



DENVER
THE MILE HIGH CITY

4655 Humboldt Street (Stadium Arena)

Landmark Designation Application

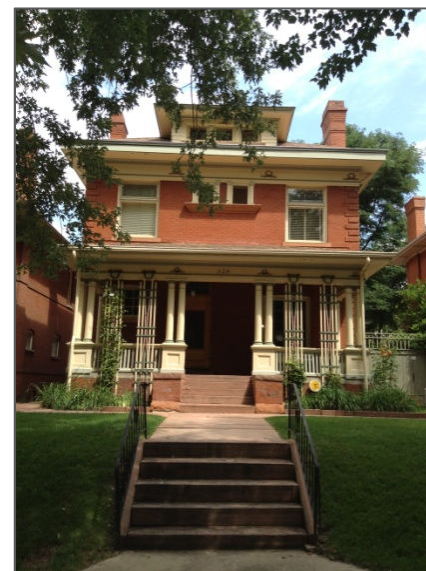
Public Hearing City Council
04/18/2016

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

- **Purpose of ordinance (passed in 1967)**
 - Designate, preserve, and protect
 - Foster civic pride
 - Stabilize and improve the 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.”

Landmarked Properties

- 335 Individual Landmarks
- 51 Historic Districts – 6,600 buildings
 - 160,000 buildings within the City and County of Denver
- Types of properties landmarked
 - Commercial properties
 - Fire Houses
 - Cemeteries
 - Schools
 - Churches
 - Houses
 - Neighborhoods



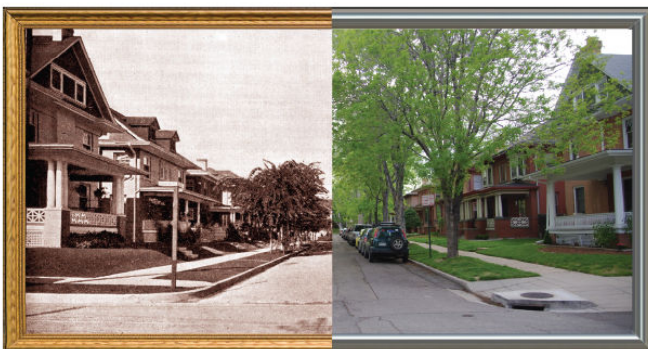
How are applications submitted?

- 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



Landmark Designation Process

One applicant, with support of owners, submitted Landmark Designation application



Landmark staff reviewed and determined application was complete and sufficient



LPC Holds Public Hearing

Within 45 days
of
public hearing

**Rejects Proposal
and Terminates
Procedure**

**Approves or
Modifies Proposal
and Forwards to
City Council**



Landmark Designation Process

	Benchmark	Date
1.	Landmark Preservation Commission	03-15-2016
2.	<i>Neighborhood and Planning Subcommittee of City Council</i>	03-30-2016
3.	<i>City Council First Reading</i>	04-11-2016
4.	<i>City Council Second Reading</i>	04-18-2016
5.	<i>Effective Date</i>	04-22-2016





Landmark Designation Process

LANDMARK PRESERVATION COMMISSION NOTIFICATIONS

1. Posting signage for the LPC Hearing
2. Owner Notifications & Letters
3. Registered Neighborhood Organization:
 - Cross Community Coalition
 - Denver Neighborhood Association, Inc.
 - Elyria Swansea/Globeville Business Association
 - Inter-Neighborhood Cooperation (INC)
 - North Neighborhoods Democratic Council
 - RiNo, River North Art District
 - United Community Action Network Inc
4. City Council, Planning Board, and Building Inspection Notifications
5. Legal Notice
6. Landmark Preservation Staff meetings with applicants/author
7. Landmark Preservation Commission public tour of structure

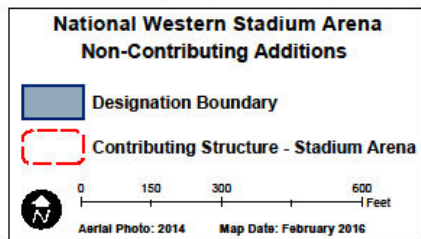
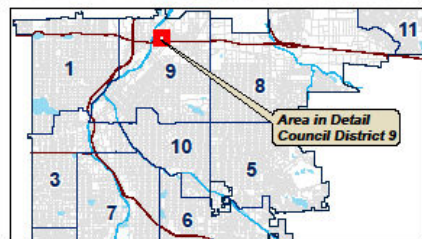
4655 Humboldt Street (Stadium Arena)

- Address
 - 4655 Humboldt
- General Location
 - National Western Stock Show Complex
- Applicant
 - City and County of Denver
 - Kelly Leid, ED, Mayors Office of the National Western Center
- Owner Supported
 - City and County of Denver (building)
 - Western Stock Show Association (land)



4655 Humboldt Street (Stadium Arena)

Non-Contributing Additions



- **Designate Stadium Arena (ca. 1908)**

- Non-contributing Stadium Hall (1991)
- Education Hall (1973)
- Exhibition Hall (1993)

- **Period of Significance**

- ca. 1908 - 1951

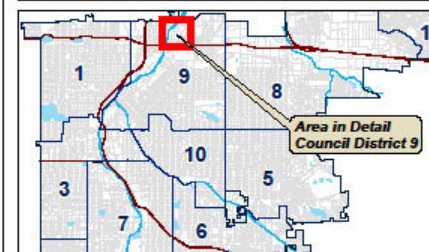
- **Landmark Criteria (proposed)**

- History Criterion 1A, 1B, and 1C
- Architecture Criteria 2A and 2D
- Geography Criterion 3A and 3C



Chapter 30, DRMC - PROPERTY REQUIRED TO:

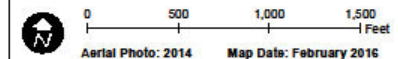
- ① Maintain its Historic and Physical Integrity
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - Architecture
 - Geography
- ③ Relate to a Historic Context or Theme

NWSS Overview Map



**National Western Stadium Area
Proposed Landmark Designation**

-  Designation Boundary
-  Contributing Structure - Stadium Arena



Aerial Photo: 2014 Map Date: February 2016



Landmark Designation Evaluation

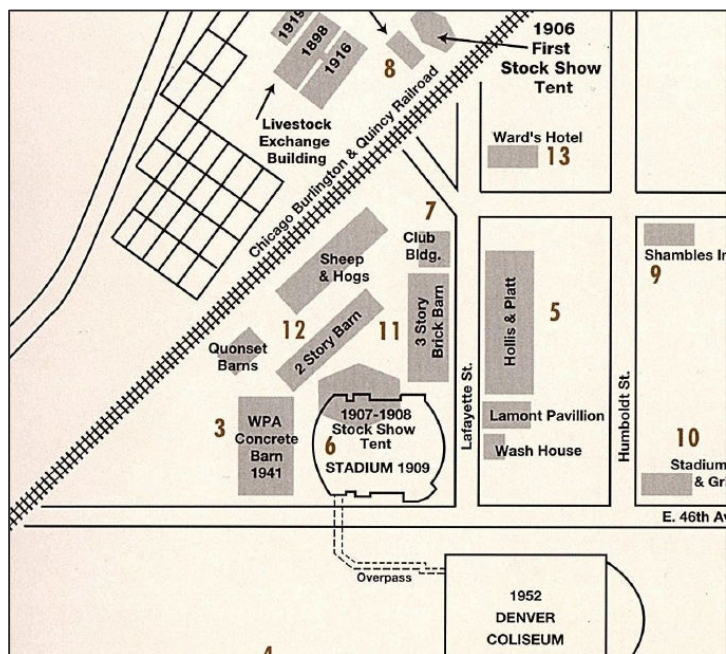
① Maintain its Historic and Physical Integrity

“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

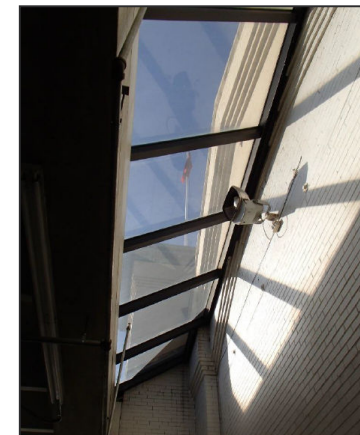
1 Maintain its Historic and Physical Integrity

- Integrity of setting is compromised by I-70
- Historically surrounded by transportation corridors



1 Maintain its Historic and Physical Integrity

- Largely Intact
 - Although partially covered by non-contributing additions
 - Additions lightly attach

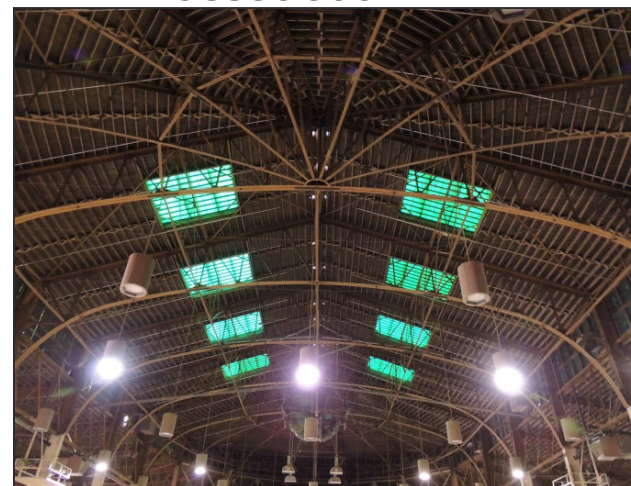


1 Maintain its Historic and Physical Integrity



- Retains integrity

- Design
- Workmanship
- Material
- Location
- Feeling and association



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.



- A. Direct association with the historical development of the city
 - Stadium Arena is associated with one of the largest and oldest stock shows still in operation in the United States
 - Iconic building on National Western Stock Show Complex

B. Site of a Significant Event

- Stadium Arena was a primary building during Stock Show
 - Major annual event in the city's history since the turn of the 20th century
- Hosted thousands of other events that are important to the history of Denver

C. Association with Groups of Persons

- Directly and substantially associated with countless people who have had an influence on society
 - Range from former Colorado Governor Elias Ammons
 - Who was the first to head the Western Stock Show Association in 1906
 - Charles Boettcher and Henry Gebhard
 - Started early and locally owned meat packing plants at the stockyards

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:

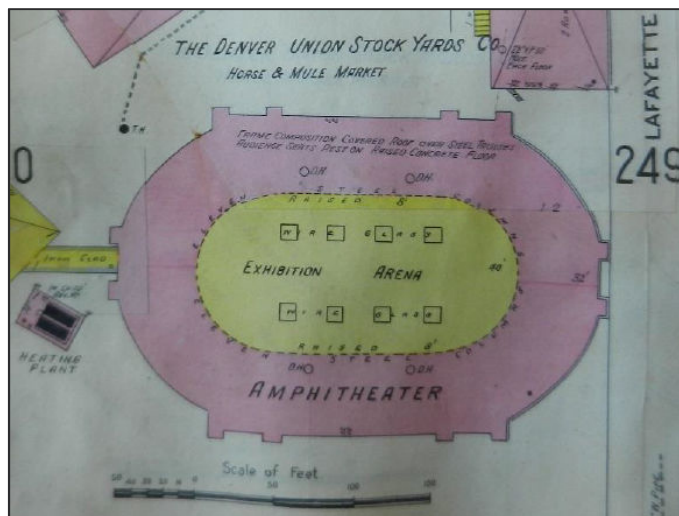
- a. **Embody distinguishing characteristics of an architectural style or type;**
- b. Be the significant work of a recognized architect or master builder;
- c. Contain elements of architectural design...which represent a significant innovation
- d. **Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.**

A. Distinguishing characteristics of an architectural style or type

- Neoclassical style architecture
 - Corbelled cornices
 - Geometric embellishments on the brick walls of the hipped-roof towers
 - Regular, symmetrical form and fenestration
- Important and early example in Colorado of a steel-skeleton agricultural arena building



D. Portray group of people characterized by a distinctive architectural style



- Agriculture - livestock and events related to livestock raising
- A descendant of the round or oval agricultural show barns
 - Constructed for the purpose of housing and showing livestock
- Form of building is emblematic of livestock ranching



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

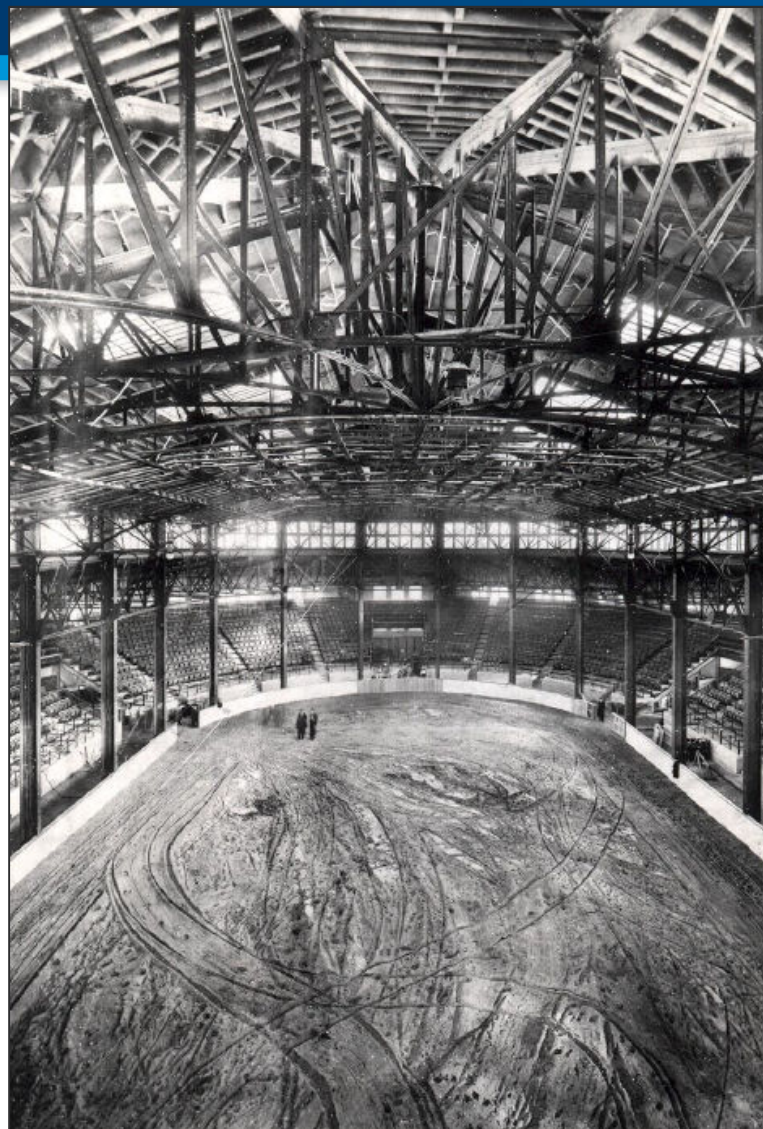
A. Prominent location or familiar and orienting visual feature

- Near juncture of I-70 and I-25
- Visible on I-70
- Well-known landmark in area and within the National Western Complex



C. Contribution to Denver's character

- Denver's early livestock and meat packing history
- Distinctive Denver character
- Iconic building at the National Western Stock Show



Chapter 30, DRMC - PROPERTY REQUIRED TO:

③ Relate to a Historic Context or Theme

- Transportation and the livestock industry of Denver
- National Western Stock Show
- City Beautiful Movement in Denver
- Development and growth of Globeville, Elyria,

- **Letters and petitions received:**
 1. Three letters of support for designation received by March 14, 2016
- **LPC Public Hearing:**
 1. Ten minute presentation by applicant/owner and author
 2. Three public speakers, all in support of the designation application

- 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 ✓
 - 1b be the site of a significant historic event ✓
 - 1c associated with a person or group of persons who had influence on society ✓
 - Architecture
 - 2a embody distinguishing characteristics of an architectural style or type ✓
 - 2 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 ✓
 - Geography
 - 3a have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city ✓
 - 3d made a special contribution to Denver's distinctive character ✓
- ③ Relate to a Historic Context or Theme ✓

LPC Vote: 7-0

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