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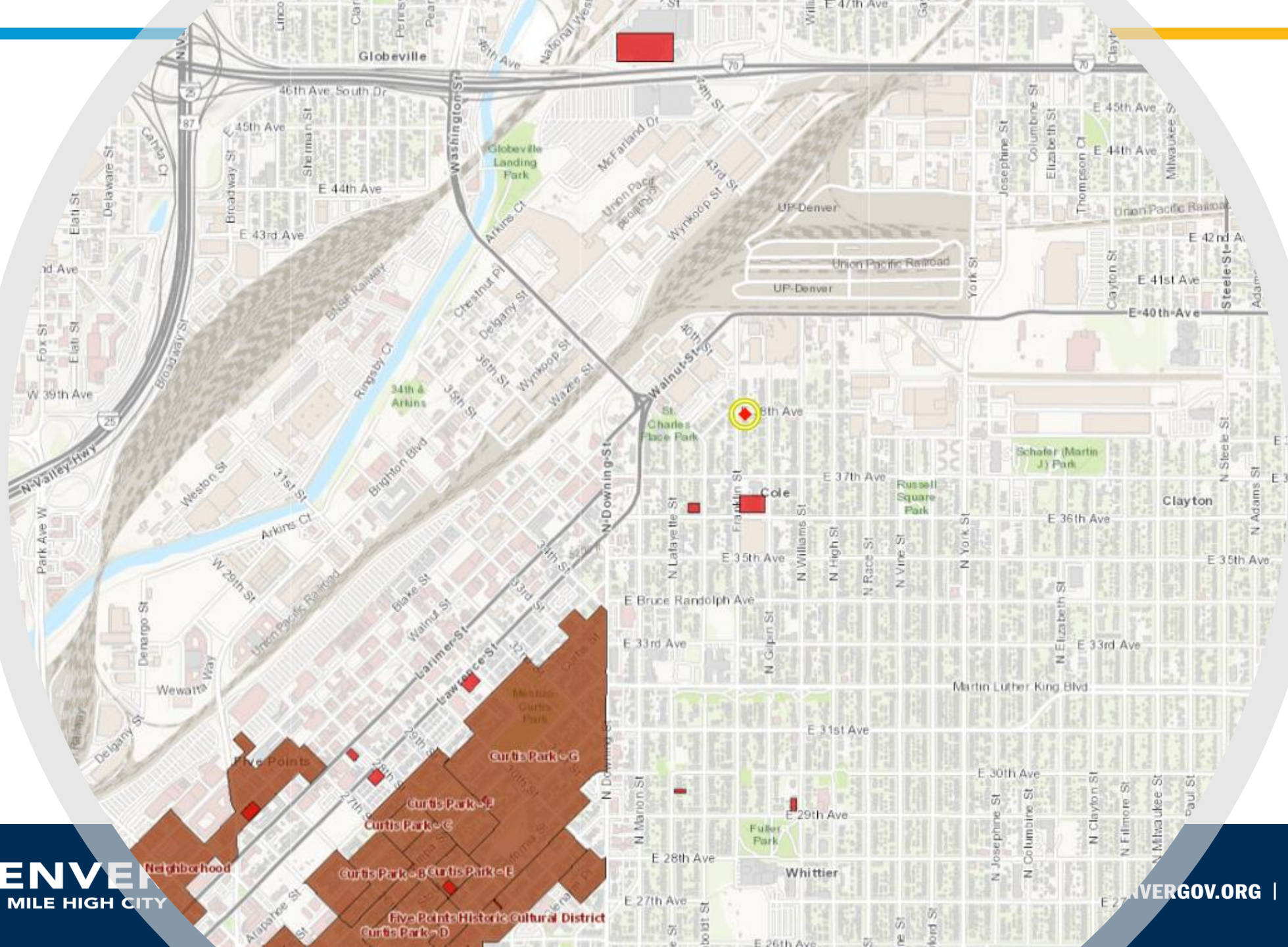
# 1618 East 38<sup>th</sup> Ave

## Landmark Designation Application

Denver City Council  
February 13, 2023



1618 East 38<sup>th</sup> Avenue

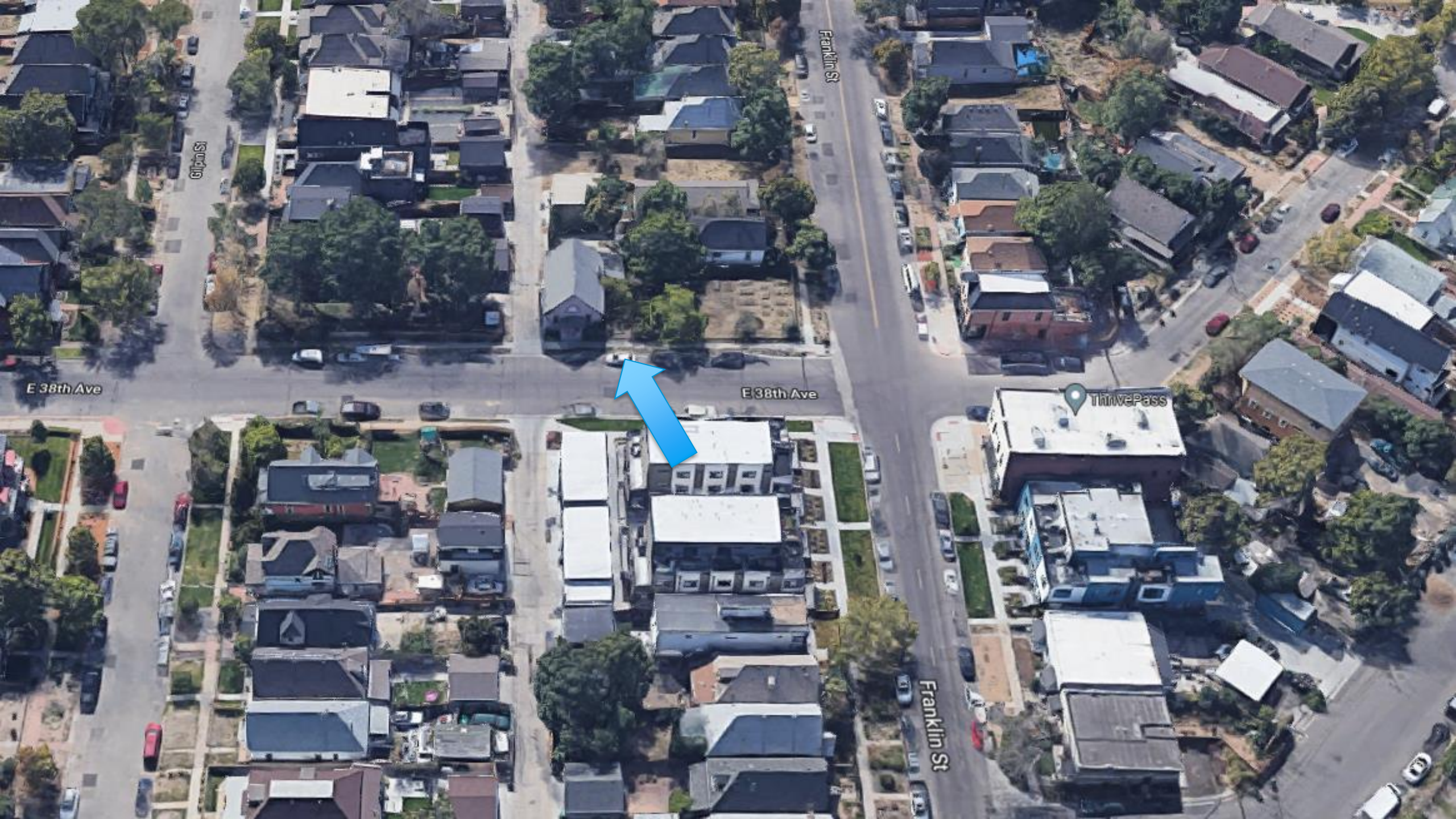


**DENVER**  
THE MILE HIGH CITY

Neighborhood

Five Points  
Curtis Park - A  
Curtis Park - B  
Curtis Park - C  
Curtis Park - D  
Curtis Park - E  
Curtis Park - G  
Five Points Historic Cultural District





Franklin St

Gilpin St

E 38th Ave

E 38th Ave

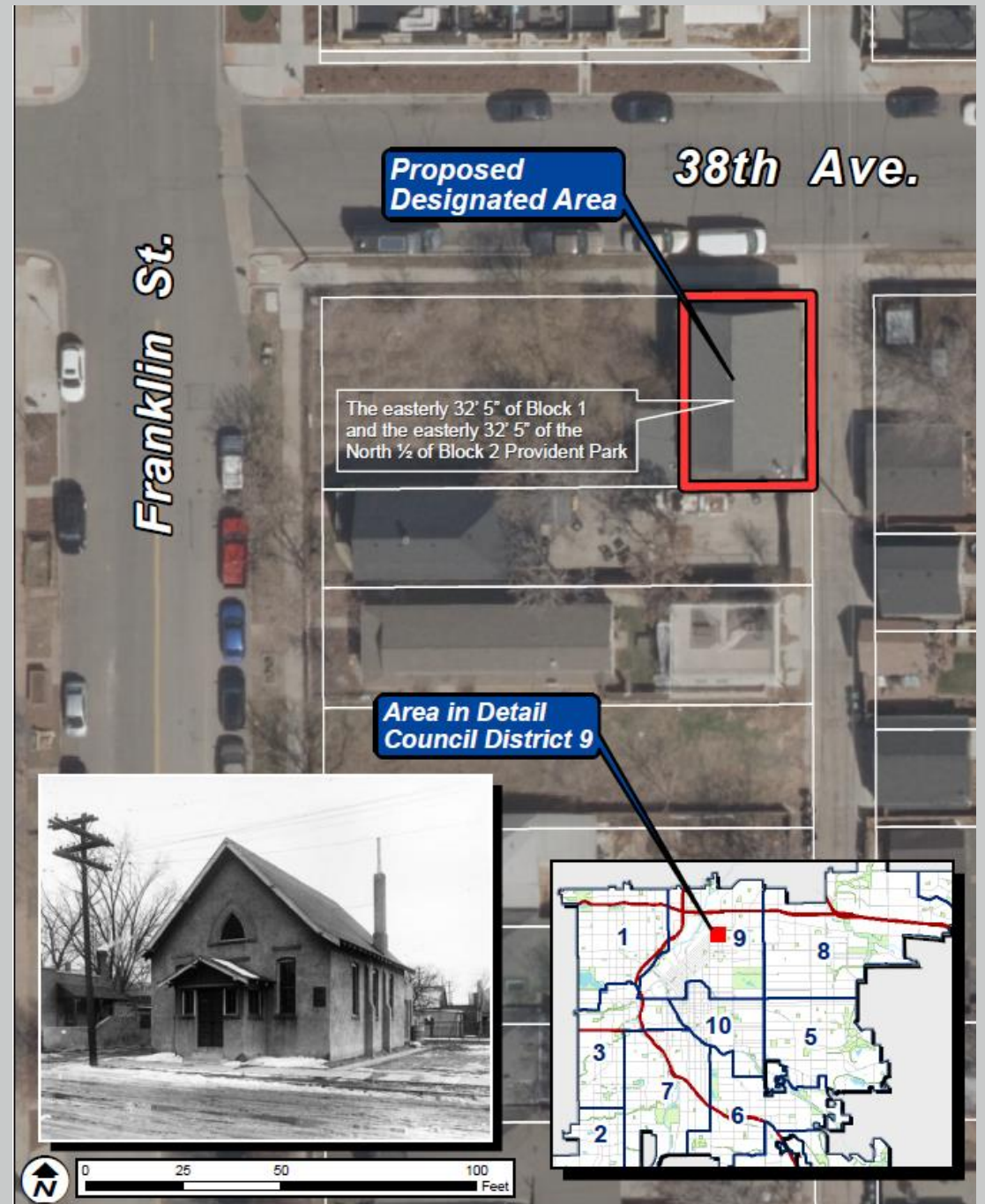
ThreePass

Franklin St



# Proposed Boundary

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# Landmark Designation Eligibility

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The structure or district must meet the following criteria \*:

1. Maintains its integrity
2. More than 30 years old, or is of exceptional importance
3. Meets at least three of ten criteria
4. The LPC considers the historic context

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



# Landmark Designation Criteria

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

## A. Direct association with historical development of city

- Swedish immigration
  - Jobs in West
  - Often near industrial or RR
- Development of Cole
  - Working-class neighborhood
    - European immigrants
  - Walking distance to work
  - Establish community
    - Vernacular housing
    - Church embedded in neighborhood
    - Architecture mirrors community





## A. Direct association with historical development of city

- Swedish Lutheran Church
  - 1888 thru 1950s
- Demographics change
  - Latino residents
    - Spanish Seventh Day Adventist Church
  - African American community
    - Rising Star Baptist Church





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**C. Embodies the distinctive visible characteristics of an architectural style or type;**

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- Vernacular Gothic church
  - Simple and relatively unadorned
- Important details to denote church
  - Flared eaves
  - Cosmetic buttress
  - Vestibule
  - Arched window/vent





## G. Promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

- Rare example of vernacular architecture
  - Working-class building with minimal changes
- Often vernacular buildings are significantly, altered, covered up, or demolished
  - Deemed as insignificant
- Church building remains, embedded within the neighborhood





## Historic Context & Period of Significance

- Directly related to the working-class Swedish immigrant resided in the Cole neighborhood and their Lutheran faith
- Built a vernacular style church that was functional and relatively unadorned
- As neighborhood changed, congregants reflected shifts in population
- Period of significance
  - 1888 - 1980
  - Initial construction as church thru change in use





# Integrity

- Changes within Period of Significance
  - 1930s
  - Stucco
  - Rear addition
  - Covering of rafter tails
- Minimal changes
  - Removal of side addition
  - Alters southwest fenestration pattern
- Maintains aspects of integrity
  - Original location
  - Design, materials, and workmanship
  - Setting, feeling, and association



# Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
  - A. It has direct and substantial association with a recognized person or group of persons who had influence on society;
  - C. It embodies the distinctive visible characteristics of an architectural style or type;
  - G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- Retains Integrity
- LPC considers the historic context

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