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# 900 East 1<sup>st</sup> Avenue

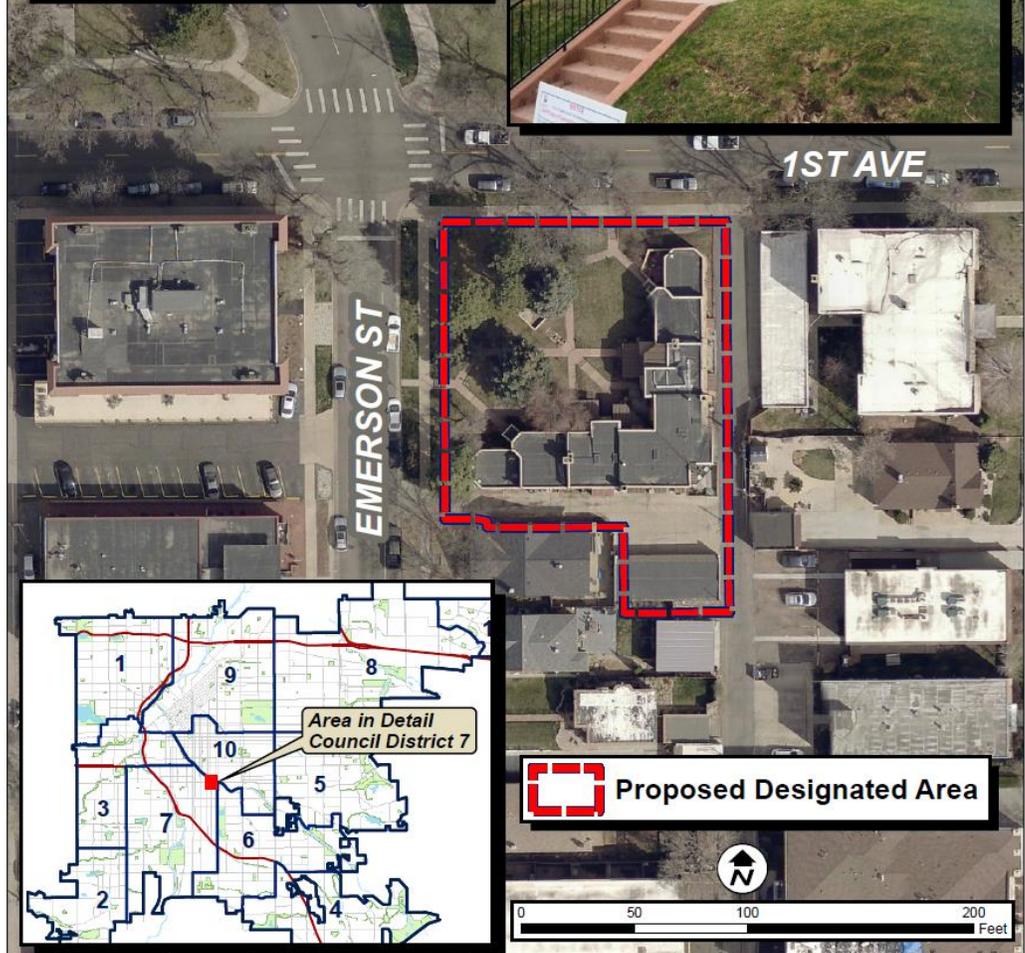
## Land Use, Transportation, and Infrastructure

October 13, 2020

# Proposed Structure for Landmark Designation Carmen Court Condominiums 900 East 1st Avenue



# 900 East 1st Avenue



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## Location

- Council District # 7
- Speer neighborhood
- Corner of 1<sup>st</sup> Ave and Emerson St

## Zoning

- G-MU-5
- UO-3

## Owner and Applicant

- Owners - Seven Condo Owner
- Applicants - Three residents of Denver





## Who Can Apply for Designation?

### Community-driven process

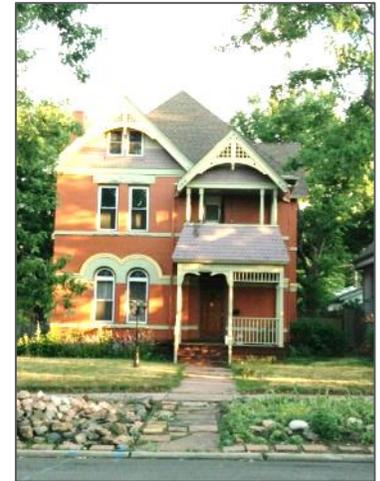
- Owner(s) of the property
- Manager of Community Planning and Development
- Member(s) of City Council
- **Three residents of Denver**

# Landmark Designation Eligibility

Application must be complete, and the structure must meet the following criteria \*:

1. The structure maintains its integrity
2. The structure is more than 30 years old, or is of exceptional importance
3. The structure meets at least three of ten criteria
4. The LPC considers the structure's historic context

\*Per Landmark Preservation Ordinance (Chapter 30, DRMC)



# Landmark Designation Criteria

1. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
2. It has direct and substantial association with a recognized person or group of persons who had influence on society;
3. It embodies the distinctive visible characteristics of an architectural style or type;
4. It is a significant example of the work of a recognized architect or master builder;
5. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
6. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
7. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
8. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
9. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
10. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.

## It embodies the distinctive visible characteristics of an architectural style or type;

- Characteristics of the Pueblo Revival style with Spanish Revival architectural elements
  - Denver has a had a tradition of blending architecture styles to create an architectural vocabulary unique to this city
  - Virginia Savage McAlester and History Colorado
    - Link between Spanish Revival and the Pueblo Revival styles
    - Buildings often containing characteristics of each
- Character defining features
  - Multi-stories
  - Stepped-back roof line
  - Flat roof
  - Parapets
  - Earth-tone colors
  - Stucco
  - Straight-headed windows
  - Vigas

It embodies the distinctive visible characteristics of an architectural style or type;



- Pueblo Revival style
  - Multi-stories
  - Stepped-back roof line
  - Flat roof
  - Parapets
  - Earth-tone colors
  - Stucco
  - Straight-headed windows
- Spanish Revival elements
  - Decorative tiles
  - Shed roofs
  - Arched entrances

## It is a significant example of the work of a recognized architect or master builder;

- LPC found that Burt L Rhoads was not a recognized architect
  - He worked as both an engineer and an architect
  - Carmen Court was a high-quality design
  - But body of work was not sufficient to be a recognized architect



45 to 118	15	William Stahl	\$249	11	15	1925	W
1 to 5, Mr 6	16	Burt L. Rhoads	3288	6	8	1925	W
31 0/3 32	17	Taul L & Geraldine Ott	3389	12	29	1925	W
1 to 5 1/2 6	18	Johnson Investment Co	3399	1	16	1926	W
W 40' of 25 to 28	19	Ada V. Warriner	3445	3	18	1926	Q
	20	P. L. ...	3050	255	17	1934	Q

It represents an established and familiar feature of the neighborhood, community, or contemporary city, due to its prominent location or physical characteristics;

- Constructed in 1925 it is an established and familiar feature of the neighborhood
- Distinctive architectural style
- Location
  - Intersection of East 1st Ave & Emerson St
  - Across the street from the Hungarian Freedom Park
- L-shaped layout and placement on the site and greenspace
  - Connects it to Hungarian Freedom Park and furthers the area's park-like atmosphere



## It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;

- Pueblo Revival architectural style is distinctive and unusual in Denver
- Provided density and affordability with the multiple units
  - Allowed for feeling of single-unit housing with separate entrances and private patio space
- “Promoted a specific style of living, providing the amenities of a single-style residence--privacy, gardens, porches--with the conveniences of an apartment--affordability, community, security”



# Integrity

- Minimal alterations
  - Windows have been replaced
  - Awnings added
- Changes within period of significance
  - Garage building
  - Sunken garages
- Maintains good integrity
  - Original location
  - Feeling, setting, and association
  - Design, materials, and workmanship



# Historic Context

- Growth of the area, the increased popularity of Pueblo Revival and Spanish Revival architectural styles due to the Panama-California Exposition, and the trend towards the development of Bungalow Courts



## Additional Information

- Evaluation of Proposed Landmark Designation of Carmen Court Condominiums
  - Condo owners and Hines Development
- Carmen Court Home Owners Association Response to the Hostile Denver Preservation Commission Individual Structure Landmark Designation Application
  - Condo owners
- Updated Summary of Third-Party Facilitated Stakeholder Meetings
  - Steve Charbonneau

## Public Comment

- Individuals
  - 51 support
  - 108 opposed
- Organizations or RNOs Support
  - Historic Denver
  - Historic Berkeley Regis
  - West Washington Park Neighborhood Association
- LPC Public Hearing
  - 16 support
  - 4 opposed

# Landmark Designation Review Criteria

- **Structure is over 30 years of age**
- **Application meets at least three criteria:**
  - It embodies the distinctive visible characteristics of an architectural style or type;
  - It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
  - It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- **Retains Integrity**
- **LPC considered its historic context**