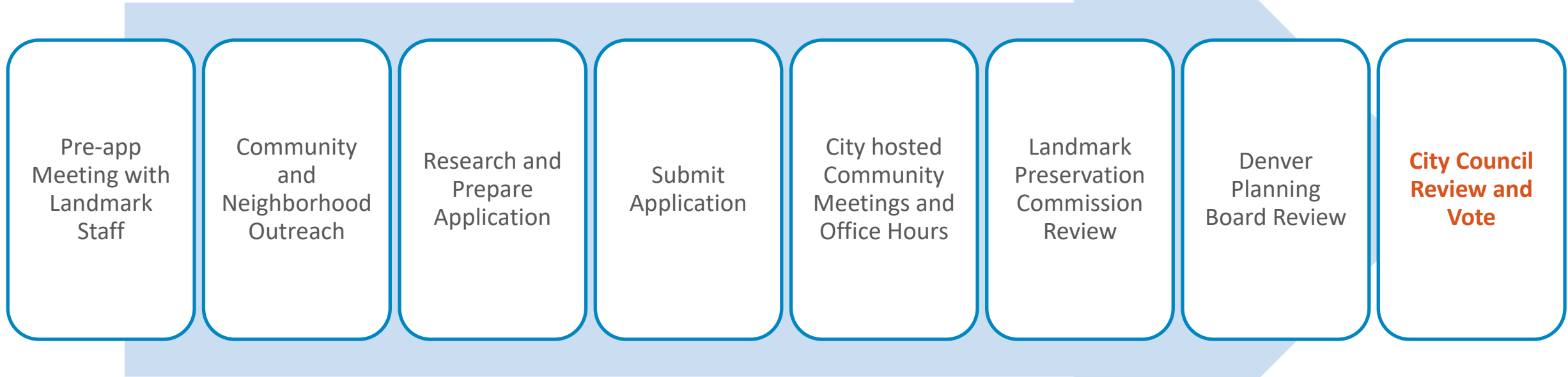
- Website
- Survey
- Flyers
- Community meetings
- Office hours
- One-on-one meetings

PROPUESTO DISTRITO CULTURAL HISTÓRICO DE LA ALMA LINCOLN PARK



DENVER
COMMUNITY PLANNING
& DEVELOPMENT

Designation Process



Landmark Designation Eligibility



The structure or district 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

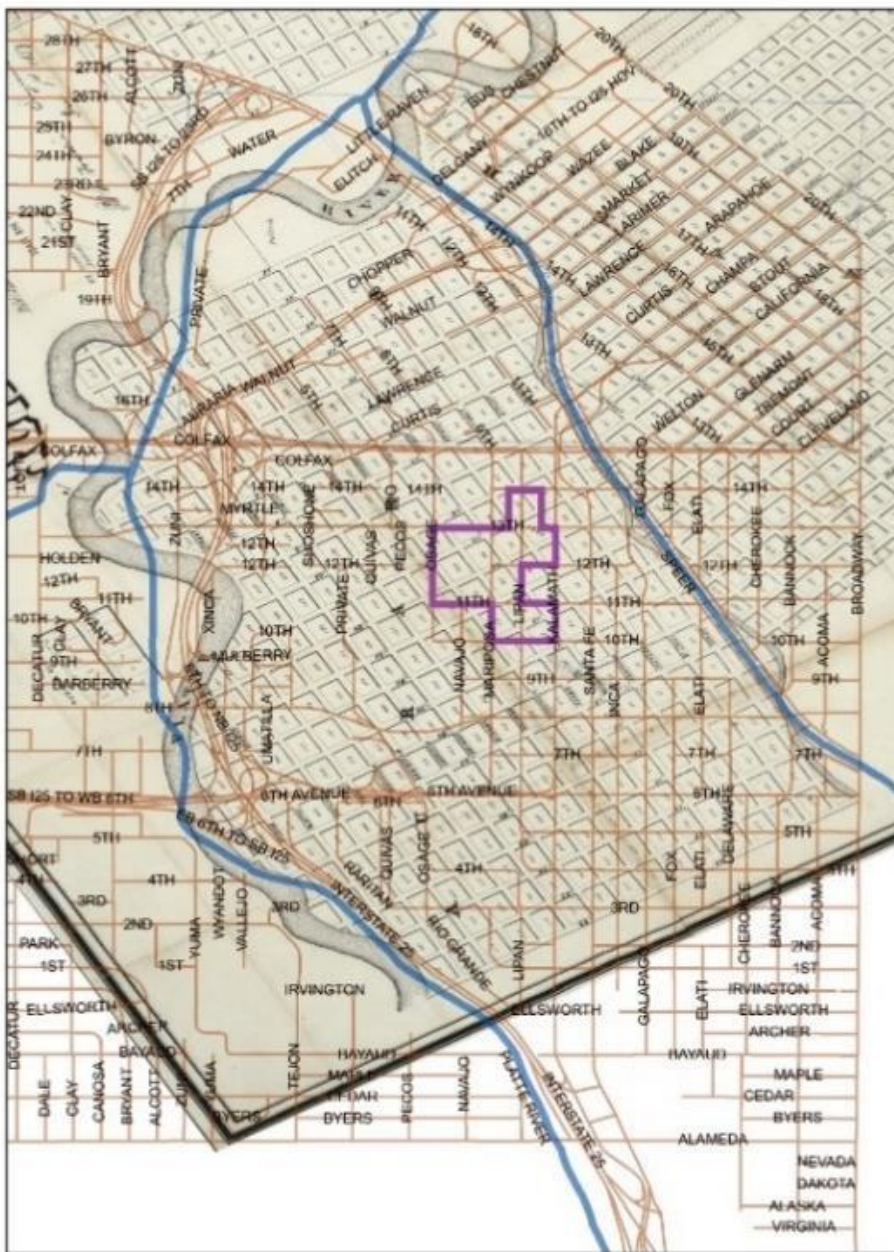
*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

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.

A. Direct association with the historical development of the city

- One of Denver's earliest residential neighborhoods
- Primarily working-class and immigrant communities
 - Built around key industries
 - Railroad, flour mill, and other manufacturing
- A. C. Hunt homesteaded and platted
 - Park and surrounding land



Overlay of the Auraria Town Company 1859 map by Fosdick & Tappan atop Denver map

C. Embodies the distinctive visible characteristics of an architectural style or type;

- Vernacular
 - Italianate, Victorian, Front Gable, Terrace, Foursquare, and Bungalow styles and types
 - Modest, yet identifiable architectural styles or types
- Vernacular structures not architect designed, constructed by craftsman and builders
 - Common and readily available materials
- Common building forms of given place and time



C. Embodies the distinctive visible characteristics of an architectural style or type;

- One-story simplified versions of the architectural styles found in the surrounding areas
 - Shift in popularity among architectural styles from late 19th to early 20th centuries
- Date buildings based on architectural style



H. Represents an era of culture or heritage that allows an understanding of how the site was used by past generations

- Architecture, layers of history, and cultural significance
 - Alterations within the period of significance
 - Reflect the community that altered them
- In-migration of Latino/Chicano residents
 - District began to reflect character, heritage, and culture of the community



J. Associated with social movements, institutions that contributed significantly to the culture of the neighborhood, community, city, state.

- **Central role in the Chicano/a Movement**

- Mid-20th Century in-migration

- Hispano, Mexican-American, Mexican, and Latino descent

- **Convergence of independent issues**

- Land rights, labor rights, long-term discrimination, opposition to Vietnam war, civil rights

- Cultural identity, lack of equity in education, inadequacy of politics and government to address



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.

- Park and surrounding area
 - Incubator for Denver’s Chicano Movement
 - Forefront of national movement
 - Residents of district participated in movement
 - Leaders resided in district
 - Organizers and politicians
 - Organizations within the district





J. Associated with social movements, institutions that contributed significantly to the culture of the neighborhood, community, city, state.

- Movement integrated political activism
 - Education in arts, music, theater, graphic arts, and literature



Integrity

- Retains all aspects of integrity
 - Location
 - Remains the same
 - Design and workmanship
 - Rhythm of the streetscape, retention of setbacks, and shape/scale of structures
 - Materials
 - Most changes have achieved their own significance
 - Setting, feeling and association
 - Continued residential use, some occupied by the same family
 - Continued use and presence of park
 - Minimal infill or incompatible alterations

Historic Context

- Reflects the layered nature of the neighborhood's history
 - Extends from the early construction of permanent structures in 1870s
 - Through 1960s and 1970s Chicano Movement
- Conveys
 - Early historical development of the neighborhood
 - Vernacular houses that clearly depicted popular architectural styles overtime
 - Adaptations made to the structures through the twentieth century as the Chicano Movement developed
 - Community that became the heart of Denver's Chicano Movement.
- Historic context is strongly associated with the criteria and are well documented

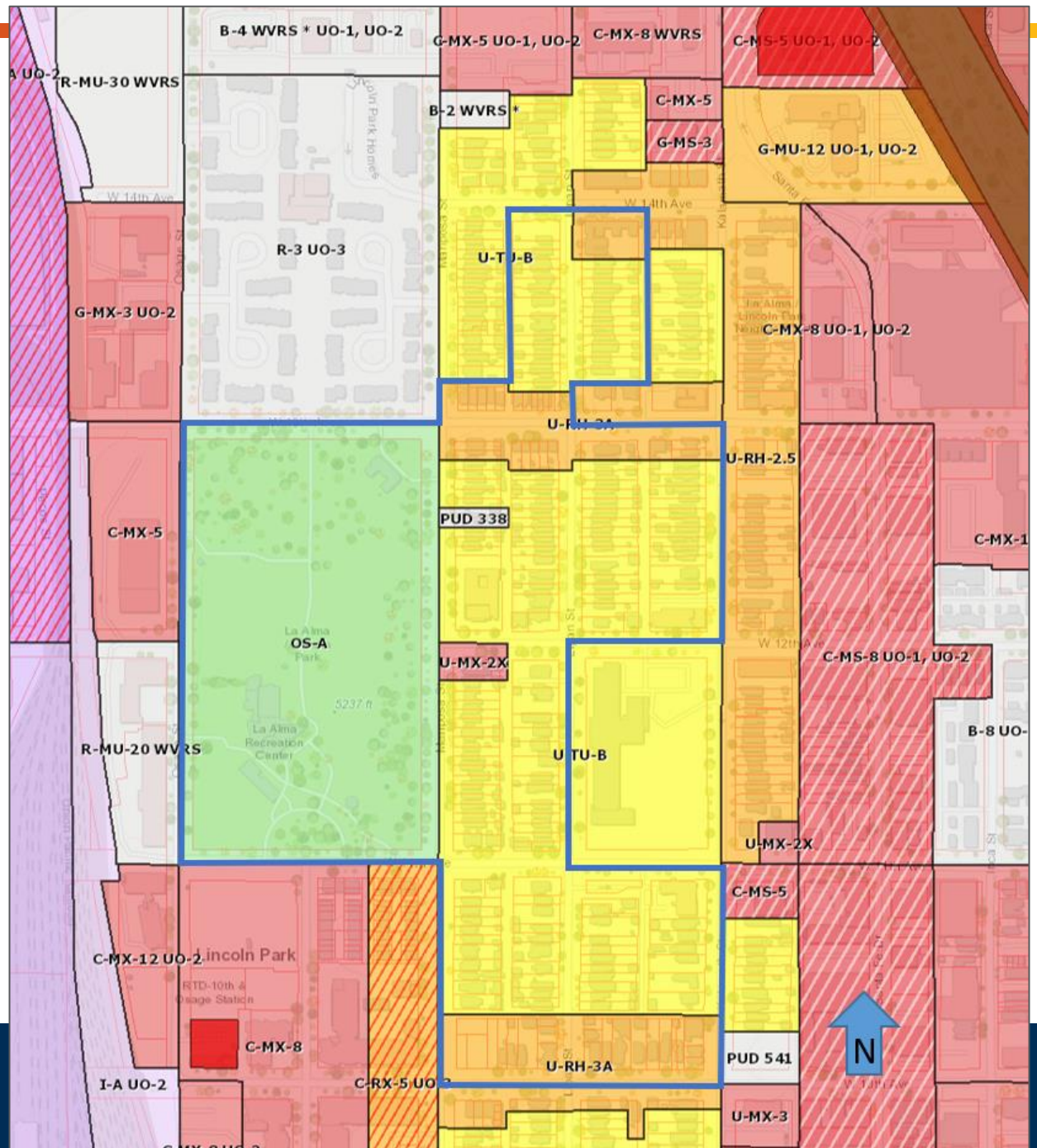


Planning Board Review

- **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

- U-TU-B
 - Two units on a minimum zone lot of 4,500 sq ft
 - Urban houses allowed on certain smaller Lots
 - Building forms: urban house, detached ADU, duplex, and tandem house
- U-RH-3A
 - Multi-unit up to two-and-a-half story rowhouse building form
 - Apartments are allowed up to three stories, on certain corner lots
 - Building forms: urban house, detached ADU, duplex, and tandem house
- OS-A - Open Space Public Parks District
 - Intended to protect and preserve public parks
 - Managed by Department of Parks and Recreation for park purposes
- U-MX-2X , PUD338



Existing Land Use Context

- Single-Family
- Multi-Unit
 - Rowhomes
 - Apartments
- Two-Unit
- Recreation Facility
- Office Building
- Vacant



Relationship to 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 B: Establish a scalable, predictable and adaptable approach to improve design quality across the city.

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

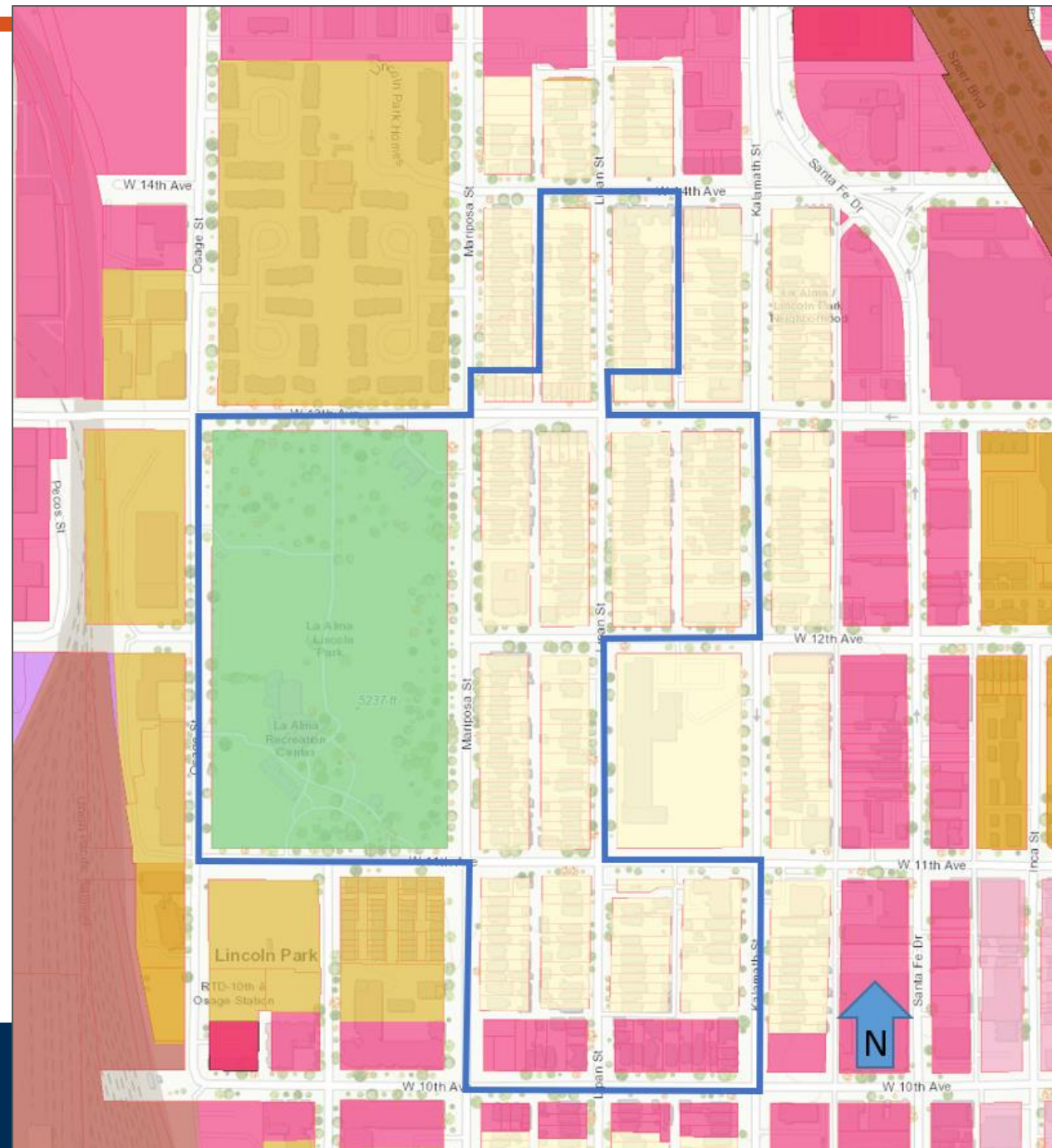
Strategy B: Continue the city's commitment to existing historic districts and landmarks and increase public awareness of the benefits of historic preservation through education and outreach.

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

Strategy E: Support the stewardship and reuse of existing buildings, including city properties.

Blueprint Denver

- Future places
 - Public park and open space
 - Represent vital quality-of-life infrastructure
 - Planned to remain park
 - Low Residential:
 - Predominantly one-and two-unit, though many areas are mostly one-unit, includes ADUs
 - In some contexts, some higher-intensity residential uses may be mixed throughout
 - Community Corridor:
 - Typically, balance of residential and employment; or residential and dining/shopping; or employment and dining/shopping use
 - Typically, mid-to-large scale, but depends on context and neighborhood character





Blueprint Denver

- **Urban neighborhood context**
 - Small multi-unit residential and mixed-use areas that are typically embedded in 1-unit and 2-unit residential areas
 - Buildings are lower in scale and closer to the street, typically with alley access



Relationship to Blueprint Denver

- Designation will help retain the existing character of the district
 - Current character aligns with both Blueprint Denver’s neighborhood context and future places
- Allow for alterations and growth or compatible infill
 - Review based on Design Guidelines
 - Customized to fit historic and cultural character of proposed district



Relationship to Blueprint Denver

- **Strategy 2A**
 - Ensure residential neighborhoods retain their unique character as infill development occurs
 - Continue the city's commitment to existing historic districts and use historic designation to preserve the character of a district

Effect on Surrounding Neighborhood

- La Alma Lincoln Park Historic Cultural District designation would help preserve the character defining features of the district
- Little impact on the surrounding neighborhood
- Intent of the designation is to recognize this unique district, the buildings that define it, and their contribution to the historic fabric of the city



Public Comments Received by CPD (as of 10:30am July 8th)

- 8 comments from organizations & RNOs
 - Letters of support submitted by:
 - La Alma Lincoln Park Registered Neighborhood Association
 - La Alma Neighborhood Association (2 letters)
 - Casa Mayan, Auraria Heritage
 - Chicana/o Murals of Colorado Project
 - Su Teatro Cultural and Performing Arts Center
 - Denver Inner City Parish
 - Auraria Higher Education Center
 - Museo de las Americas
- 14 public comments submitted from individuals
 - 12 individuals in support (2 emails from one person)
 - 2 individual in opposition

Public Comments Received by CPD (as of 10:30am July 8th)

- LPC Public Hearing
12 members of community spoke
 - 8 individuals in support
 - 1 individual neutral/undecided
 - 3 individuals in opposition
- Denver Planning Board
7 members of community spoke
 - 7 individuals in support
 - 0 individual neutral/undecided
 - 0 individuals in opposition

Public Comments Received by CPD (as of 10:30am July 8th)

- CPD hosted on-line survey received 45 responses
 - 27 -Strongly Support
 - 4 - Neutral/Undecided
 - 4 - Somewhat Against
 - 10 - Strongly Against

Distrito cultural histórico propuesto de La Alma Lincoln Park

Los miembros de la comunidad y los residentes del vecindario La Alma Lincoln Park, a través de una asociación con Historic Denver, solicitaron designar al vecindario como el Distrito Cultural Histórico más nuevo de Denver.

Si se designa, el Distrito Cultural Histórico de La Alma Lincoln Park preservaría la rica historia cultural de Denver al proteger edificios y sitios importantes conectados a nuestra comunidad Latino/Chicano.

Para obtener más información sobre este propuesto de distrito cultural histórico, visite bit.ly/LaAlmaDesignation.

Recopilaremos comentarios durante la primavera y el verano. ¡Gracias de antemano por su tiempo y aportes! Las respuestas se cumplirán y se enviarán a la Comisión de Preservación de Landmark y al Ayuntamiento de Denver.

Tiempo de encuesta: 2 minutos



Español 



¿Cuál es su opinión sobre la designación propuesta del distrito de La Alma Lincoln Park?



Apoye firmemente la designación

Apoya un poco la designación

Indeciso o neutral

Algo en contra de la designación

Fuertemente en contra de la designación

LPC Review - Unanimous Recommendation of Approval

- Over 30 years of age
- 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;
 - C. It embodies the distinctive visible characteristics of an architectural style or type;
 - H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
 - 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)
 - La Alma/Lincoln Park Neighborhood Plan
- Will have little effect on the surrounding neighborhood