
University Park Historic District

Land Use, Transportation, and Infrastructure

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Overview

Historic Districts in Denver

University Park Themes

Criteria

Public Comment & Outreach



Historic Districts in Denver



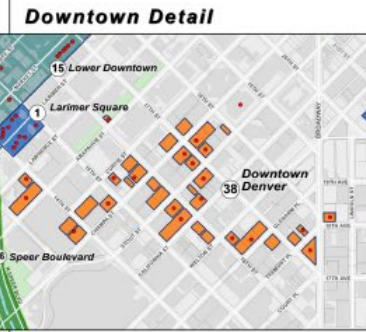
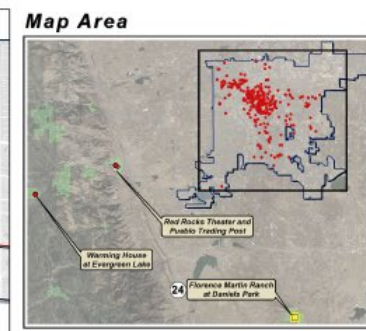
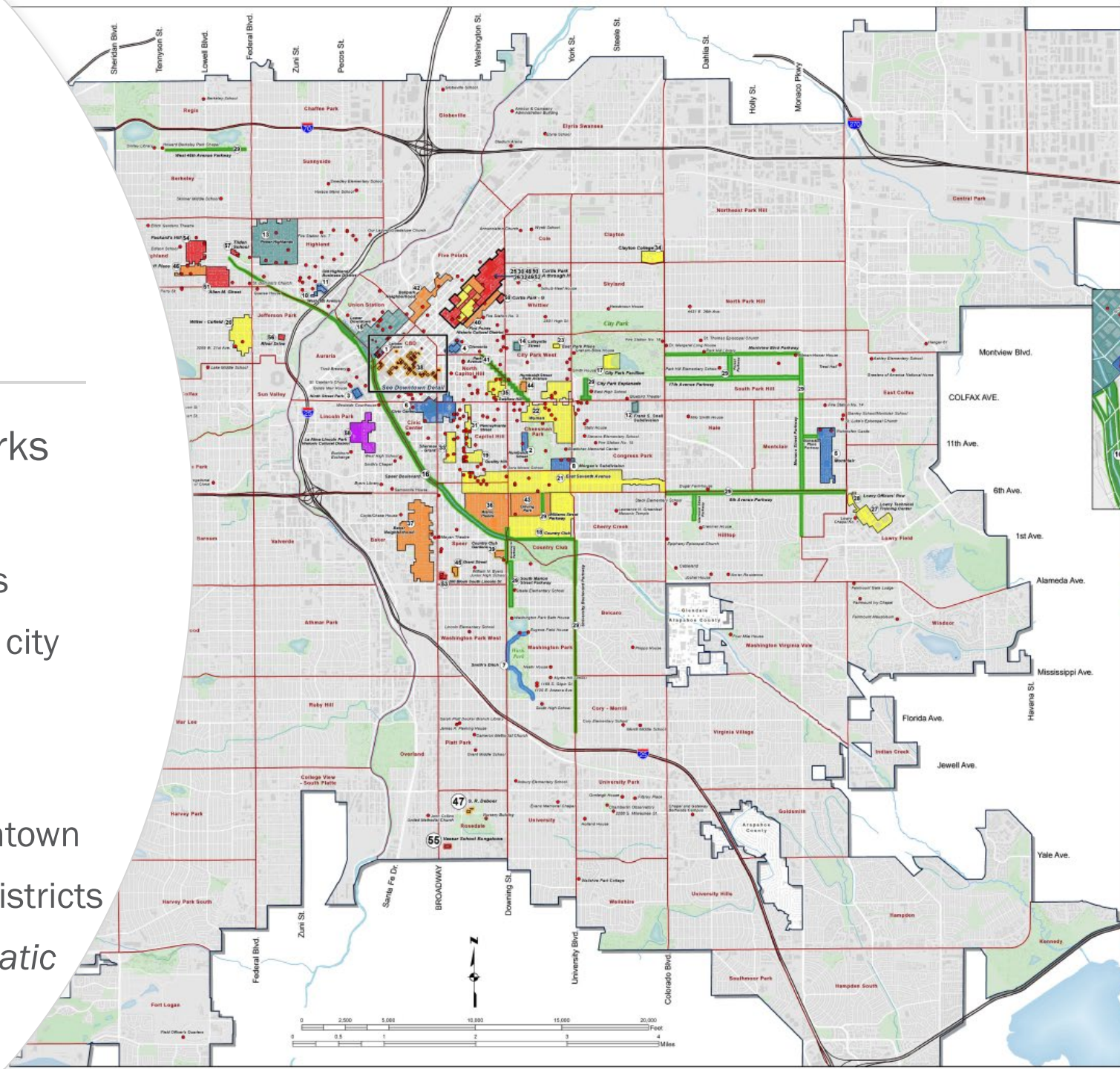
A black and white aerial photograph of a city, likely Denver, Colorado. The image shows a dense urban landscape with various buildings, including a prominent domed structure (the Colorado State Capitol) and a tall, slender clock tower (the City and County Building). The city is set against a backdrop of mountains. The text '1967 Landmark Preservation Ordinance' is overlaid in large, bold, white letters across the lower portion of the image.

1967 Landmark Preservation Ordinance

- Purpose:
- Designate, preserve, and protect
- Foster civic pride
- Promote good urban design

Individual Landmarks & Historic Districts

- 362 Individual Landmarks
- 59 Historic Districts
 - ~ 7,200 landmark buildings
 - ~ 160,000 buildings within city
- District composition
 - Primarily residential
 - Five commercial or downtown
 - Three Historic Cultural Districts
 - *One discontinuous thematic District*



Map Symbology

● Landmark Structures
(Not all Landmark structures labeled at this extent)

Landmark Districts / Period Designated

1970's	1980's	1990's	2000's	2010's	2020's
1. Larimer Square	36. Curtis Park "C"	46. North Platte	47. S. R. DeBoer	48. Curtis Park "E"	49. Curtis Park "F"
2. Humboldt Street	37. Baker	47. S. R. DeBoer	48. Curtis Park "E"	49. Curtis Park "F"	50. Curtis Park "G"
3. Ninth Street Park	38. Downtown	48. Curtis Park "E"	49. Curtis Park "F"	50. Curtis Park "G"	51. Allen M. Ghost
4. Clements	39. Country Club Gardens	49. Curtis Park "F"	50. Curtis Park "G"	51. Allen M. Ghost	52. Curtis Park "H"
5. Montclair	40. Five Points Historic Cultural District	50. Curtis Park "G"	51. Allen M. Ghost	52. Curtis Park "H"	53. Curtis Park "I"
6. Civic Center	41. Ballpark	51. Allen M. Ghost	52. Curtis Park "H"	53. Curtis Park "I"	54. Packard's Hill
7. Smith's Ditch	42. Ballpark	52. Curtis Park "H"	53. Curtis Park "I"	54. Packard's Hill	55. Vassar School Bungalows
8. Morgan's Subdivision	43. Driving Park	53. Curtis Park "I"	54. Packard's Hill	55. Vassar School Bungalows	56. River Drive
9. Old Highlands Business	44. Humboldt Street - Park Avenue	54. Packard's Hill	55. Vassar School Bungalows	56. River Drive	57. Tilden School for Teaching Hand
10. W 28th Avenue - Stoneman's Row	45. Grant Street	55. Vassar School Bungalows	56. River Drive	57. Tilden School for Teaching Hand	58. La Alma Lincoln Park
11. Old Highlands Business	46. North Platte	56. River Drive	57. Tilden School for Teaching Hand	58. La Alma Lincoln Park	Historic Cultural District
12. Snell Subdivision	47. S. R. DeBoer	57. Tilden School for Teaching Hand	58. La Alma Lincoln Park	Historic Cultural District	
13. Potter Highlands	48. Curtis Park "E"	58. La Alma Lincoln Park	Historic Cultural District		
14. Lafayette Street	49. Curtis Park "F"	Historic Cultural District			
15. Lower Downtown	50. Curtis Park "G"				
16. Speer Boulevard	51. Allen M. Ghost				
17. City Park Pavilion	52. Curtis Park "H"				
18. Country Club	53. Curtis Park "I"				
19. Quality Hill	54. Packard's Hill				
20. Witter - Cofield	55. Vassar School Bungalows				
21. East Seventh Avenue	56. River Drive				
22. Wyman	57. Tilden School for Teaching Hand				
23. East Park Place	58. La Alma Lincoln Park				
24. Florence F. Martin Ranch, Daniels Park	Historic Cultural District				
25. Curtis Park "B"					
26. Curtis Park "A"					
27. Lowry Technical Training Center					
28. Lowry Office's Row					

Parkway Landmark Districts

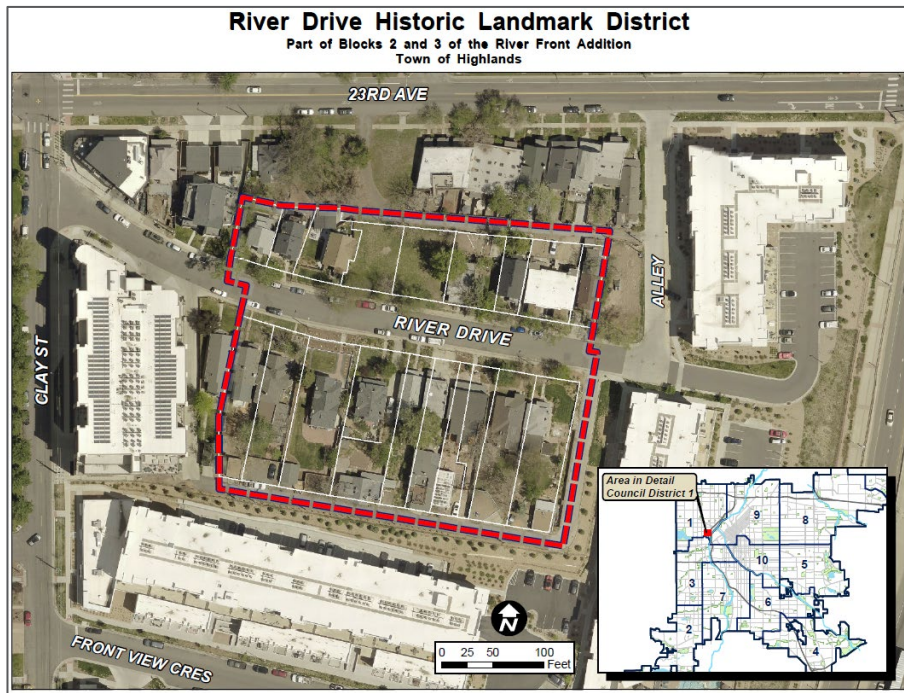
- 16. Speer Boulevard
- 29. City Beautiful Parkways
- 41. Park Avenue

November 2021 Community Planning and Development
www.denvergov.org/landmark

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Typical Historic Districts

Discontiguous Thematic Historic Districts





Discontiguous Thematic District

- Geographic area
- Historic themes
- Chronological period

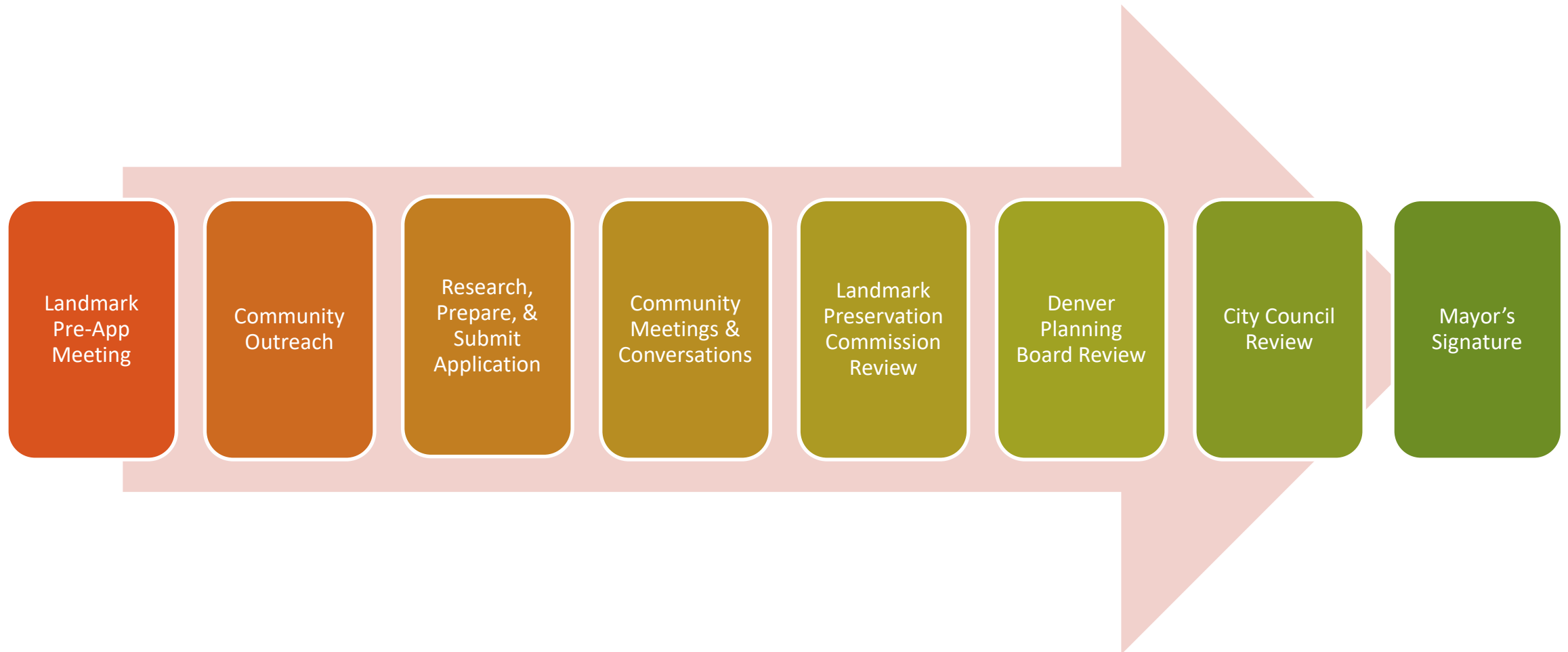
Who Can Apply for Designation?

Community-driven process

- Property owner
- Community Planning & Development manager
- *City Council Member*
- Three residents of Denver



Landmark Designation Process



Design Review

- Properties designated “as is”
 - No required improvements
- Design Guidelines
 - Preserve historic character of property
 - Provide clear regulations for owners, staff, and LPC
- Demolition highly discouraged
 - Requires Commission review



Landmark **does** review:

- ✓ *Exterior work that requires a building or zoning permit*
- ✓ New construction
- ✓ Additions
- ✓ Garages and ADUs
- ✓ Egress windows
- ✓ Window and door replacement
- ✓ Roofing
- ✓ Exterior alterations
- ✓ Electric & mechanical
- ✓ Fences and Retaining Walls
- ✓ Curb cuts
- ✓ Solar
- ✓ Signage



Landmark **does not** review:

- x Interior alterations
- x Paint colors
- x Repairs and maintenance (painting, minor replacement in kind, etc.)
- x Storm windows
- x Plants or trees
- x Work below grade



University Park Neighborhood



University Park Theme

A Utopian Methodist Suburb on the South Denver Plains, 1886-1967

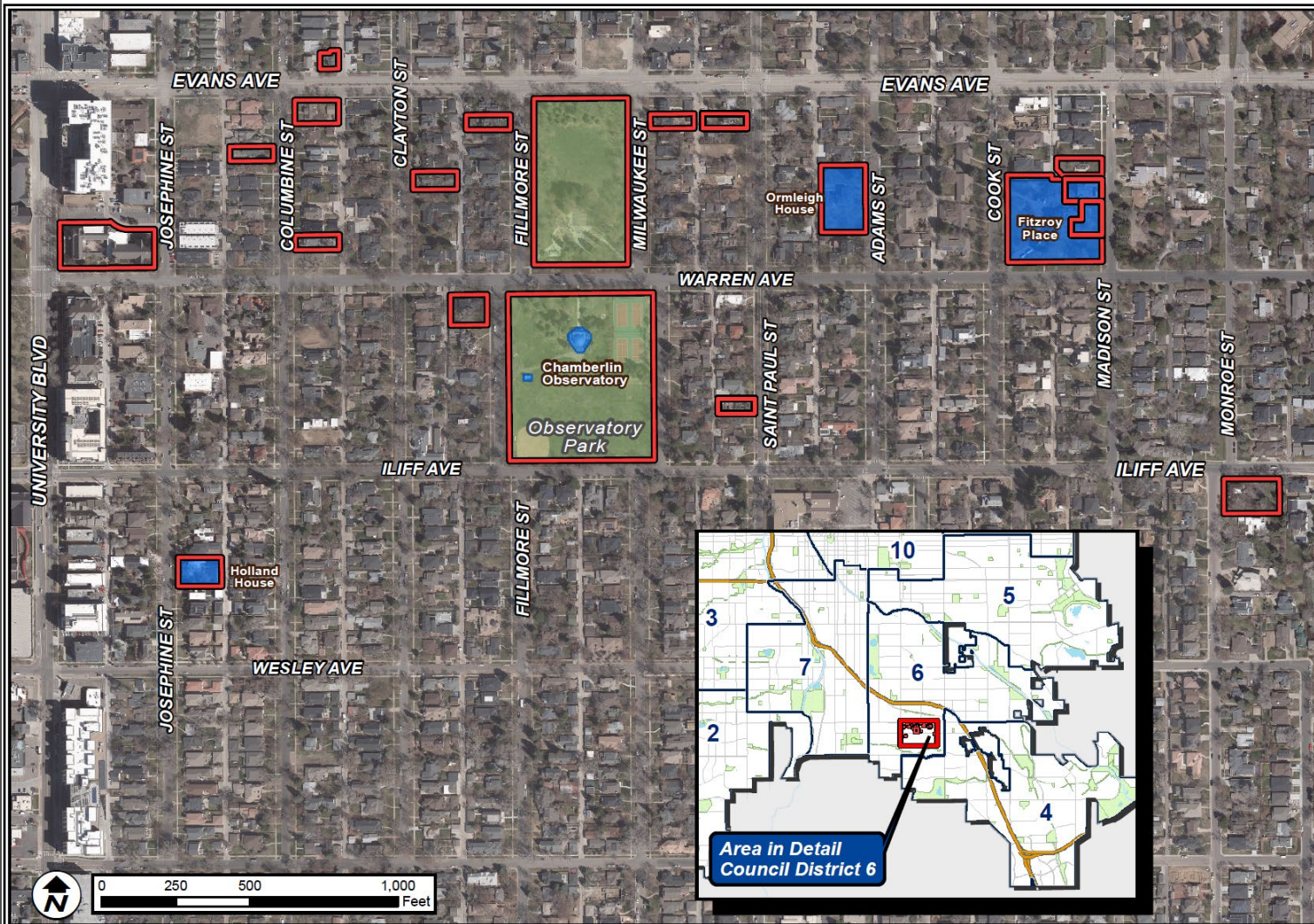




University Park Subcategories

- Founders & Supporters
- DU Promoters, Educators & Women
- Methodists Influences
 - Progressive Architecture





Proposed University Park Historic District

February 2024

- Proposed District Property
- Landmark Structure

Landmark Designation Criteria



Landmark Designation Eligibility

Districts must meet following *:

1. Maintains integrity
2. More than 30 years old, or exceptionally important
3. Meets at least three of ten criteria
4. LPC considers historic context

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

Designation Criteria: Meet 3 out of 10

History

A. Historic development of city

B. Recognized persons who had influence on society

C. Visible characteristics of architectural style or type

Architecture

D. Significant example of recognized architect or master builder

E. Significant innovation or technical achievement

Geography

F. Familiar feature of neighborhood, due to physical character

G. Understanding of urban environment through physical characteristics or rarity

H. Cultural understanding of how the site was used by past generations

Culture

I. Physical attribute that is source of pride or cultural understanding

J. Social movements, institutions, or patterns of growth that contributed to culture

A. Direct association with historical development of city

- DU moves south
 - Downtown Denver
 - “Hilltop”
- Donated land
 - Campus & other land
 - Subdivided for sale



UNIVERSITY PARK

Scale 1"=400'.
(Orig. Map—Scale 1"=200')

Avenues—100 ft. wide.
Streets—50 ft. wide, except
4th St. which is 100 ft. wide.
Alleys—20 ft. wide.
Lots—25 ft. by 150 ft.
Corner Lots—30.75 ft. by 150 ft.





A. Direct association with historical development of city

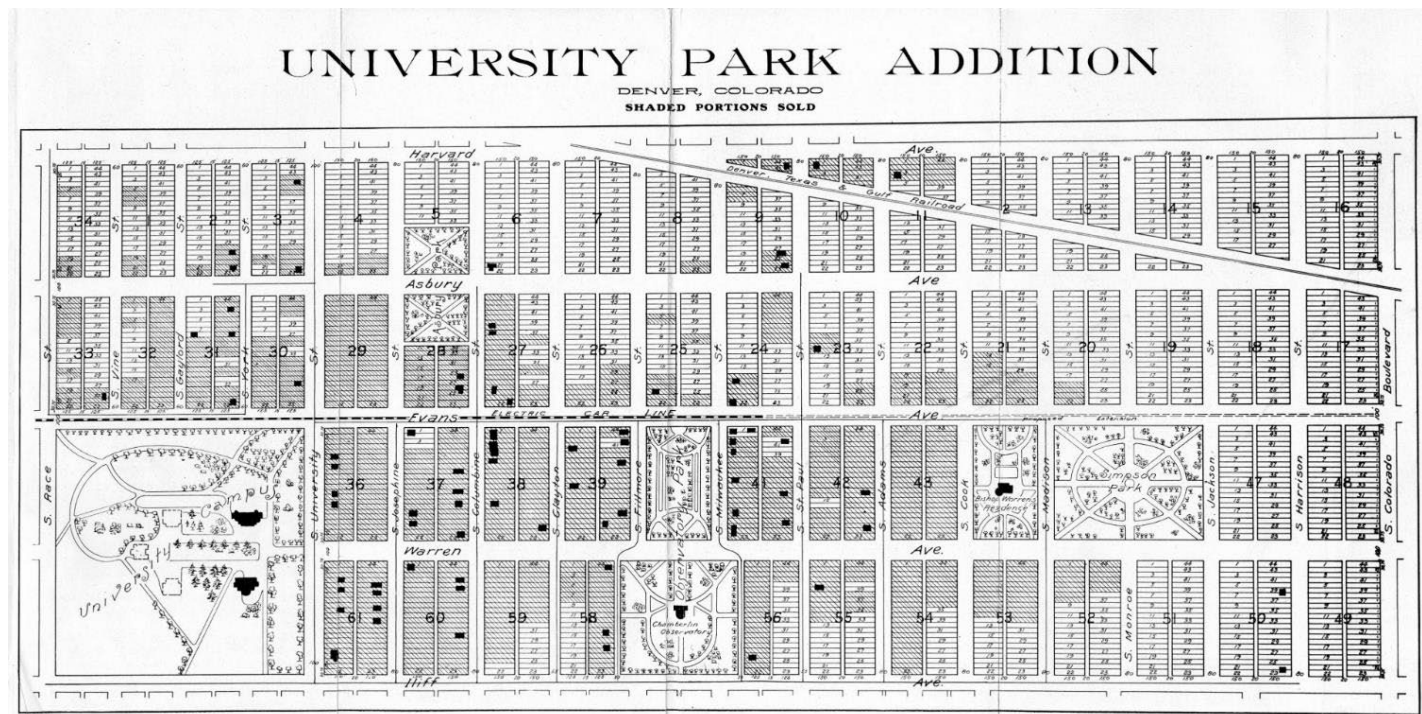
- Prominent Methodist leaders
 - Purchased lots as support
 - University Park neighborhood
- Limited amenities
 - Lacked water, trees, or transportation
- Large lots
 - Gardens & small farm animals



A. Direct association with historical development of city



- Supporters housed boarders
 - Students & professors
- DU financial struggles
 - Built houses in lieu of salary
- DU planned three parks
 - Hired landscape architects
 - Observatory Park



B. Direct & substantial association with recognized person or group of persons who had influence on society

- Prof Herbert Howe & Fannie Shattuck Howe
 - Daughter of Methodist educator & DU supporter Joseph C. Shattuck
 - Dr. Howe nationally recognized astronomer
- Henry A. Buchtel
 - Methodist minister
 - DU Chancellor 1900
 - Colorado governor 1906





Elizabeth Iliff Warren, c. 1874. Source: Iliff School of Theology Archives.

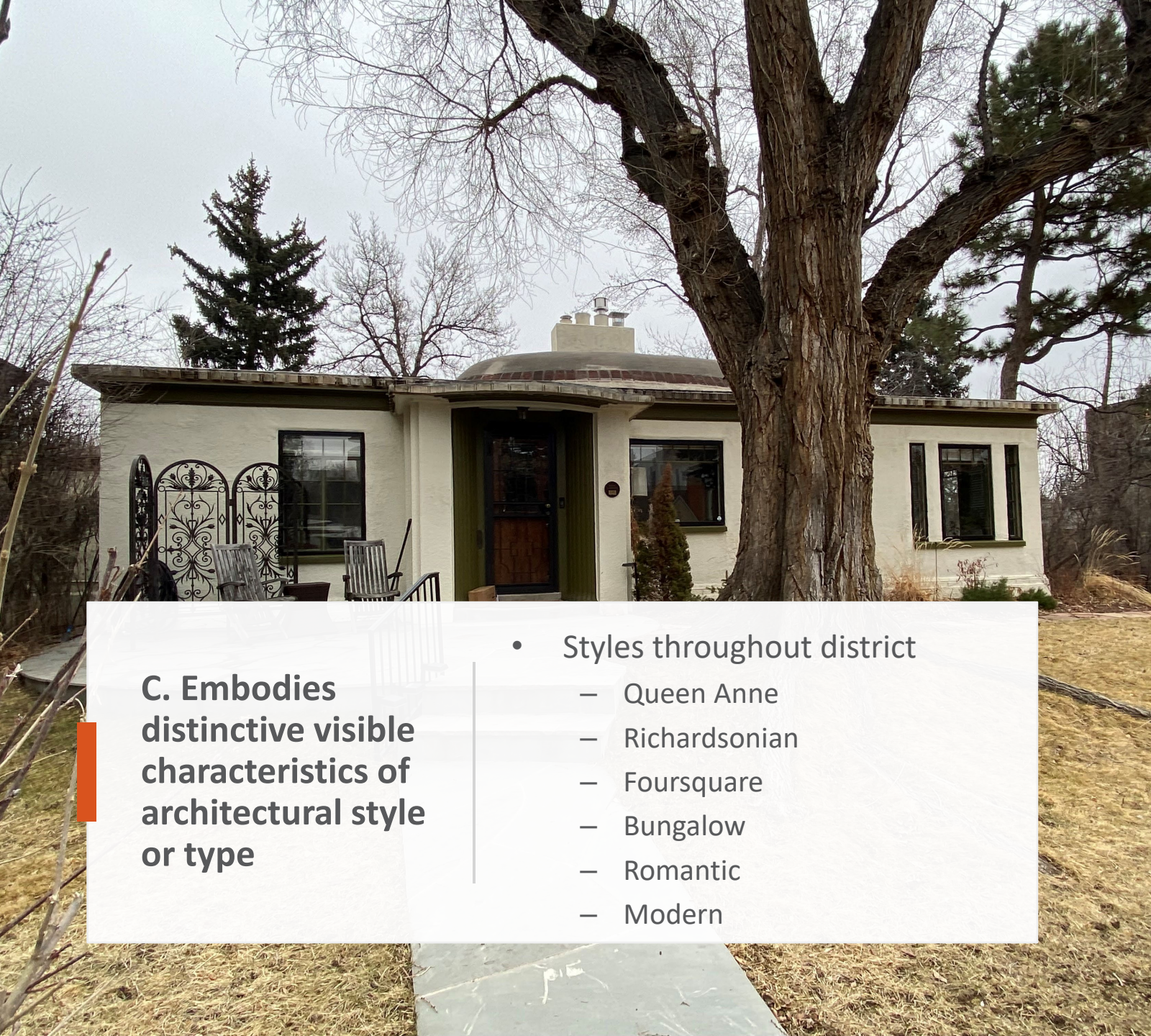
B. Direct & substantial association with recognized person or group of persons who had influence on society

- Progressive women
 - Mary E. Holland
 - Martha Kimball
 - Alberta Bloom Iliff
 - Louise Iliff
- Elizabeth Iliff Warren
 - Multiple large donations
 - First female Board of Trustee

C. Embodies distinctive visible characteristics of architectural style or type



- Adjacent to DU
 - Progressive architecture
 - Stylistic-design laboratory
 - Early examples



C. Embodies distinctive visible characteristics of architectural style or type

- Styles throughout district
 - Queen Anne
 - Richardsonian
 - Foursquare
 - Bungalow
 - Romantic
 - Modern



F. Represents an established & familiar feature of neighborhood due to physical characteristics



- Settlement pattern
 - Sparces & remote location
 - Extensive lots
- Distinctive architecture
 - Varying styles
 - Two-story
- Post-War development
 - Minimal Traditional infill
 - One-story

F. Represents an established & familiar feature of neighborhood due to physical characteristics

- Larger-scale buildings
 - Non-residential
 - Grandiose architecture
 - Corner lots
 - Along busy roads



Integrity:

Would prior residents recognize the property today?



Integrity

- Retains form & characteristics
 - Minimum alterations
 - Maintains aspects of integrity
 - Original location
 - Feeling, setting, and association
 - Design, materials, & workmanship
-



Historic Context & Period of Significance

- Context strongly interrelated
 - Areas of significance
 - Theme & subcategories
 - Period of significance
- Period of significance
 - 1886 -1967
 - Construction of first extant building
 - Deaths of Alberta Iliff and Louise Iliff



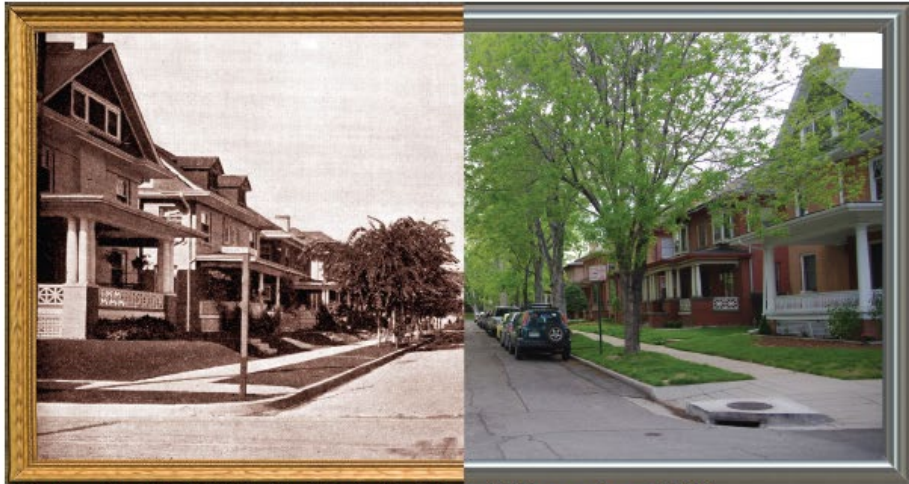
Planning Board Considerations

Planning Board Considerations

- Per Landmark Ordinance
- City Council recommendation
- Consider designation with respect to:
 1. Relationship to Comprehensive Plan
 2. Effect of designation upon surrounding neighborhood
 3. Such other planning considerations as may be relevant



Design Guidelines for Denver Landmark Structures & Districts



Colfax Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.

Comprehensive Plan

- Goal 1: Create city of complete neighborhoods
 - Strategy D:
 - Encourage quality infill
- Goal 2: Enhance neighborhoods
 - Strategy B:
 - Improve design quality
 - Strategy C:
 - Create people-oriented places - embrace community character

Comprehensive Plan

- Goal 3: Preserve authenticity & celebrate history, architecture & culture
 - Strategy B
 - Commitment to historic districts & landmarks
 - Increase awareness of benefits of preservation
 - Strategy C
 - Ensure city policies support historic preservation
 - Strategy E
 - Support stewardship & reuse of buildings



Blueprint Denver

- Aligns with recommendations
 - Embrace existing character & cultural heritage
 - Preserve historic features
 - Ensure infill is compatible with character of the district
 - Neighborhoods retain unique character



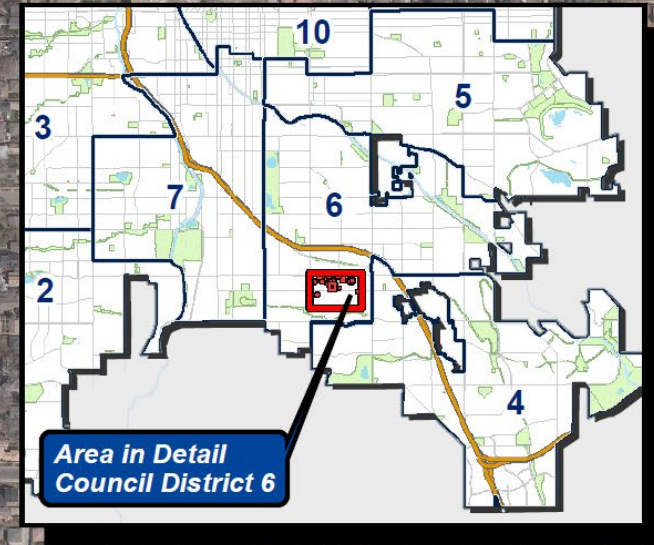
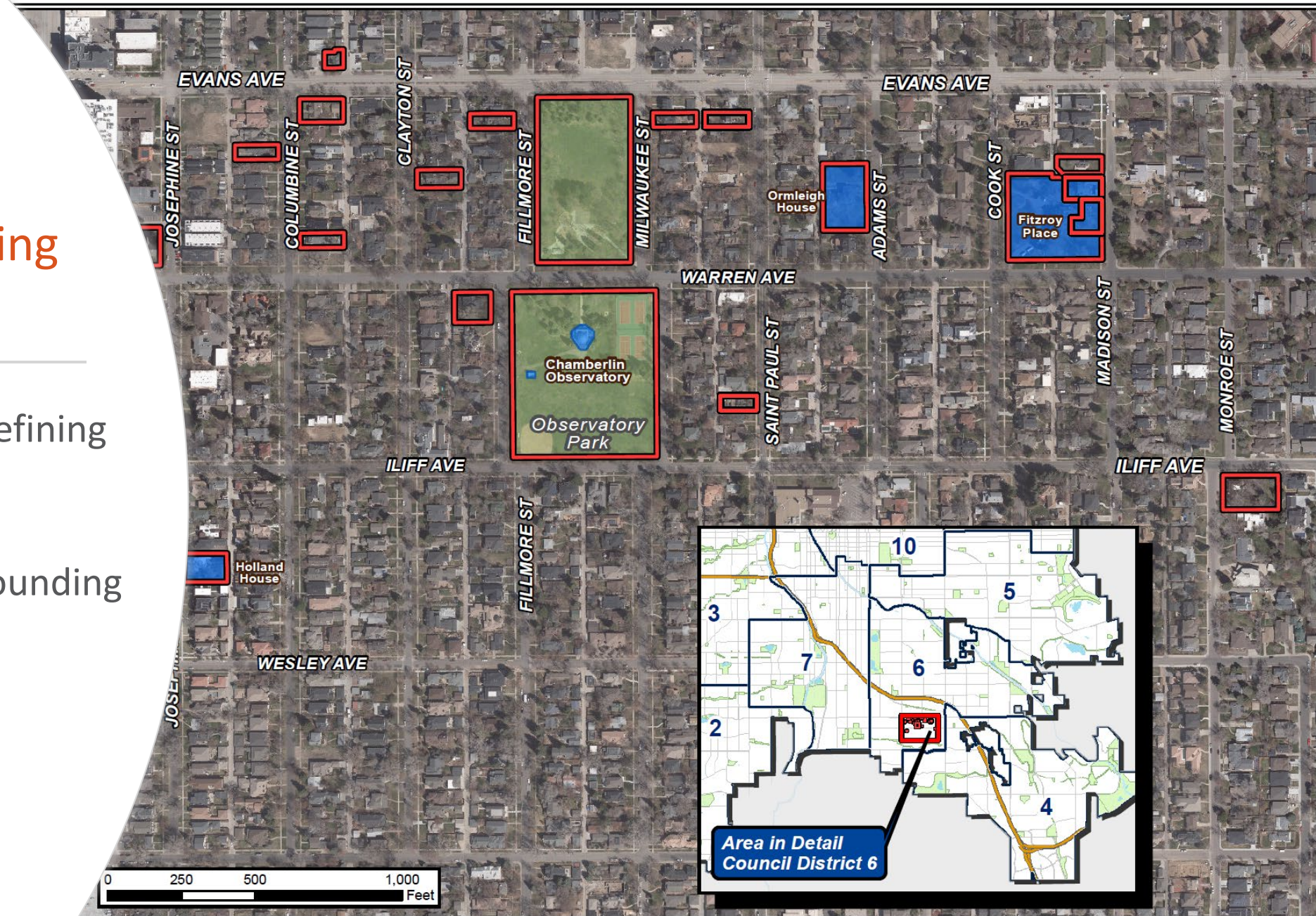
University Park Neighborhood Plan

- Primary Goal
 - High quality design
 - Preserving historic resources
- Support landmark designations of districts that reflect outstanding elements of neighborhood's cultural, geographic, artistic, social, economic, political, architectural or historic heritage





Effect on Surrounding Areas

- Preserve character defining features of district
- Little impact on surrounding neighborhoods



Proposed University Park Historic District

February 2024

-  Proposed District Property
-  Landmark Structure

Public Comment & Outreach

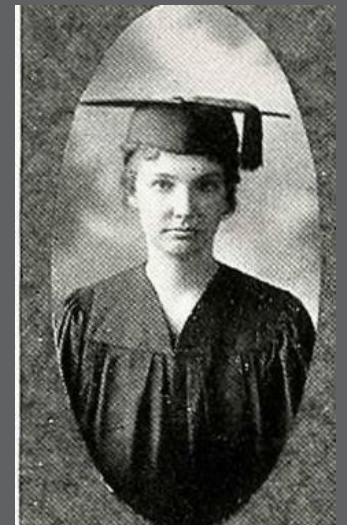
Public Comments

- RNOs, Organizations, & Non-profits
 - University Park Community Council letter of support
 - Denver Parks and Recreation letter of support
 - Historic Denver letter of support
 - Children's Art School letter of support
 - Accelerated School letter of support
 - University of Denver letter of opposition
- Individuals in support
 - 15 in support
 - 1 in opposition to inclusion of Buchtel Bungalow



Outreach

- Extensive Public Outreach
 - Multiple visits to properties
 - Provided “history book,” flyers, letters
 - Numerous articles in newsletter
- Community Meetings
 - Neighborhood sponsored
 - City hosted
 - In-person and virtual



Ordinance Criteria



- Application meets at least three 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;
 - F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;

- Retains Integrity

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

Based on ordinance designation criteria and on the recommendations of the Landmark Preservation Commission (LPC) and Denver Planning Board, staff recommends forwarding the application to the full council.