
1717 E Arizona Ave

#2019L-005 – Landmark Designation Application

Land Use, Transportation & Infrastructure Committee

October 22, 2019

1717 E Arizona Ave

Owner/Applicant

- Abman Family Trust

Location

- Washington Park Neighborhood

Council District

- #6, Paul Kashmann

Blueprint Denver

- Urban Neighborhood Context
- Low Residential Area Future Place

Current Zoning

- U-SU-C

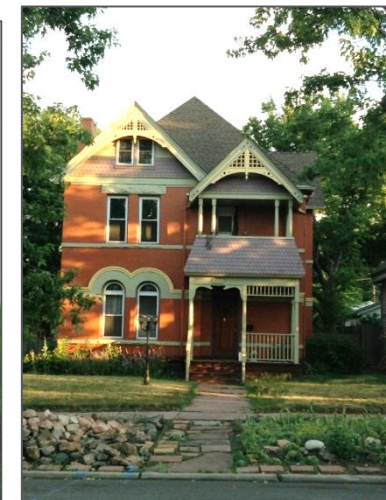


1717 E Arizona Ave

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:

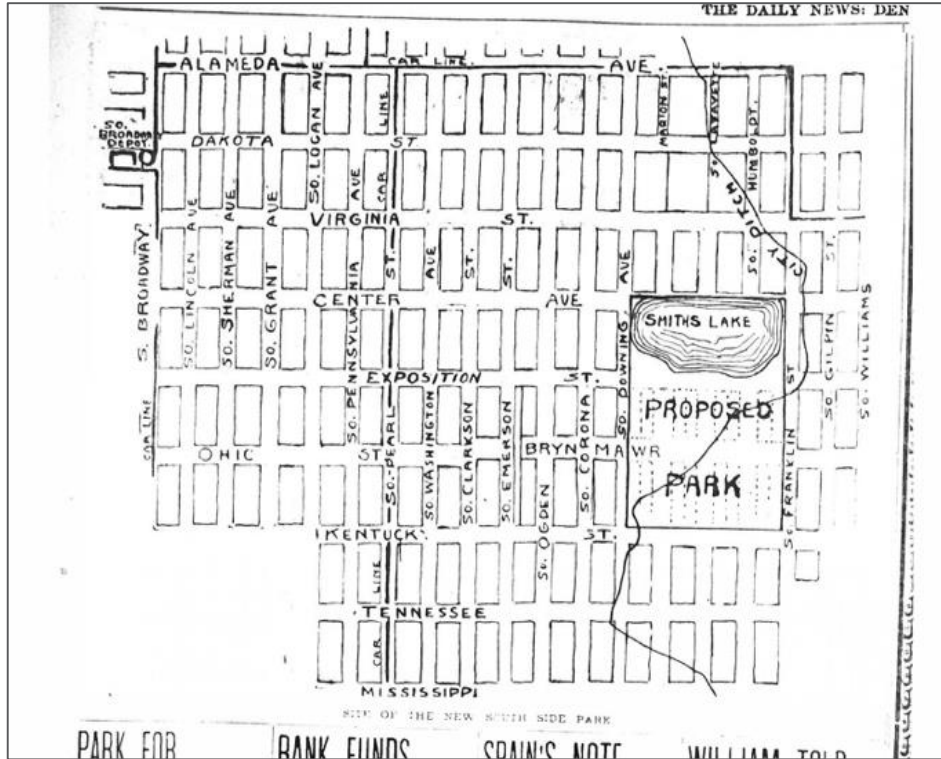
- a. Embody distinguishing characteristics of an architectural style or type;
- b. Be the significant work of a recognized architect or master builder;
- c. Contain elements of architectural design...which represent a significant innovation
- d. Portray the environment of a group of people or physical 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 A – Have direct association with the historical development of the city, state or nation



Layout of Washington Park (Source: Rocky Mountain News, October 24, 1897)



Benedict-designed boathouse in Washington Park (Source: Denver Public Library Digital Collections)

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

Tudor Revival

- Brick and half-timbering
- Multiple front gables
- Arched front entry
- Arched window openings
- Window groupings in strings of three or more
- Tower-like curved wall



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Architecture Criterion B – Be a significant example of the work of a recognized architect or master builder



Jules J.B. Benedict, date unknown (Source: Denver Public Library)



Herman Coors House, Golden, CO (built 1919)



Geddes House, 2155 Hawthorne Pl (built 1927)

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Integrity

Alterations

- One-story brick addition (1982/1983)
- Retaining wall (1983)

Alterations are compatible with original design

(l – r) Looking northwest and west at one-story addition, 2019



Looking northwest at house prior to addition, date unknown (Source: Cheryl May correspondence)



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Historic context(s) or Theme(s)

Relation to a historic context(s) or theme(s):

- Period of significance: 1915
- Housing near Denver's parks and parkways between 1905 and 1929



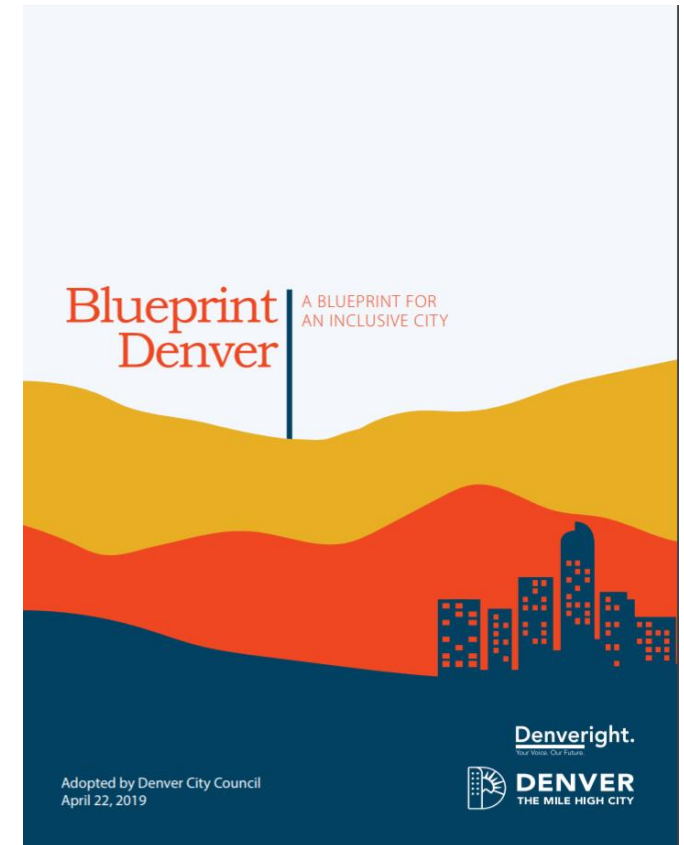
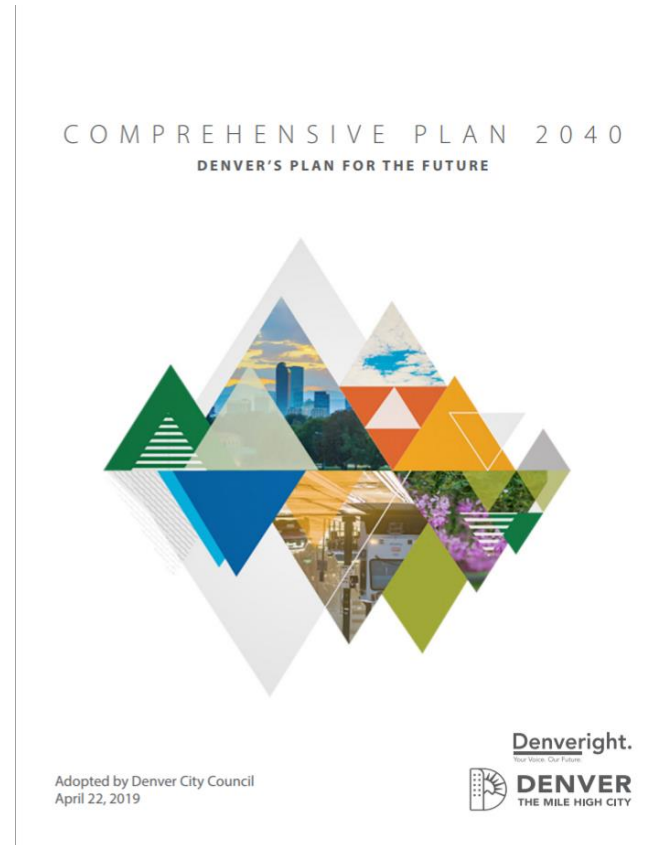
Washington Park, circa 1920-1930

1168 S Gilpin St

Plan Consistency

Is consistent with:

- Comprehensive Plan 2040
- Blueprint Denver



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Review Criteria

- ✓ Meets three designation criteria in two categories:
 1. History
 - a. Have direct association with the historical development of the city, state or nation
 2. Architecture
 - a. Embody distinguishing characteristics of an architectural style or type
 - b. Be a significant example of the work of a recognized architect or master builder
- ✓ Maintains historic and physical integrity
- ✓ Relates to a historic context or theme

Public comment: 3 in support,
0 in opposition

LPC recommendation: 8-0-0

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.

