



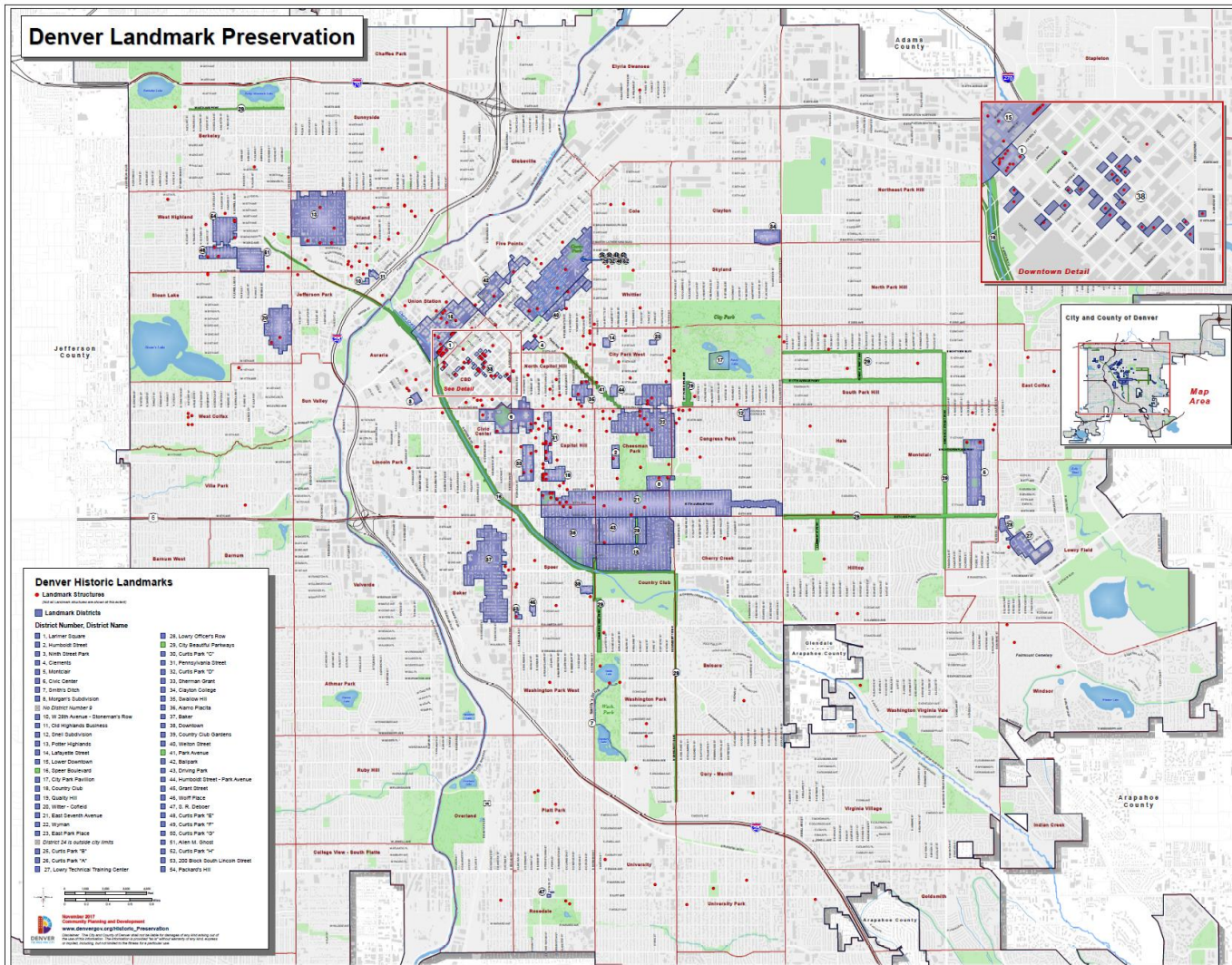
DENVER
THE MILE HIGH CITY

2600 Milwaukee Street Henderson House

Landmark Designation Application

Land Use, Transportation, and Infrastructure
November 6, 2018

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



- **1967 Ordinance**
 - Designate, preserve, and protect
 - 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."

Designation Applications



- Community-driven process
 - Owner(s) of the property
 - Manager of Community Planning and Development
 - **Member(s) of City Council**
 - Three people who are
 - Residents
 - Property owners
 - Have a place of business in Denver

Proposed Landmark Designation



Proposed Landmark Designation Henderson House 2600 Milwaukee Street

- Parcels
- Proposed Designated Area

Lot 13, Block 23, Ashley's Addition
and Lot 1, Block 7, State Addition
City and County of Denver

September 2018

- Owners
 - Lynn Henderson
- Applicant
 - Albus Brooks, District #9
- General Location
 - Corner of 26th Ave and Milwaukee St
 - Across the street from City Park golf course
- Blueprint Denver
 - Area of Stability
- Current Zoning
 - E-SU-D1X

Property Required to*:

1. Meet a designation criterion in at least 2 of the following categories
 - History
 - Architecture
 - Geography
2. Maintain historic and physical integrity
3. Consider how relates to a historic context or theme

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)



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 Criteria

1. History – 30 years old, and shall:

A. Have direct association with the historical development of the city, state, or nation



1960 Aerial Photo

- John Henderson
 - 1959 first African-American architect licensed in Colorado
 - Draftsman and architect for several firms
- 26th Ave historically marked boundary
 - Charlie Cousins owned plot
- Limited options for young African-American family
 - Henderson designed house

2. Architecture – design quality and integrity, and:

A. Embody distinguishing characteristics of an architectural style or type



- Mid Century Modern

- Strong International style elements
- Evolved from initial building to completed design
- Horizontal elements
- Large windows
 - Southern façade, on the northern wing, the corners of each wing, and on the western entry porch
- Connect inside to outside
 - Driving concepts of mid-century modern home design
- Recessed entrance
- Minimal orientation

2. Architecture – design quality and integrity, and:

B. Be a significant example of the work of a recognized architect or master builder

- John Henderson

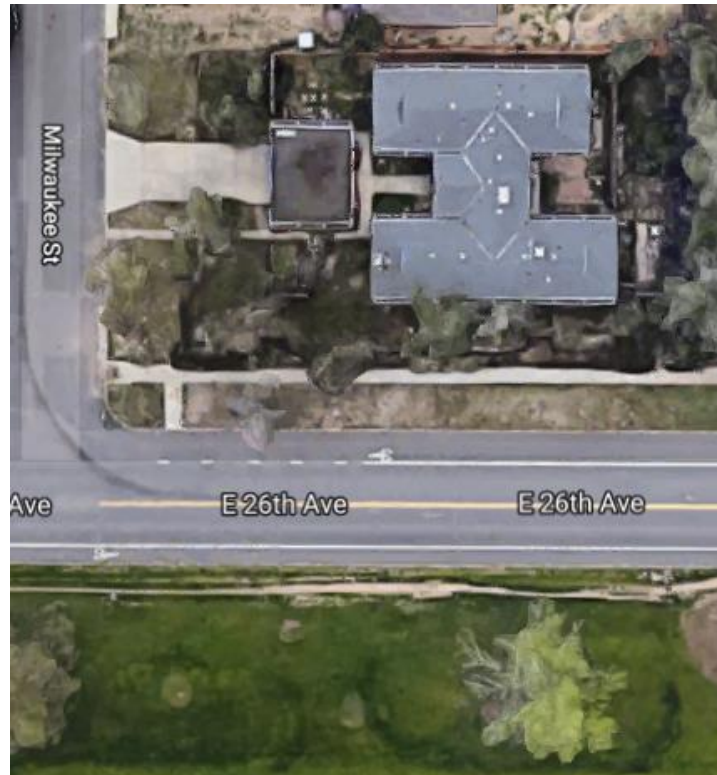
- First licensed African-American architect in Colorado
- Worked for several prominent firms and the US Government
 - Federal buildings, private residences, and institutional buildings such as schools and healthcare facilities, renovation projects
- 2600 Milwaukee property most associated with Henderson
 - Designed in style he appreciated



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.”

- Retains integrity
 - Location
 - Design
 - Workmanship
 - Materials
 - Setting
 - Feeling
 - Association
- Alterations within the Period of Significance
 - North wing addition
 - Garage
 - Roof pitch change



- LPC considered how the structure relates to historic contexts or themes
 - While the property is related to discriminatory housing practices through redlining and the segregation of Denver’s neighborhoods, it also associated with a small, but growing number of African-Americans architects.
 - Shortly after John Henderson became licensed in Colorado, Bertram A. Bruton received his license in the state. Both men were trailblazers in Colorado, but also had contemporaries throughout the country.

- Meet one designation criterion in two or more categories
 - History
 - 1a. Have direct association with the historical development of the city, state, or nation
 - Architecture
 - 2a. Embody distinguishing characteristics of an architectural style or type
 - 2b. Be a significant example of the work of a recognized architect or master builder
- Maintain historic and physical integrity
- LPC considered how structure relates to a historic context and theme

LPC Vote: 7-0

“To recommend landmark designation based on History Criterion 1a and Architecture Criteria 2a and 2b.”