



200 Block South Lincoln Street Historic District

Landmark Designation Application

Neighborhood and Planning Committee

04/20/2016

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

- 35 Individual Landmarks
- 1 Historic Districts – 6,600 buildings
- 160,000 buildings within the city

Types of properties landmarked

- Commercial properties
- Fire Houses
- Cemeteries
- Schools
- Churches
- Houses
- Neighborhoods

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 property owners and/or who have a place of business in Denver

Design Guidelines for Denver Landmark Structures & Districts

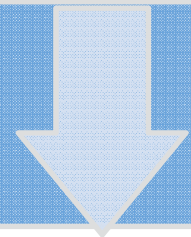


Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.

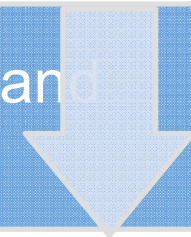
DESIGN AND DEMOLITION REVIEW:

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

Applicants submitted Landmark Designation application



Landmark staff reviewed and determined application was complete and sufficient



Holds Public Hearing

Within 45 days of public hearing

Staff Reviews Proposal and Coordinates Procedure

Approves or Modifies Proposal and Forwards to City Council

LANDMARK PRESERVATION COMMISSION NOTIFICATIONS

Posting signage for the LPC Hearing

Owner Notifications & Letters

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

City Council, Planning Board, and Building Inspection Notifications

Legal Notice

Landmark Preservation Staff meetings with applicants/author

Landmark Preservation Staff public meeting in district

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

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

Addresses

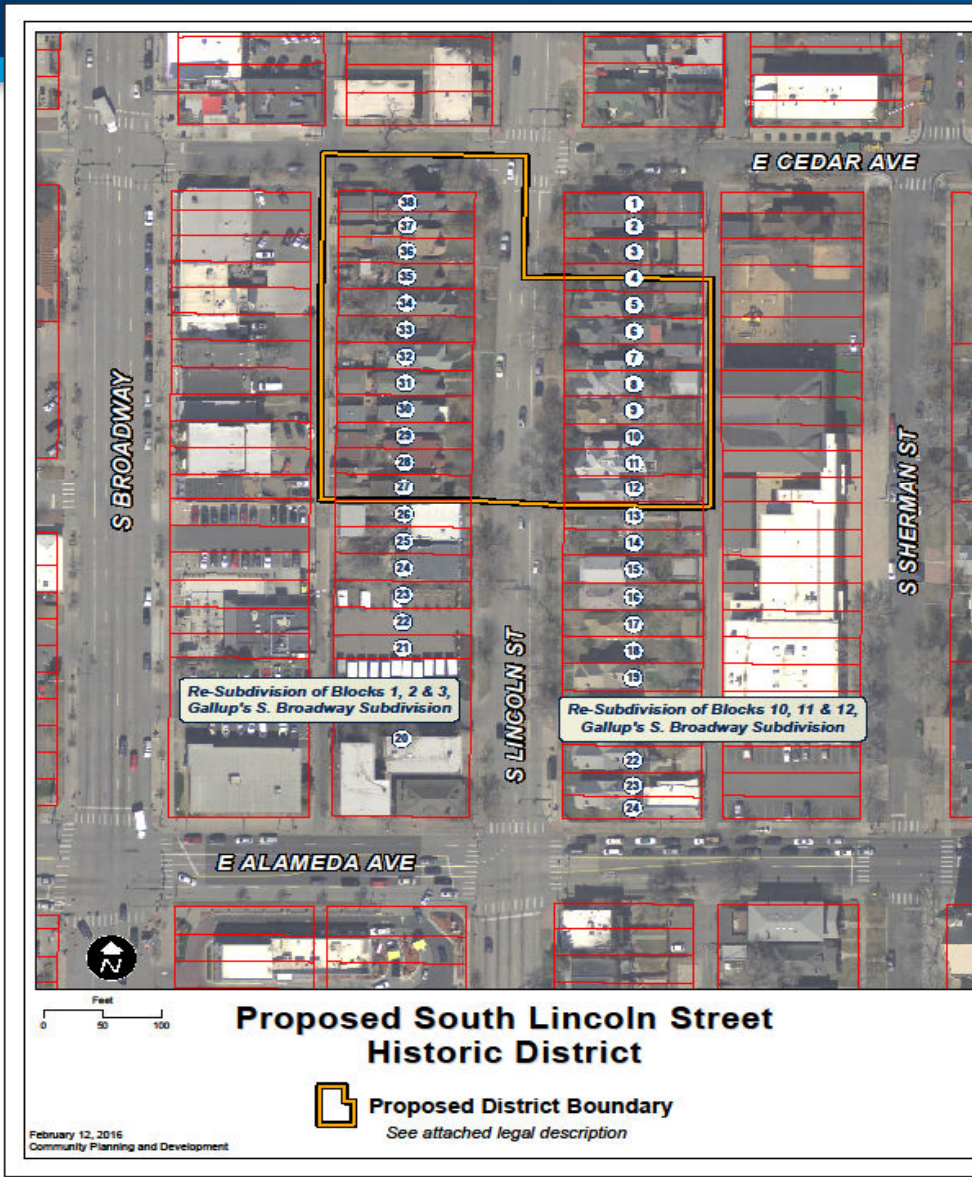
201, 207, 209, 213, 214, 218, 223, 224,
227, 233, 238, 241, 242, 243, and 246
South Lincoln Street

General Location

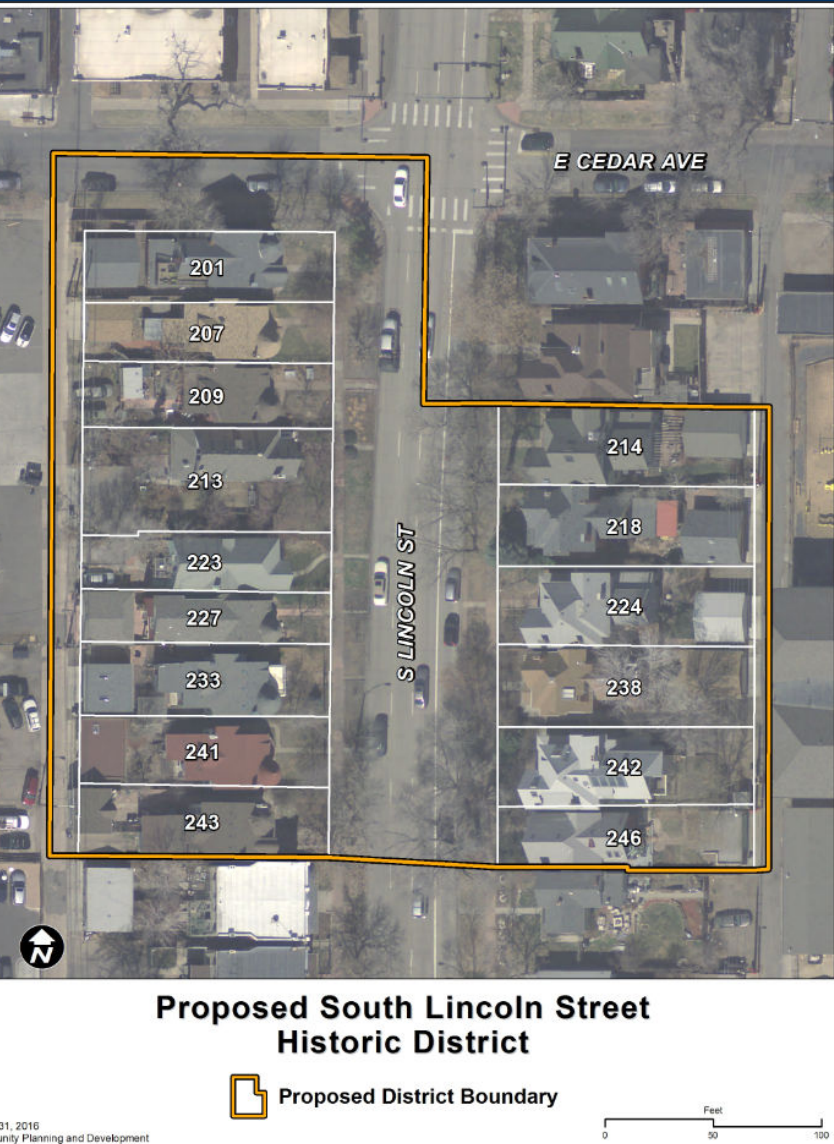
Between Cedar Ave and Alameda Ave
Either side of Lincoln St

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**
 - 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

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



Maintain its Historic and Physical Integrity



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

ry – 30 years old, and shall:
direct association with the historical development of the city, state or nation

Growth of region

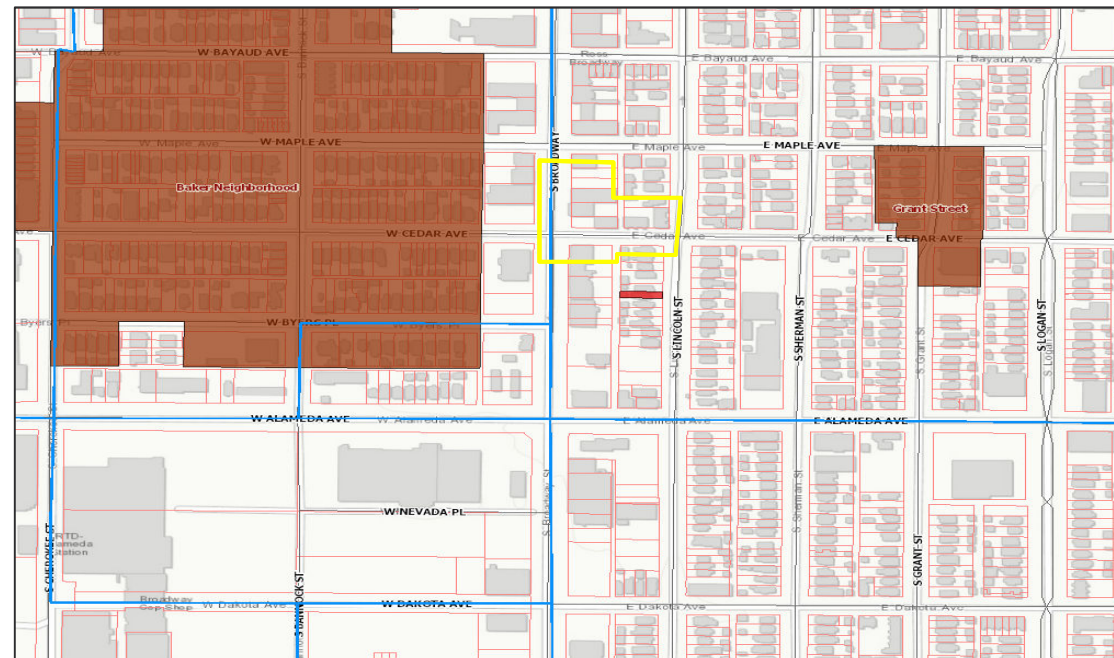
- 1890 – 1893
- Downturn due to Panic of 1893

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

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



Architecture – design quality and integrity, and: 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 Landmark
- Primarily along east side of street

Geography:

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



- Large number of Queen Anne style homes
 - Noticeable collection
 - Visually orienting
- Entrance to downtown Denver



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

Letters received:

1. 18 letters and emails received by March 14, 2016
2. 8 additional letters of support are exhibits within the application

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

- 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.”