



DENVER
THE MILE HIGH CITY

Vassar School Bungalows Historic District

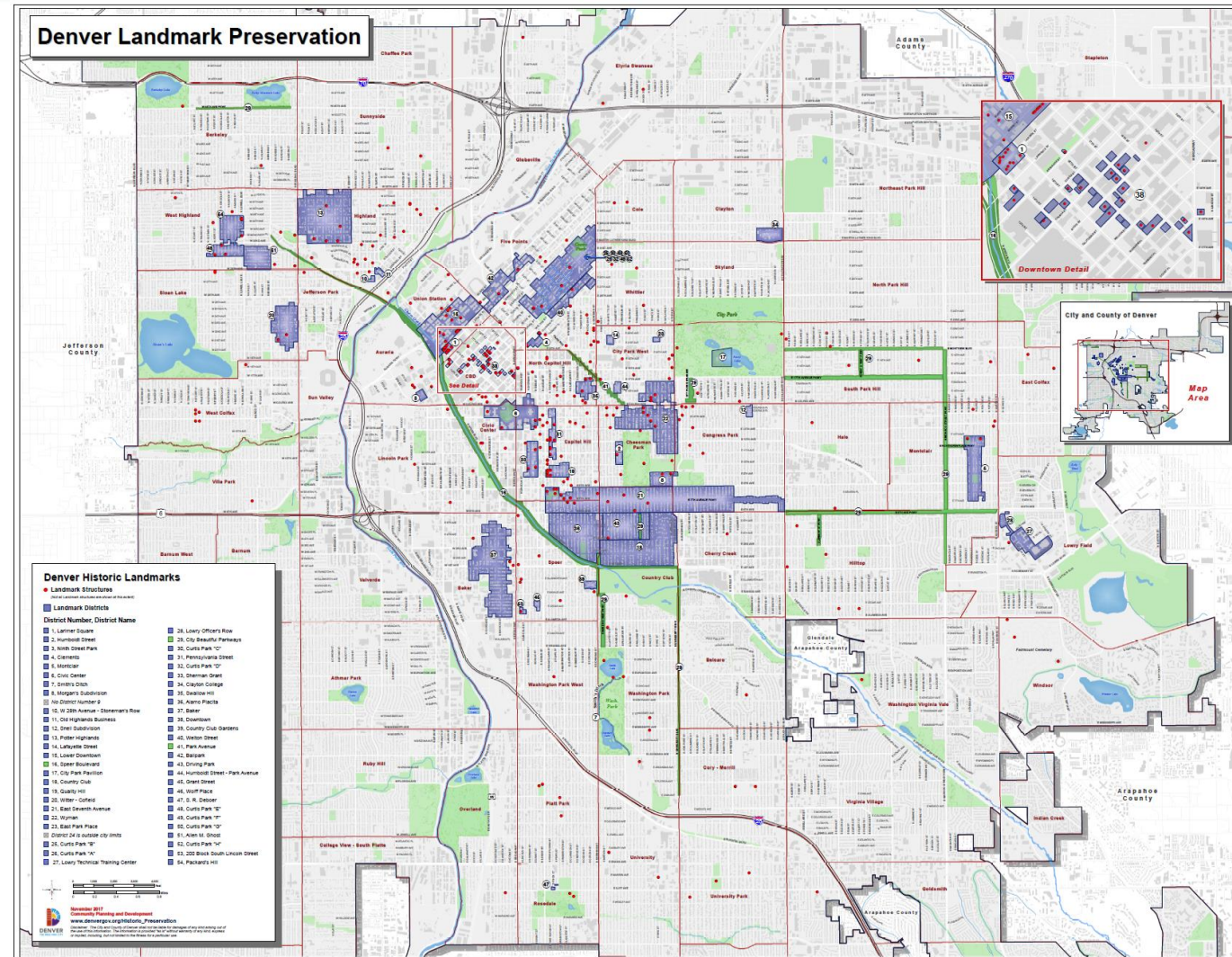
2018L-005 – Landmark Designation Application

Land Use, Transportation & Infrastructure Committee

Denver City Council

October 2, 2018

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



1967 Landmark Preservation Ordinance

- Purpose
 - Designate, preserve, enhance, and perpetuate those structures and districts which reflect outstanding elements of the city's cultural, artistic, social, economic, political, architectural, historic or other heritage
 - 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."

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



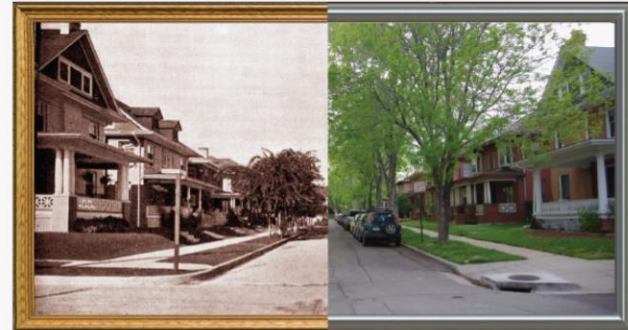


- Community-driven process
- Applications can be submitted by
 - Owner(s) of the property
 - Manager of Community Planning and Development
 - Member(s) of City Council
 - Three people who are
 - Residents,
 - Property owners, or
 - Have a place of business in Denver

Design Guidelines for Denver Landmark Structures & Districts

- Properties designated “as is”
 - No required improvements
- ONLY apply to exterior work that requires a building or zoning permit
 - Objective design review process
 - Not frozen in time
 - No review of work on interiors, paint colors, or general maintenance
- Demolitions highly discouraged

Design Guidelines for Denver Landmark Structures & Districts

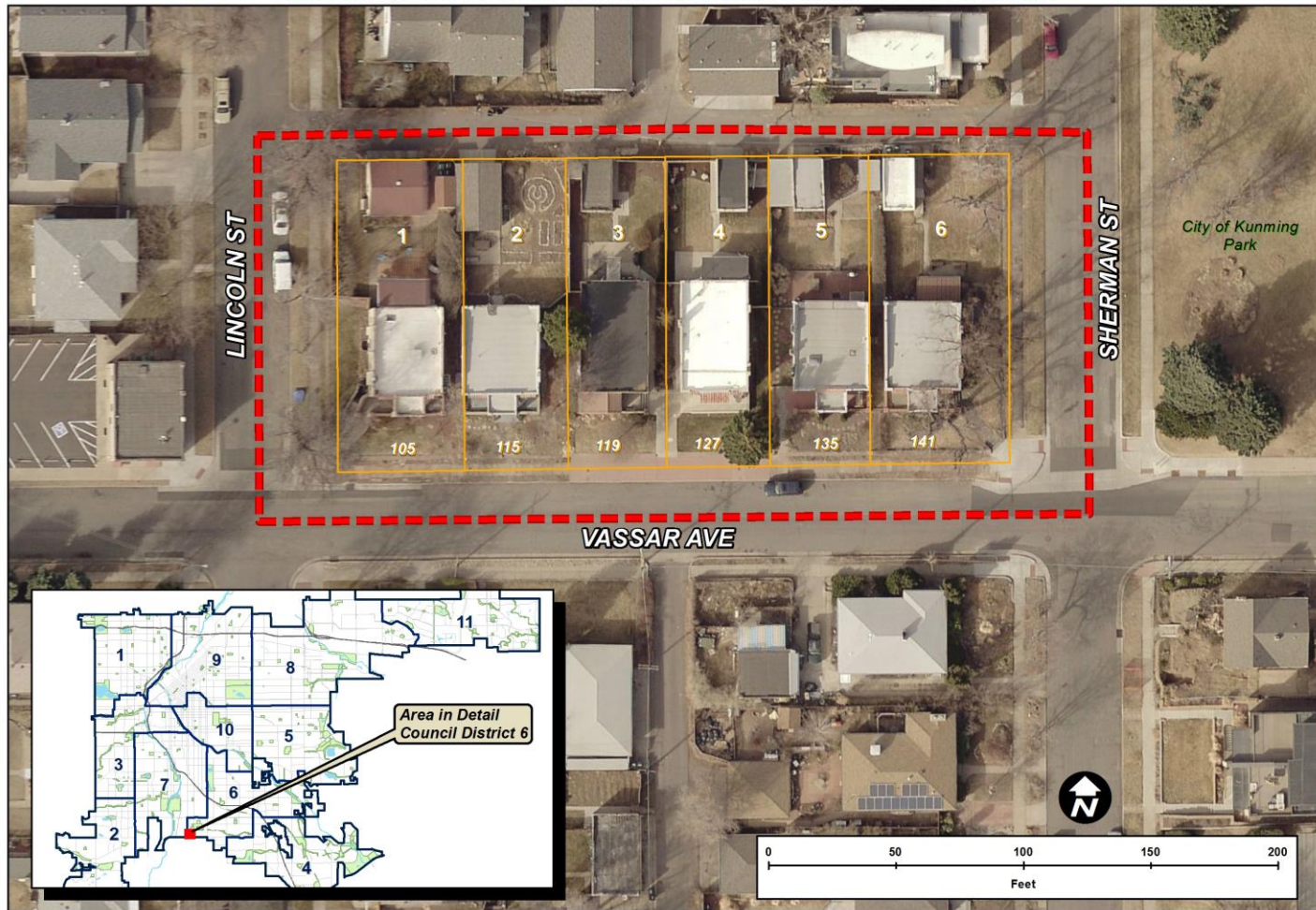


Collax Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.

Proposed Vassar School Bungalows Historic Landmark District

105, 115, 119, 127, 135 and 141 East Vassar Avenue

Plots 1 through 6 of the Vassar Resubdivision of part of Block 2 Broadway Highlands



Owners

- Six

Location

- 105, 115, 119, 127, 135 and 141 East Vassar Avenue (Rosedale Neighborhood)

Council District

- #6, Paul Kashmann

Blueprint Denver

- Area of Stability

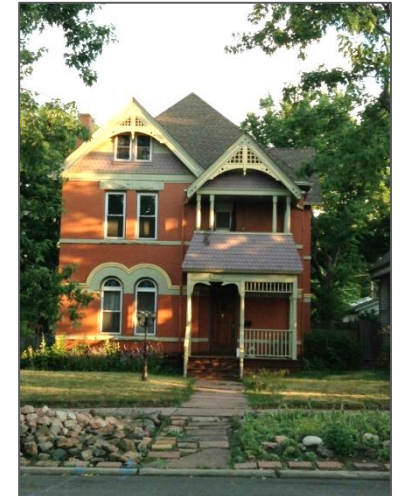
Current Zoning

- U-SU-B1

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 for its relation to a historic context or theme

* Per Landmark Preservation Ordinance (Chapter 30-3, Denver Revised Municipal Code)



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.

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:

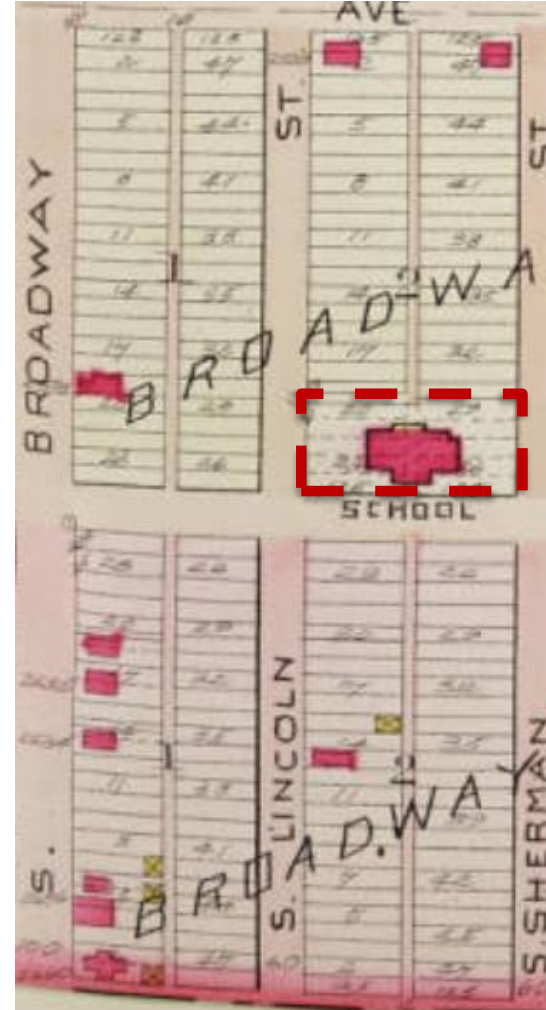
- a. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;
- b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- c. Make a special contribution to Denver’s distinctive character.

Landmark Designation Categories

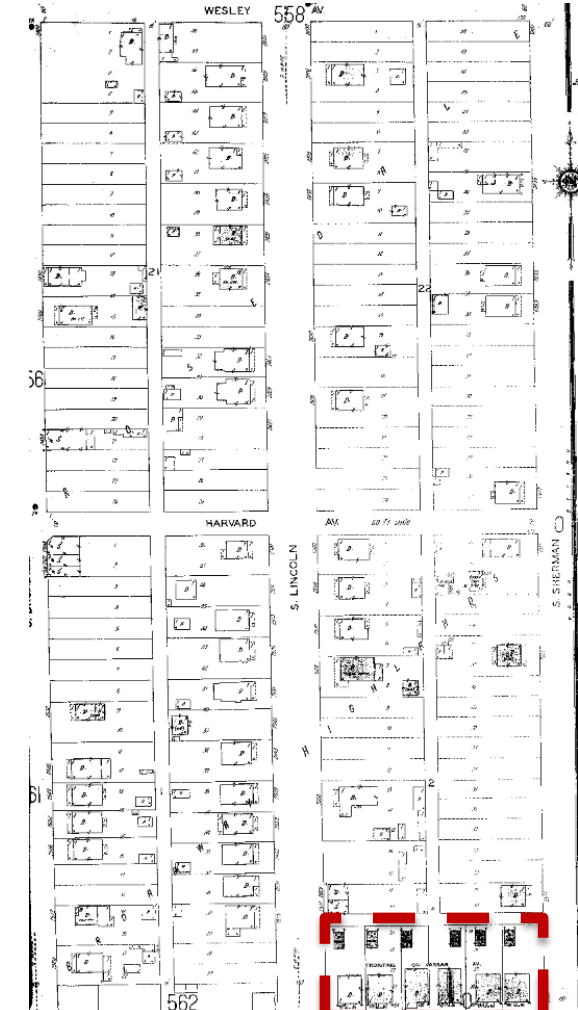
1. History – 30 or more years old, and shall:
 - A. Have direct association with the historical development of the city, state, or nation



S Broadway at Tennessee Ave with Colorado Tire & Leather Co. on left and Ford Motor Company assembly plant on right, circa 1900-1920 (Western History and Genealogy Dept., Denver Public Library)



1905 Baist's Real Estate Atlas of Surveys of Denver, Colorado



1929 Sanborn Fire Insurance Map

1. History – 30 or more years old, and shall:
 - A. Have direct association with the historical development of the city, state, or nation



Milton School, circa 1900-1930 (African American & Western History Resources, Denver Public Library)



Albert Luke Franz , date unknown (Ancestry.com)

2. Architecture – design quality and integrity, and:

A. Embody distinguishing characteristics of an architectural style or type



Spanish Revival Style

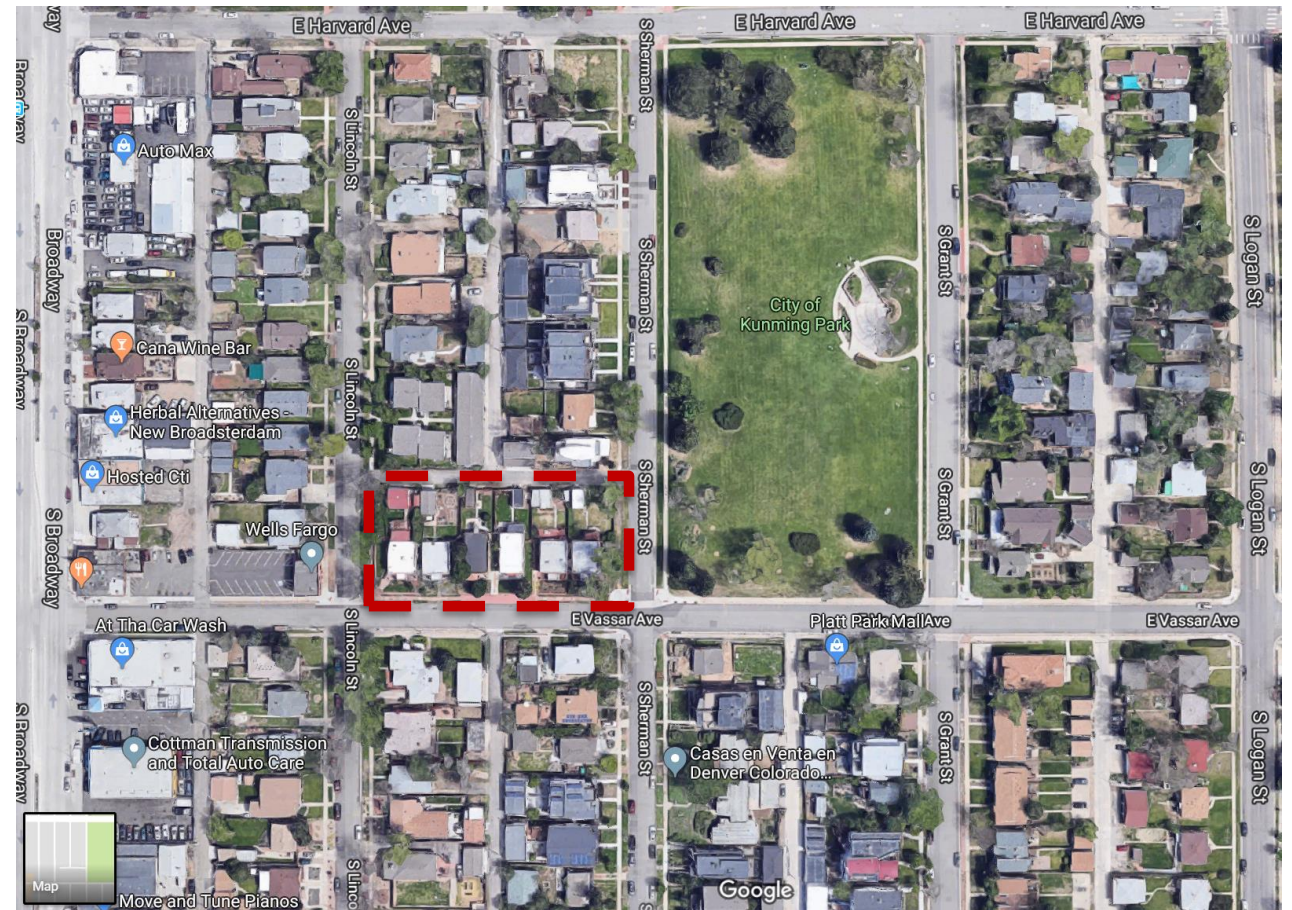
- 1925-26 construction
- Stucco over brick
- Flat roof with decorative brick at the parapet
- Small shed roofs over windows and entryways with red clay barrel tiles
- Arched entryway

3. Geography:

B. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

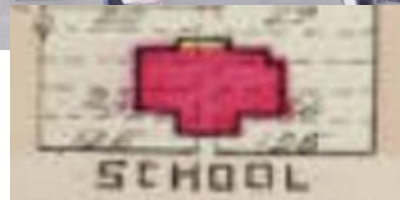
Distinctive and Rare

- Rare, uniform grouping of Spanish Revival style architecture in Denver
- Buildings constructed with similar layout to and using materials of former Vassar School



3. Geography:

B. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity



Maintain Historic and Physical Integrity

“The ability of a structure or district to convey its historic and architectural significance. ...recognized as belonging to its particular time and place in Denver’s history.”

Retains integrity

- Location
- Design
- Workmanship
- Materials
- Setting
- Feeling
- Association

Alterations

- Window replacement (All; 141 retains majority original)
- Front porch enclosure and replacement (119 and 127)
- One-story rear addition (105)
- Rear patio w/shed roof addition (127 and 141)
- Compatible size and material



115 East Vassar Ave



127 East Vassar Ave

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

- Pre-Great Depression development in South Broadway neighborhoods
- Evolution of Vassar School property
- Period of significance: 1925-26



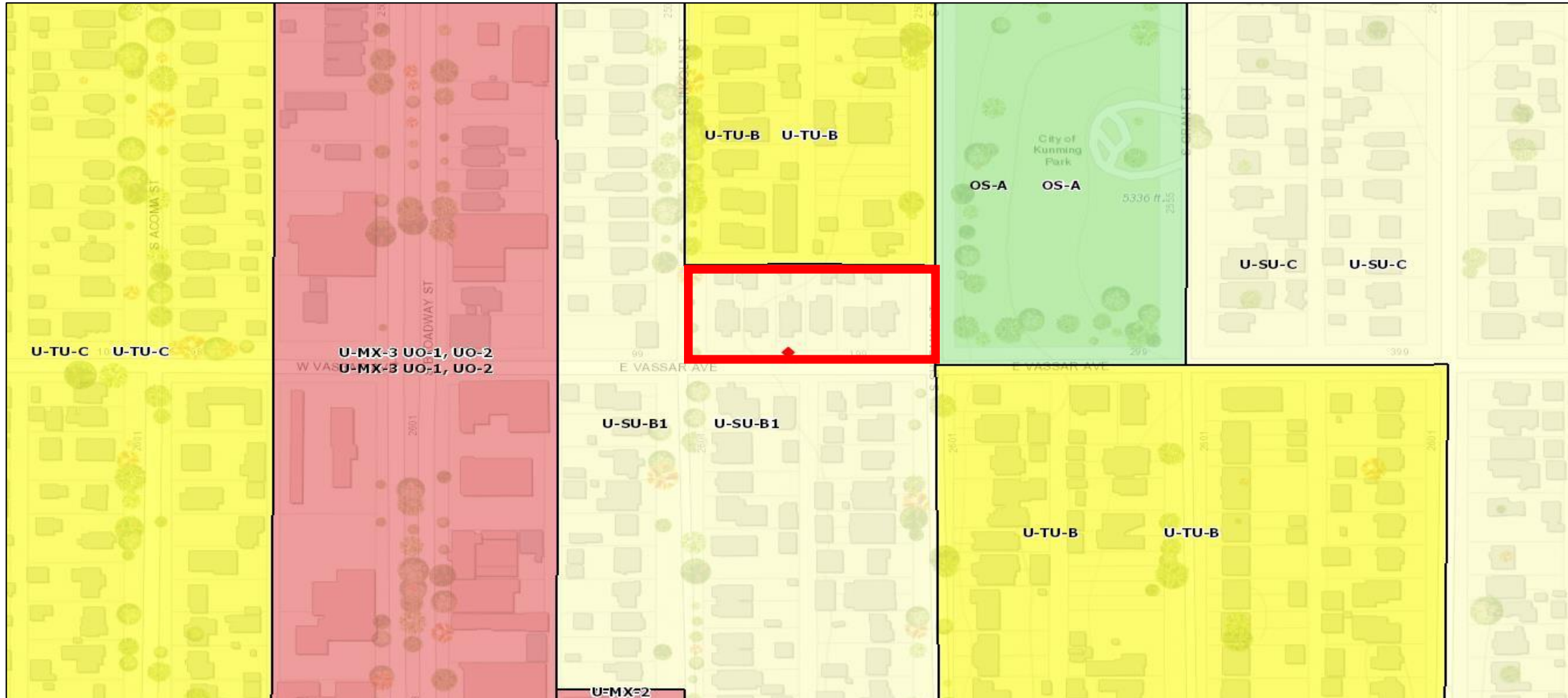
Bradbury/Schmidt family in backyard of 141 E Vassar Ave in 1956 (Kimball Schmidt, property owner)

- ✓ Meets one designation criterion in each category
 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
 3. Geography
 - b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity
- ✓ Maintains historic and physical integrity
- ✓ Relates to a historic context or theme

LPC Vote: 7-0

“To recommend landmark designation based on History Criterion 1A, Architecture Criterion 2A, and Geography Criterion 3B.”

- **Per Chapter 30-4.6, DRMC:**
 - Ordinance provides opportunity for Planning Board to make a recommendation to City Council regarding designation of districts
 - Specifically directs Planning Board to consider a proposed designation with respect to:
 1. Its relationship to the Denver Comprehensive Plan,
 2. The effect of the designation upon the surrounding neighborhood, and
 3. Such other planning considerations as may be relevant to the proposed designation or amendments.



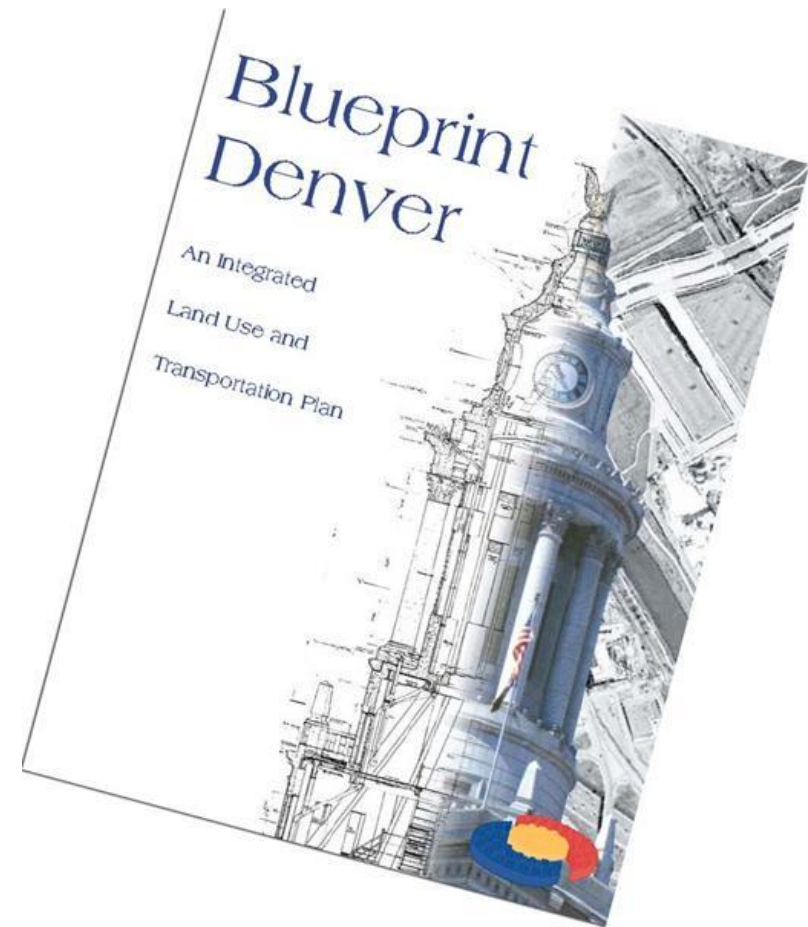
Zoning Map

- **Land Use Strategy 1-B:** Ensure that the *Citywide Land Use and Transportation Plan* reinforces the city's character by building on a legacy of high-quality urban design and stable, attractive neighborhoods; encouraging preservation of historic buildings, districts, and landscapes... (p. 57)
- **Legacies Strategy 1-B:** Promote standards and incentives for design that enhance the quality and character of the city, including the preservation of significant historic structures and features. (p. 98)
- **Legacies Strategy 1-C:** Preserve Denver's architectural and design legacies while allowing new ones to evolve. (p. 98)
- **Legacies Strategy 5-A:** Consistent with goals and objectives of the Landmark Preservation Commission, adopt as a supplement to the Denver Comprehensive Plan a citywide preservation plan that addresses identification of historic resources and provides design guidelines for preservation. (p. 100)
- **Legacies Strategy 5-B:** Develop design guidelines for historic landscapes, including the parks, parkways, and boulevards. (p. 100)
- **Legacies Strategy 8-A:** Encourage partnerships among preservation organizations, including the Denver Landmark Commission, Historic Denver... (p. 101)
- **Neighborhoods Strategy 1-A:** Respect the intrinsic character and assets of individual neighborhoods. (p. 149)
- **Neighborhoods Strategy 1-D:** Ensure high quality urban design in neighborhoods by enhancing their distinctive natural, historic and cultural characteristics. (p. 150)



Concept Land Use Map

- Single-family homes are the predominant residential type in Denver
- A collection of historic homes is an amenity that “should be accentuated to help neighborhoods develop a niche within the city.” (p. 41)



- Guiding principles for Areas of Stability
 - Keeping valued community characteristics in older and stable neighborhoods
 - Identifying and maintaining the character of an area while accommodating some new development and redevelopment
- Historic designations identify and help retain the character defining features of a district and provide stability



- The effect of the designation upon the surrounding neighborhood
 - Vassar School Bungalows Historic 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

- ✓ Meets the goals of
 - Denver Comprehensive Plan 2000
 - Blueprint Denver (2002)
- ✓ Will have little effect on the surrounding neighborhood



Planning Board Vote: 7-0
*Recommend to City Council approval of the proposed Vassar School
Bungalows Historic District*

- RNO Comment
 - None
- Public comments submitted to CPD from individuals
 - Received by 12:00pm, September 27, 2018
 - 5 individuals in support
 - 0 individuals in opposition
- Public comments at LPC public hearing
 - 1 in support
 - 0 in opposition
- Public comments at Planning Board hearing
 - 1 in support
 - 0 in opposition