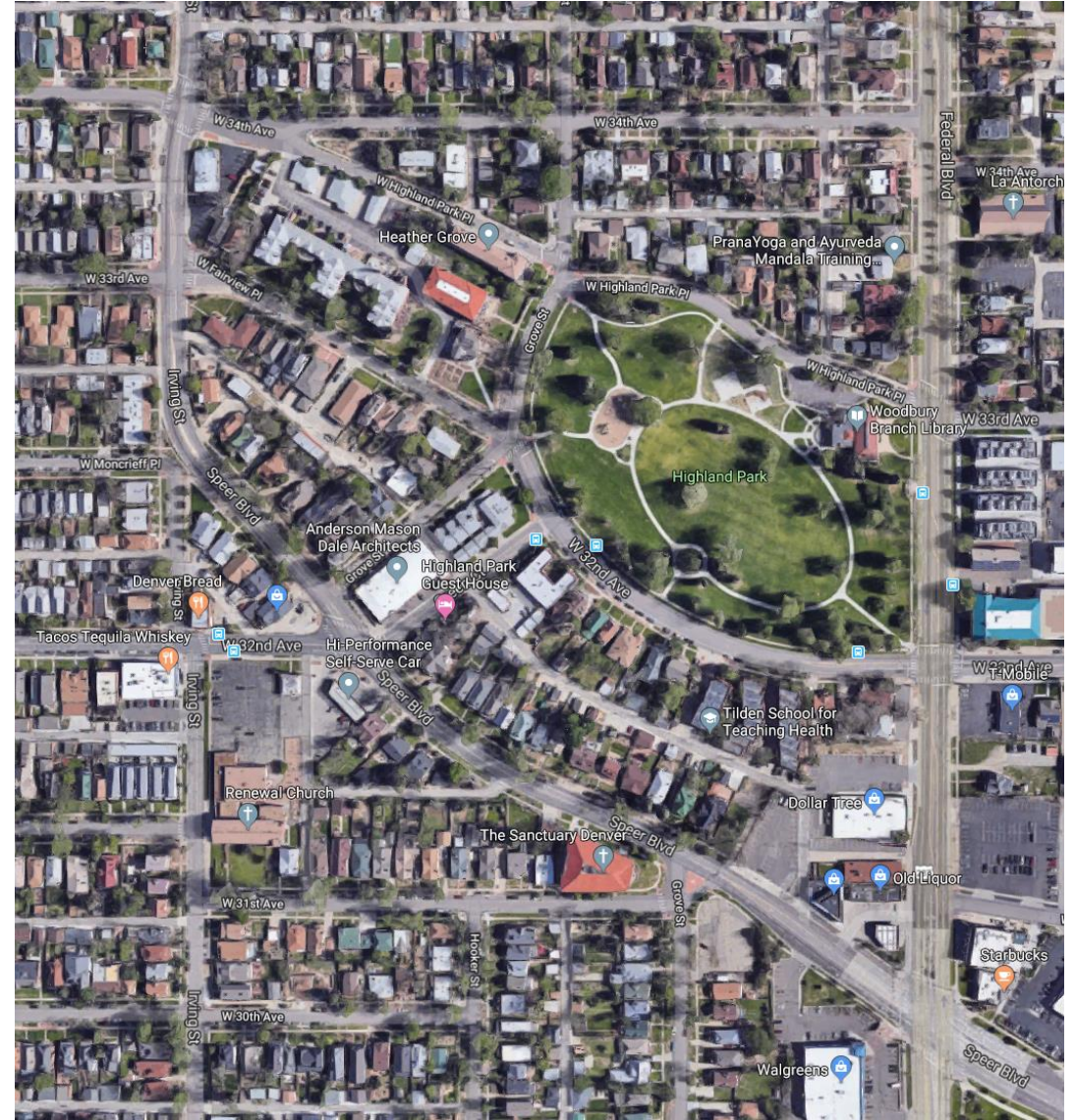


Tilden School for Teaching Health Historic District

Land Use, Transportation, and Infrastructure

November 19, 2019

Tilden School for Teaching Health Historic District





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 people who are residents, property owners or have a place of business in Denver

Landmark Designation Process

	Process	Date
1.	Applicant Research and Outreach	2018 - 2019
2.	Landmark Preservation-Hosted Community Meeting	9/5/2019
3.	Landmark Preservation Commission Public Hearing	11/5/2019
4.	Denver Planning Board	11/6/2019
5.	Land Use, Transportation and Infrastructure (LUTI) Committee of City Council	11/19/2019
6.	Mayor Council	12/3/2019
7.	City Council First Reading	12/9/2019
8.	City Council Public Hearing	12/16/2019
9.	Effective upon mayor's signature and publication	TBD



Landmark Preservation Commission Review

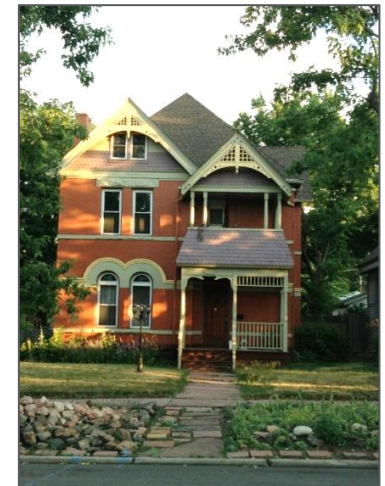
Review per Chapter 30-3 and 30-4

Landmark Designation Eligibility

Complete Application 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. Relates to a historic context or theme (considered by LPC)

*Per Landmark Preservation Ordinance (Chapter 30, DRMC), Designations submitted before October 31, 2019 use old criteria



Landmark Designation Criteria

1. History:

- 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:

- 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.

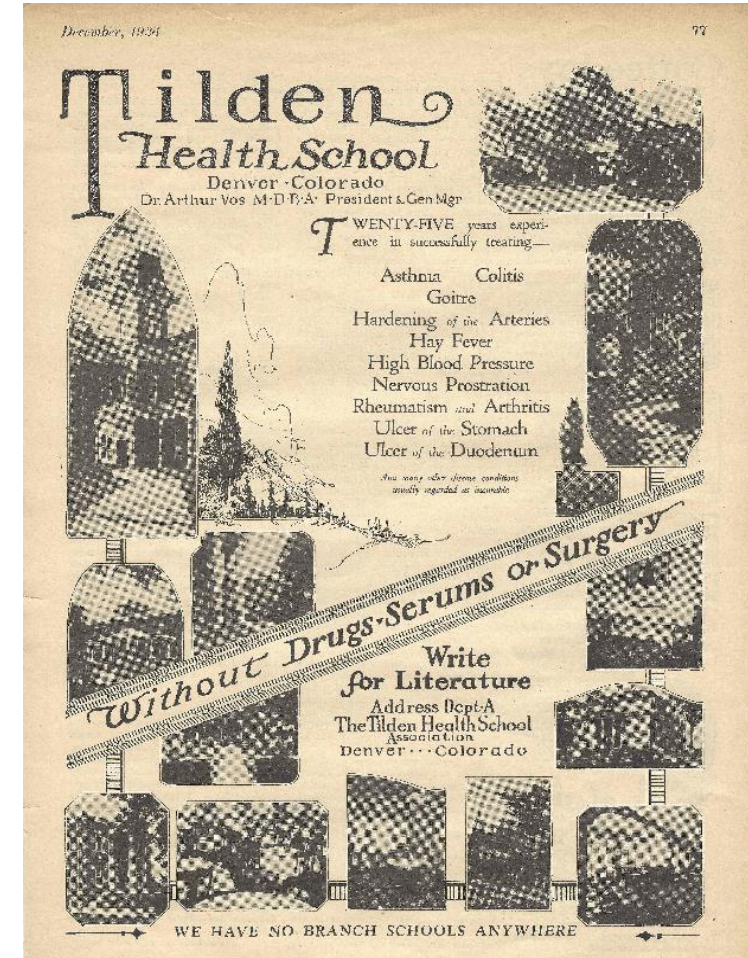
3. Geography:

- 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.

History

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

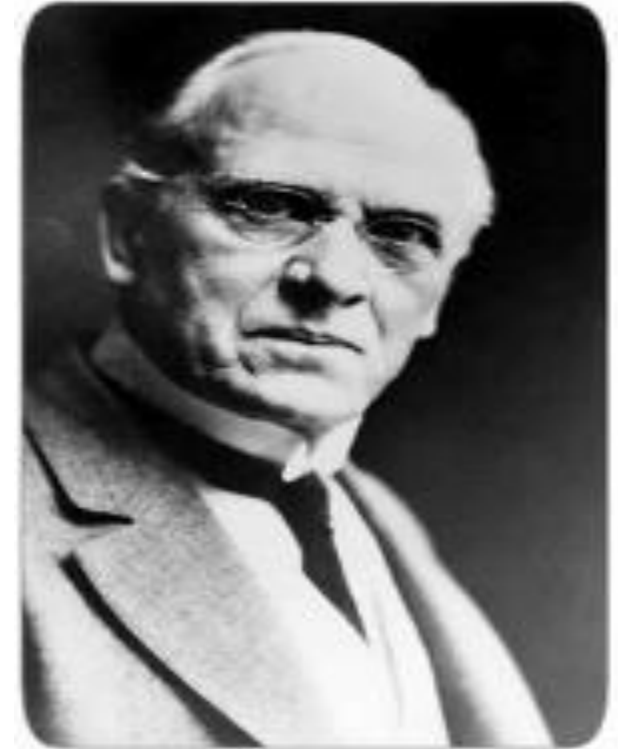
- Associated with the development of sanitariums
 - Physicians advised that Colorado's climate was beneficial
 - Led to the development of treatment facilities throughout the city
 - Became a component of Denver economy
 - Tilden School for Teaching Health
 - Devolved by Dr. John Henry Tilden in 1915 and 1916
 - Started in Administration Building/Bosler House (1891)
 - Opened with Patients Building (1916)
 - Grew to Main Building (Fairview Lofts) built in two phases
 - » 1919 and 1921-22
 - Non-traditional methods
 - “He teaches his patients how to cure themselves. He protests that doctors can't cure disease; that disease is caused by wrong life and the doctor's prerogative is to teach the patient how to get well, and the patient must cure himself.”



History

Have direct & substantial association with a person or group of persons who had influence on society

- Direct association with the Dr. John Henry Tilden
 - Developed and extensively wrote about his treatment theories
 - Non-traditional theories and methods became well-known for those seeking alternative medical options
 - “He has fought a successful fight for his ideas are being adopted by lay and professional people all over the world, which certainly proves the truth of his theories”
 - His “theory with reference to proper treatment of disease... has become famous.”
- Affiliated with the facility from 1915 to 1924



Architecture

Embody distinguishing characteristics of an architectural style or type

- Italianate

- Asymmetrical with gabled and hipped projections
- Third-story tower (reconstructed)
- Narrow double-hung windows
- Segmental arches and tooled stone sills
- Front and side porches



- Colonial Revival

- Symmetrical building features
- Hipped tile roof
- Brick quoins
- Door surrounds and pilasters
- Multi-light double-hung windows
- Dominate central, two story entry portico
 - Smooth columns with Corinthian capitals

Architecture

Be the significant work of a recognized architect or master builder

- Work of prominent Denver architect Harry W. J. Edbrooke
 - Nephew of Frank Edbrooke, who was one of Denver's most successful nineteenth century
 - Worked at Edbrooke and Company from 1908 – 1913
 - Started own practice
- Patients Building and Main Building
 - Early in life of new firm
 - Strong collection of his work
 - Historian Wilbur Fisk - Patients Building one Edbrooke's most notable designs



Harry W. Edbrooke

Architecture

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

- District is significant for portraying the environment of a group of people – the patients the school served
 - Intact campus for patients of an early twentieth century sanitarium
 - Patients stayed extended periods at the school
 - Buildings were designed to invoke a feeling found in the apartment buildings and homes of the era
- Represent early twentieth century medical theories
 - Raised porches and bright sunrooms were utilized in medical treatment
 - Number of windows reflected the importance of ventilation and light in medical theories of the time
 - Provide access to the fresh air and sunshine
 - Considered vital components of a healthy lifestyle and keys to recovery from disease

Geography

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

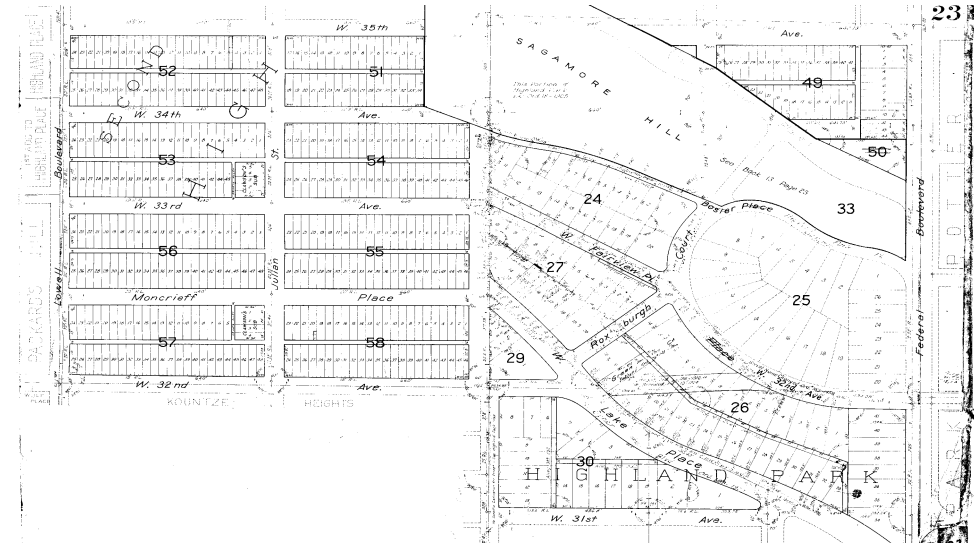
- Established visual feature of the city
 - Campus provides a grouping of large institutional buildings situated in a residential area of comparatively small houses
 - Visually dominated this block of West Fairview Place since its completion in the early 1920s
 - Setting provides a broad expansive view of the campus from the open public space of the Highland Park on the east, inherently creating an established, familiar, and orienting visual feature



Geography

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

- Significant for its distinctive characteristics and rarity
- Highland Park subdivision platted in 1875
 - Developed street layout to follow the natural contours of the land allowing
 - Organic design was based on Riverside, north of Chicago
 - Highland Park features a unique curvilinear layout
 - Diverges from the typical development pattern of Denver
- Group of buildings provide is a rare remaining example of sanitarium health campuses of larger scale in Denver



Above: 1887 Survey (updated in 1966)

Below: 1905 Basit's Real Estate Map



Historic or Physical Integrity

Historic District Maintains good of integrity

- Main Building (Fairview Lofts)
 - Alterations during conversion to condos in 1990s
 - Replacement of the asbestos cement roof tiles
 - Addition of dormers on the third floor
 - Original windows replaced
 - Stair, elevator, balconies, and garden level windows added
 - Windows and doors reconfigured in sunrooms
 - Historic 'E' form massing, proportion and the bulk of the original hip roof with wide eaves, and the south and east lawn remain



Historic or Physical Integrity



- Overall, historic district retains good integrity

- Minimal alterations to Patients Building and Administration/Bosler House

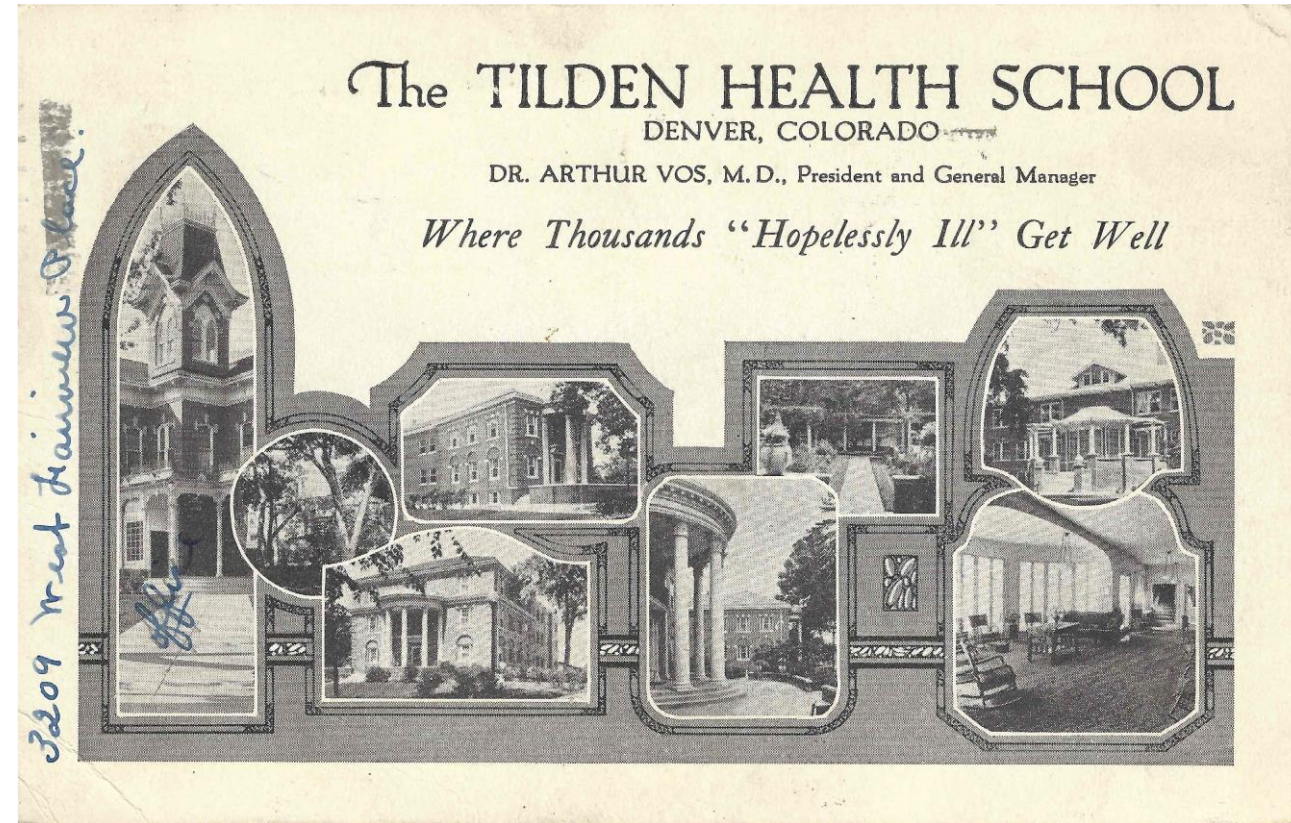
- District conveys the significance of early twentieth century medical facility

- Original location
- Feeling, setting, and association
- Design, materials, and workmanship



LPC Considered the Historic Context and Theme

- Operation of medical sanitariums had become a major component of the Denver economy
 - Provided care for thousands of patients from across the country
 - Doctors believed that state's climate and altitude were beneficial to those suffering from illness
 - Dr. Tilden had significant differences with the mainstream medical world
 - Shared in common the belief in the beneficial effect on the fresh air and sunny climate of Denver
- District reflects era of the city's history
 - Popularity of private medical institutions





Planning Board Review

Review per Chapter 30-4(6)

Planning Board Purview

- **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
 3. Such other planning considerations as may be relevant to the proposed designation or amendments

Zoning Context

- U-SU-B
 - Single unit allowing urban houses
 - Minimum zone lot area 4,500 square feet
 - Blocks typically have a pattern 37.5 foot wide lots
- PUD 551
 - Main Building (Fairview Lofts)
 - Modified PUD 385 by providing enclosed parking spaces
 - 21 garage spaces and 38 surface spaces

* Red and brown denotes existing Landmarks



Existing Land Use Context

District is combination
of multi-family
residential and
single-unit residential



Relationship to Comprehensive Plan 2040

Vision Element: Strong and Authentic Neighborhoods

Goal 1: Create a city of complete neighborhoods

Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities of increased amenities

Goal 2: Enhance Denver's neighborhoods through high-quality urban design

Strategy B: Establish a scalable, predictable and adaptable approach to improve design quality across the city

Goal 3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture

Strategy B: continue the city's commitment to existing historic districts and landmarks and increase public awareness of benefits of historic preservation through education and outreach

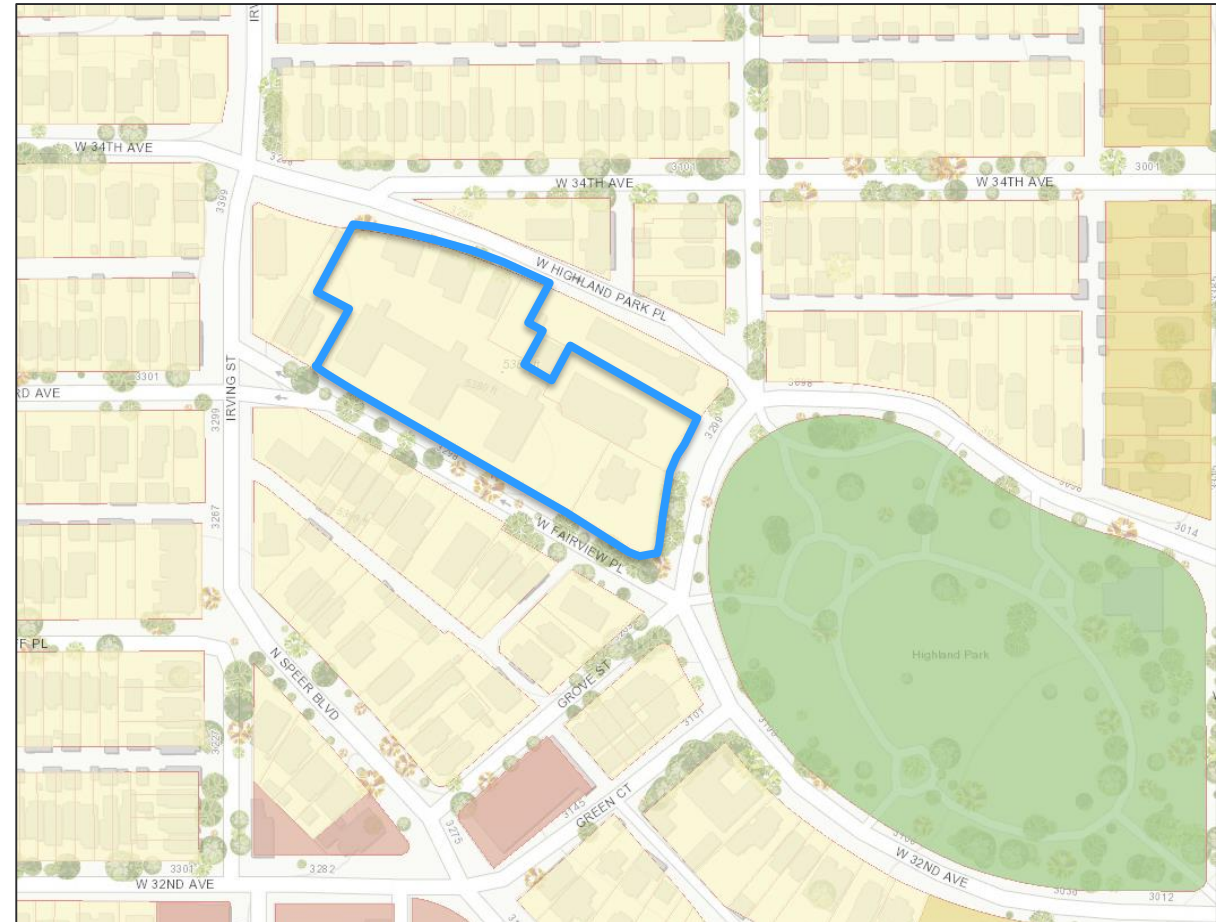
Strategy E: Support the stewardship and reuse of existing buildings, including city properties

Vision Element: Environmentally Resilient

Goal 1: Mitigate climate impact by significantly reducing greenhouse gas emissions

Blueprint Denver Context

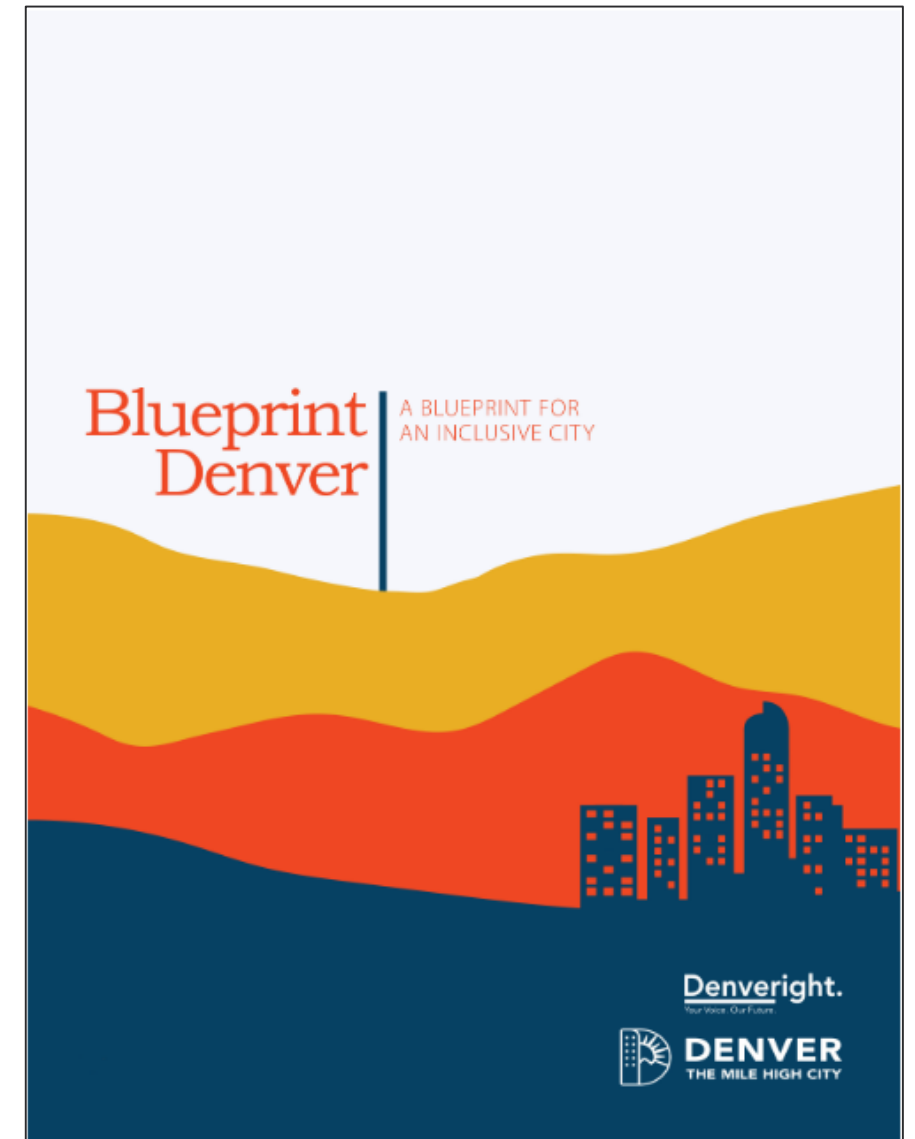
- Neighborhood context is Urban and future place type is Low Residential
 - Urban:
 - Primarily characterized by single-unit and two-unit residential uses
 - Low Residential:
 - Predominantly one-and two-unit, though many areas are mostly one-unit
 - In some contexts, some higher-intensity residential uses may be mixed throughout



Future Places Map

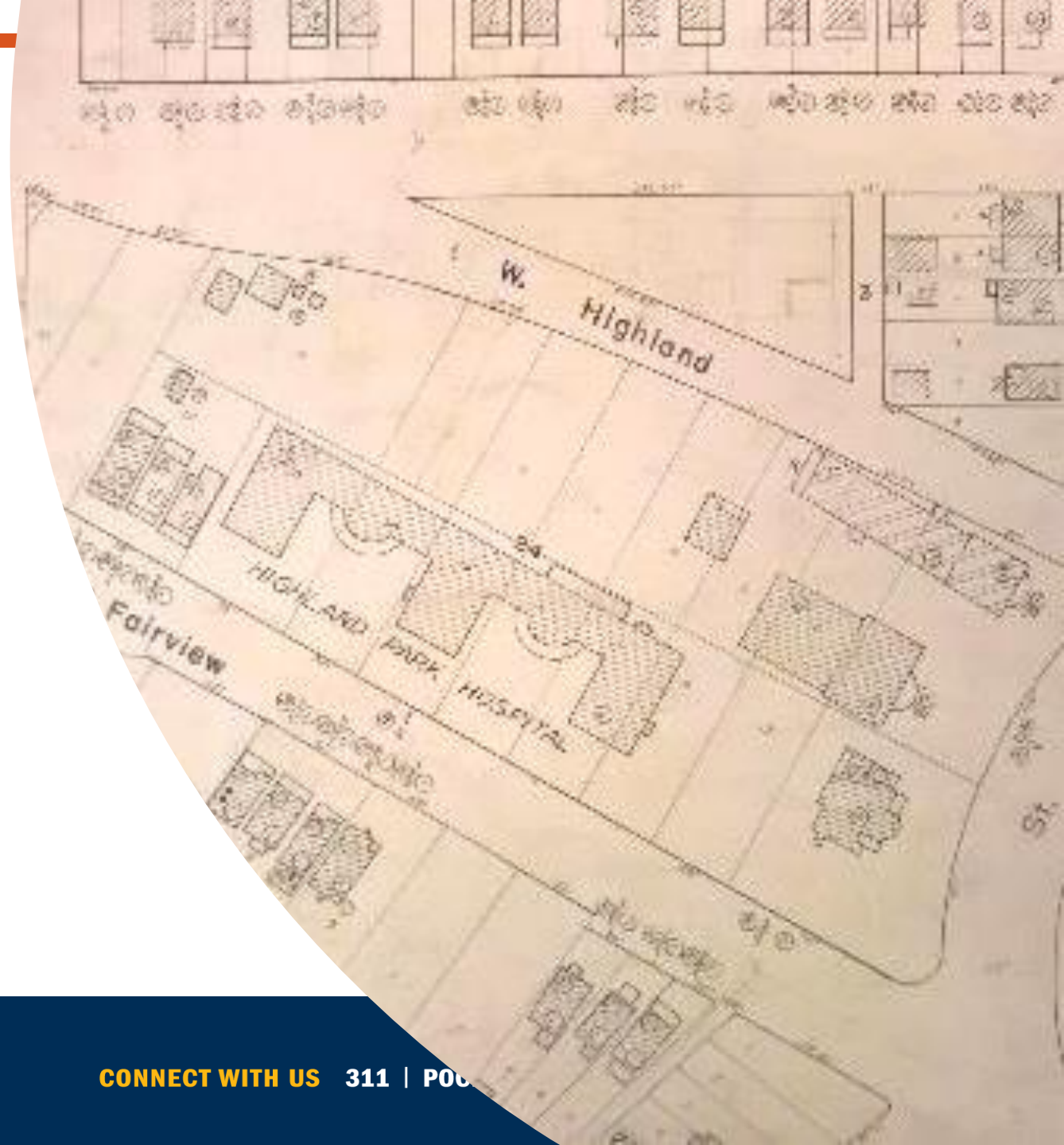
Relationship to Blueprint

- Meets Future Places – Low Residential
 - Designation would help ensure that future growth would be residential in character
- Meets Strategy 2A under Land Use & Built Form
 - Recommends using historic designation to ensure residential neighborhoods retain their unique historic character
- Designation of the historic district is also consistent with Blueprint’s vision to improve quality of design that preserves and creates authentic places



Effect on Surrounding Neighborhood

- Tilden School for Teaching Health 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



Public Comment

- 21 Written comments in Support
 - Four from neighborhood groups or organizations
 - 17 from individuals
- LPC Public Hearing
 - Three members of public spoke in support of designation application

Landmark Preservation Commission Public Hearing

- ✓ Unanimous recommendation of approval and forwarded application to City Council

Denver Planning Board Review

- ✓ Unanimous recommendation of approval and forwarded application to City Council