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# 555 East 8<sup>th</sup> Avenue

## #2021L-007 – Landmark Designation Application

Land Use, Transportation & Infrastructure Committee – December 21, 2021

Jenny Buddenborg, Senior City Planner

# Community-driven Process

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## Eligible Applicants:

- Owner(s) of the property
- Community Planning and Development Executive Director
- Member(s) of City Council
- Three people who are residents of the City and County of Denver





# 555 East 8<sup>th</sup> Avenue

## Owner/Applicant

- M. Karen Christiansen

## Location

- Capitol Hill Neighborhood

## Council District

- 10 – Chris Hinds

## Current Zoning

- PUD 34

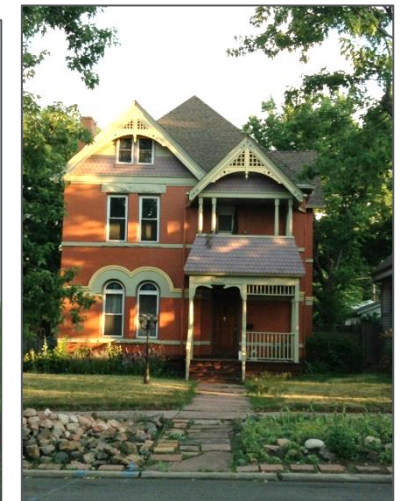


# Designation Criteria

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.

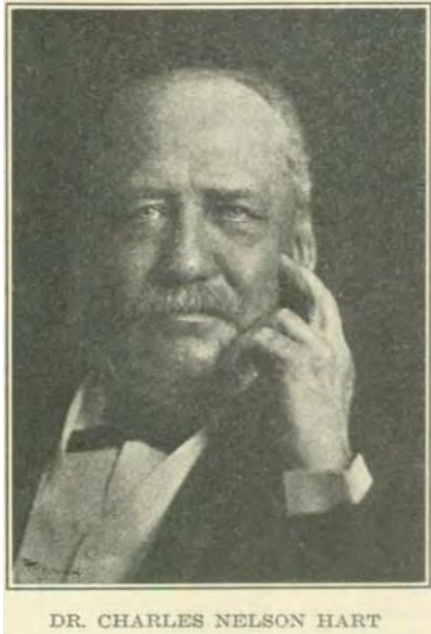
\* Per Landmark Preservation Ordinance (Chapter 30, Denver Revised Municipal Code)



# 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.





*Stephen Hart, 1935-1950,  
History Colorado Online  
Collection*



*Emma McCourt, 1880-1910,  
History Colorado Online  
Collection*



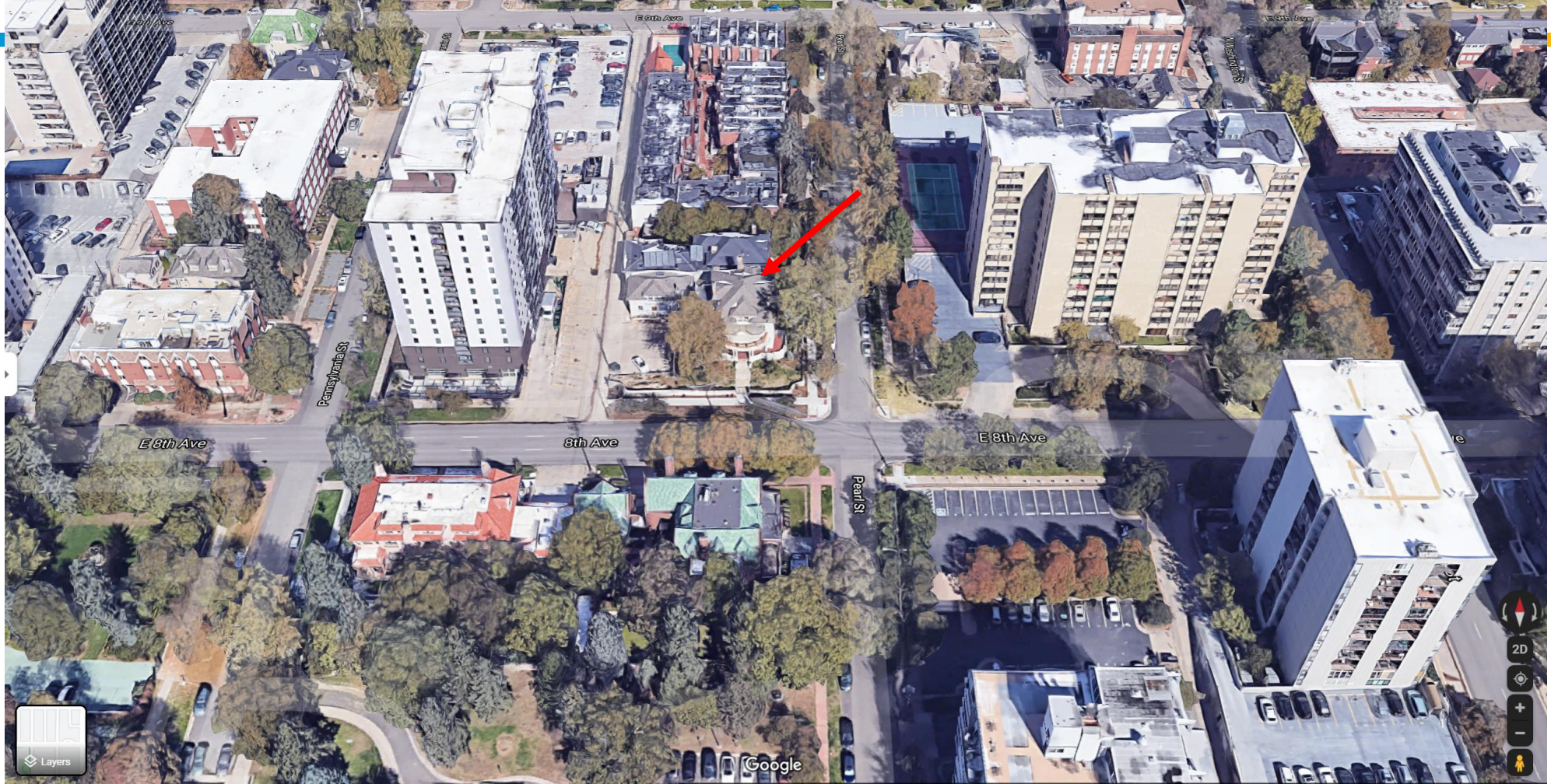
*Peter McCourt, 1870-1890,  
History Colorado Online  
Collection*

Has direct and substantial association with the Charles Nelson/Elizabeth Arms Hart Family and Emma Fellows/Peter McCourt

Embodies the distinctive visible characteristics of the Classical Revival Style







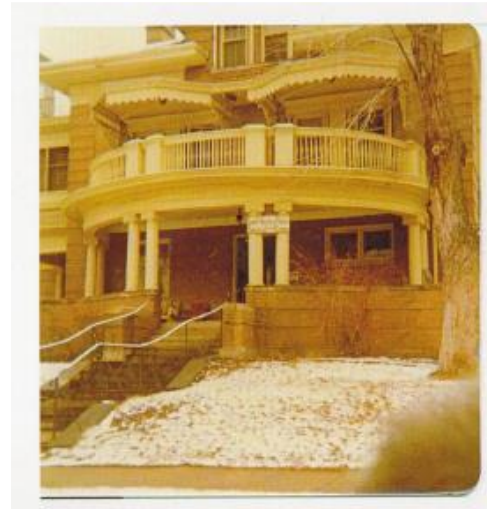
Represents an established and familiar feature of the Capitol Hill Neighborhood due to its prominent location and physical characteristics



# Integrity

## Retains integrity

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

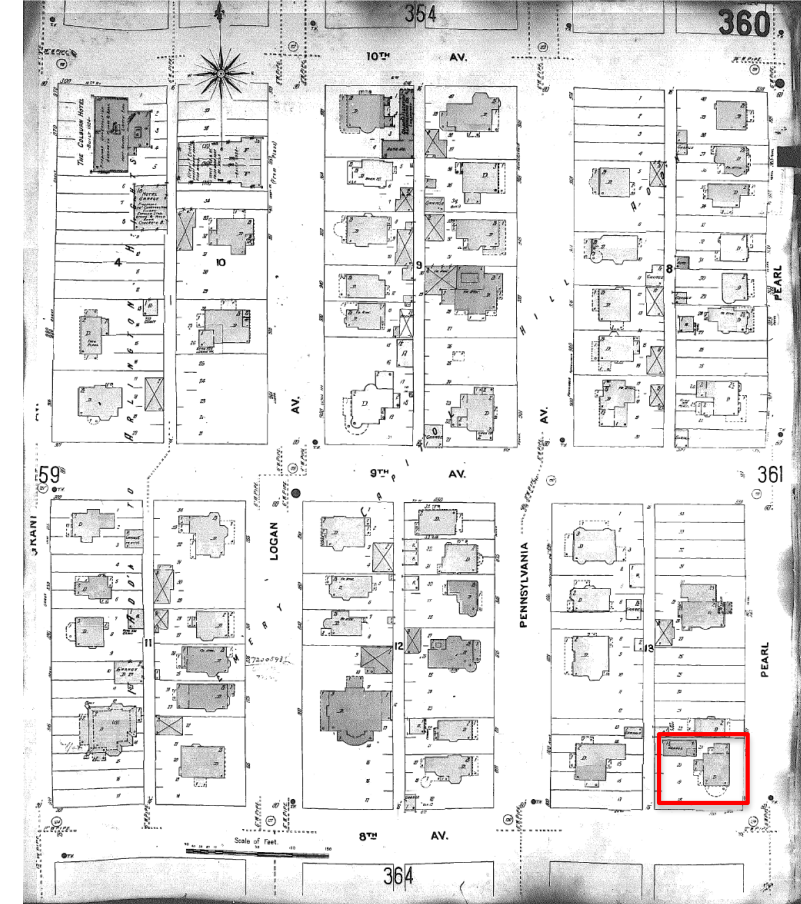
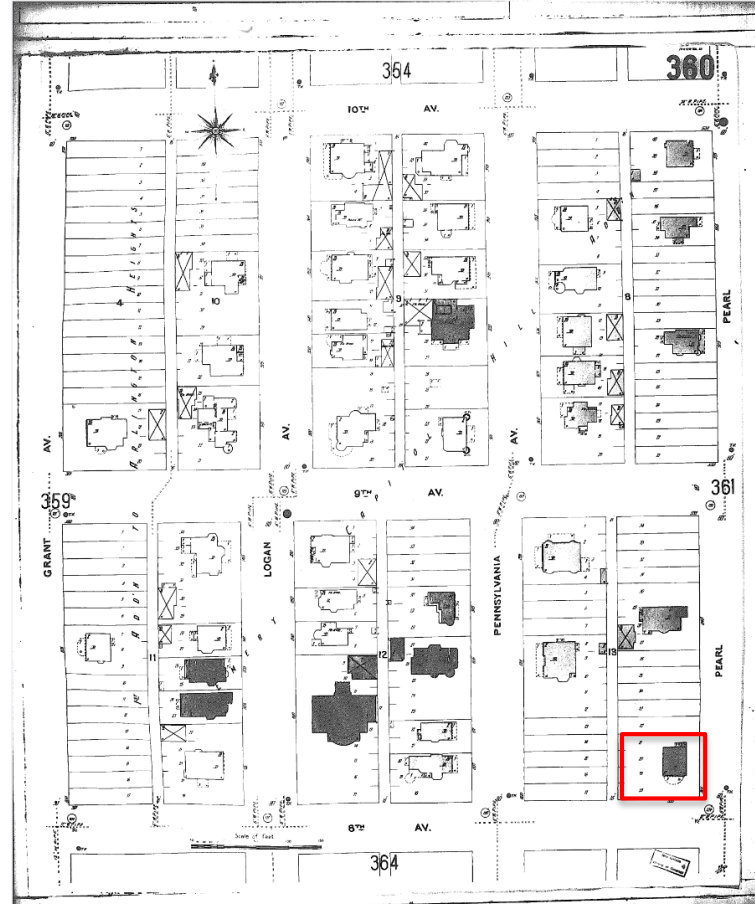


*l to r, top to bottom: 1920s, 2021, 2021, c. 1963-80*

# Historic Context

Period of Significance:  
1898 - 1915

- Panic of 1893 – Recovery and Expansion



*l to r: 1904 and 1925 Sanborn Fire Insurance Maps*



# 555 East 8<sup>th</sup> Avenue

## Designation Criteria

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

### Public comment:

2 in support

0 in opposition

# Staff Recommendation

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

