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# Pancratia Hall – 3001 S Federal Blvd

#2021L-006 – Landmark Designation Application

Denver City Council – December 13, 2021

Jenny Buddenborg, Senior City Planner

# Pancratia Hall

## Owner/Applicant

- Pancratia Hall Partners

## Location

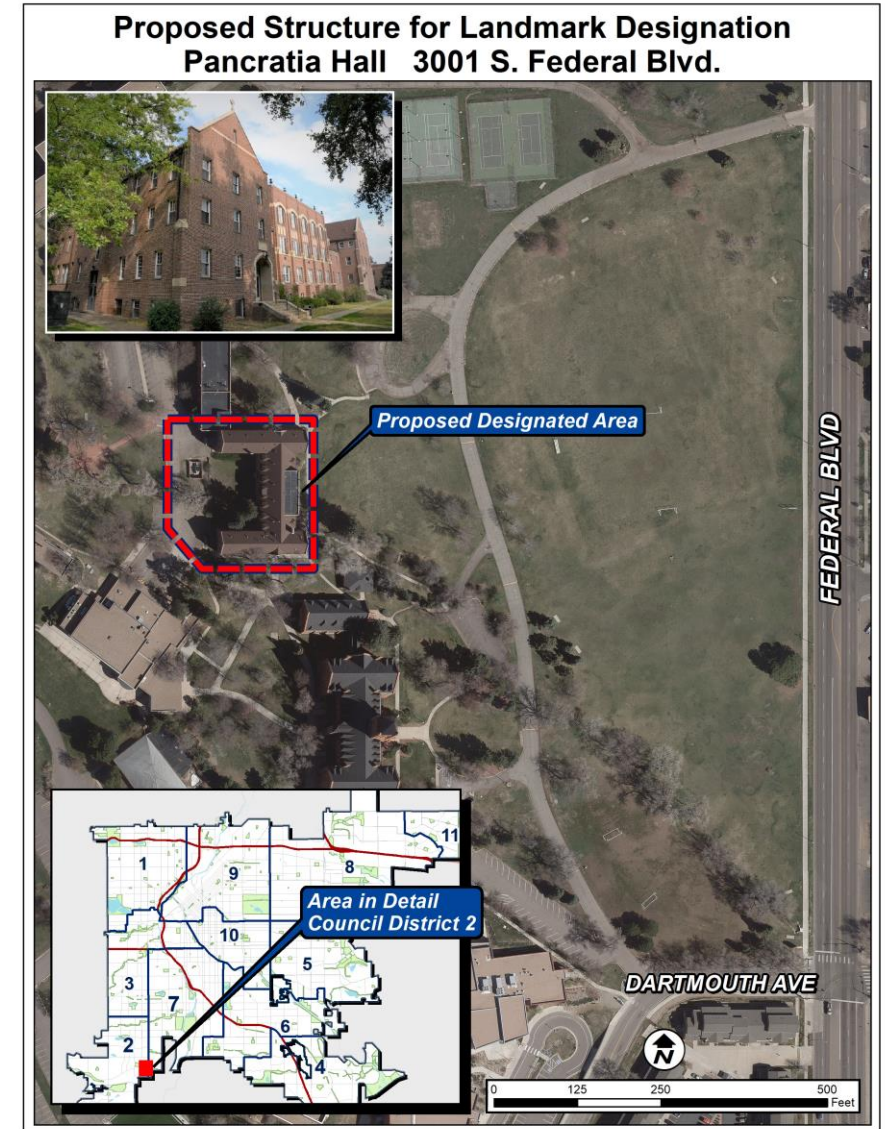
- Harvey Park South Neighborhood

## Council District

- #2, Kevin Flynn

## Current Zoning

- PUD-G #24

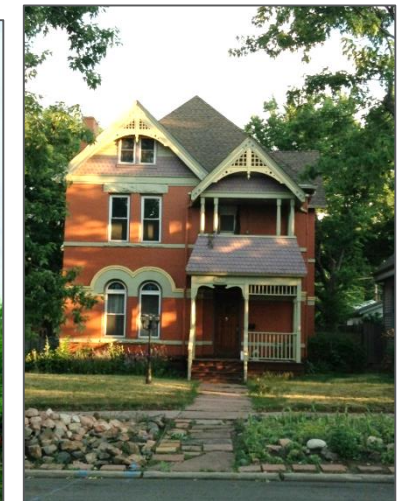


# Pancratia Hall

## Property required to\*:

- Be more than 30 years old or of exceptional importance,
- Meet at least three out of ten significance criteria,
- Maintain integrity, and
- Be considered by LPC for relation to a historic context or theme.

\* Per Landmark Preservation Ordinance (Chapter 30, Denver Revised Municipal Code)



# Pancratia Hall

## Significance Criteria:

- A. Have a direct association with a significant historic event or with the historical development of the city, state, or nation;
- B. Have direct and substantial association with a recognized person or group of persons who had influence on society;
- C. Embody the distinctive visible characteristics of an architectural style or type;
- D. Be a significant example of the work of a recognized architect or master builder;
- E. Contain elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- F. Represent an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- H. Represent an era of culture or heritage that allows an understanding of how the site was used by past generations;
- I. Be a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- J. Be 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.

Has direct and substantial association with the Sisters of Loretto and Mother Mary Pancratia

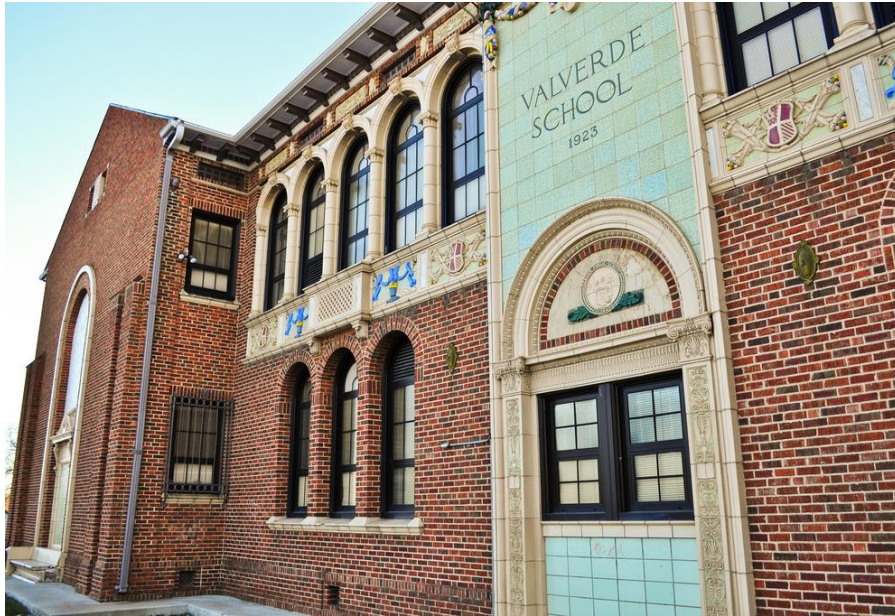


MAIN GATE AND DRIVEWAY



Embodies the distinctive visible characteristics of the Collegiate Gothic Style





A significant example of the work of recognized architect Harry W. J. Edbrooke



Represents an established and familiar feature of the neighborhood due to its prominent location and physical characteristics





Associated with social movements and institutions that contributed significantly to the culture of the neighborhood, community and city

# Integrity

## Retains integrity

- Location
- Design
- Workmanship
- Materials
- Setting
- Feeling
- Association



*l to r: 1930 and 2021*



*l to r: 1950s and 2021*



# Historic Context(s) or Theme(s)

Period of Significance: 1930 - 1988

- Women's Education
- Religion
- Campus Planning & Architecture
- Development of Southwest Denver



*Loretto Heights Campus Aerial, 1945*

# Pancratia Hall

## Review Criteria

- ✓ Is more than 30 years old
- ✓ Meets five of ten significance criteria
- ✓ Maintains historic and physical integrity
- ✓ Relates to a historic context or theme

### **Public Comment:**

14 in support

0 in opposition



## Staff Recommendation

Based on ordinance designation criteria and on the findings of the Landmark Preservation Commission (LPC) that the application meets the criteria for designation of a structure, staff recommends approval of the application.