

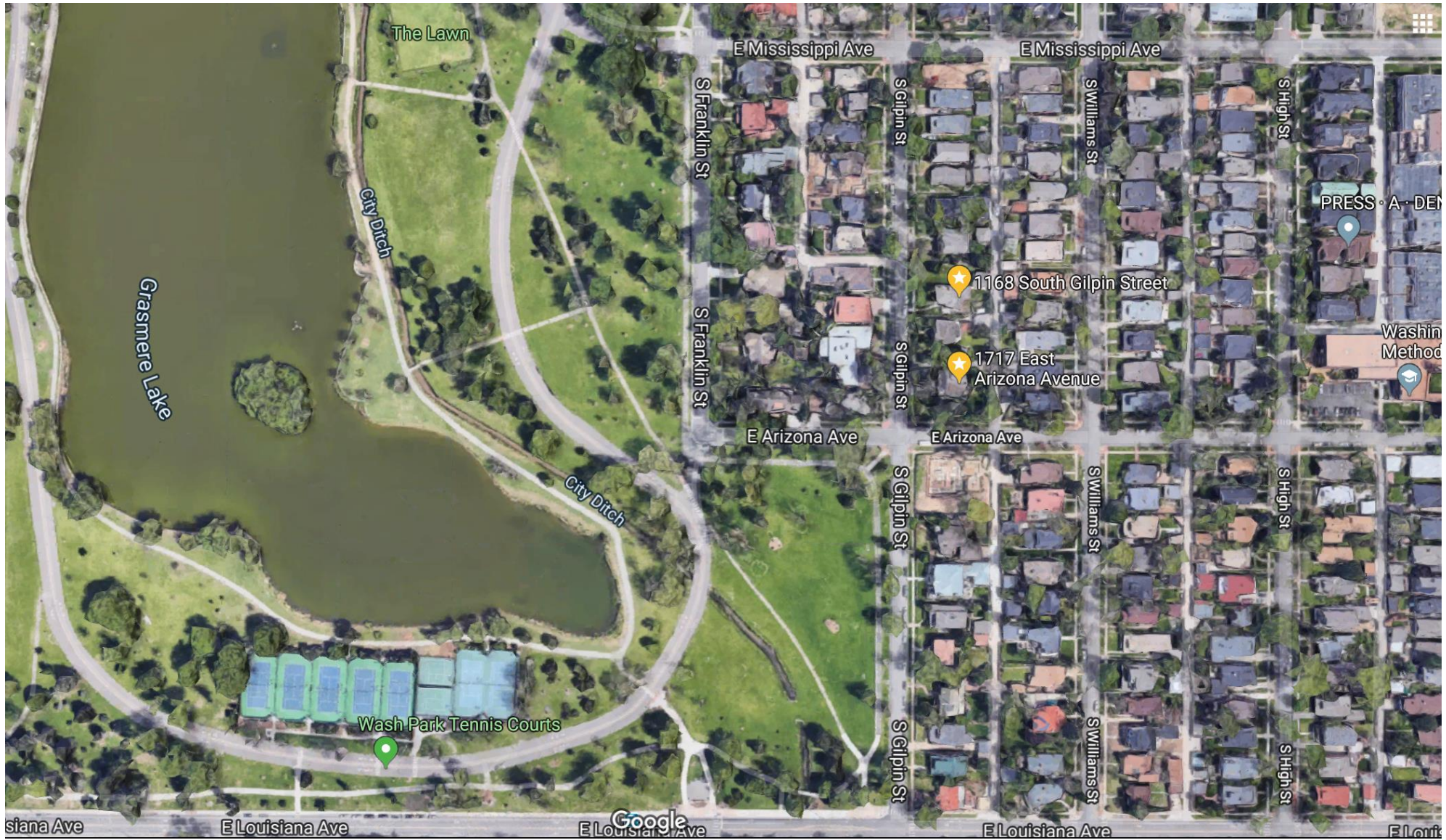
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# 1168 S Gilpin St

#2019L-004 – Landmark Designation Application

City Council

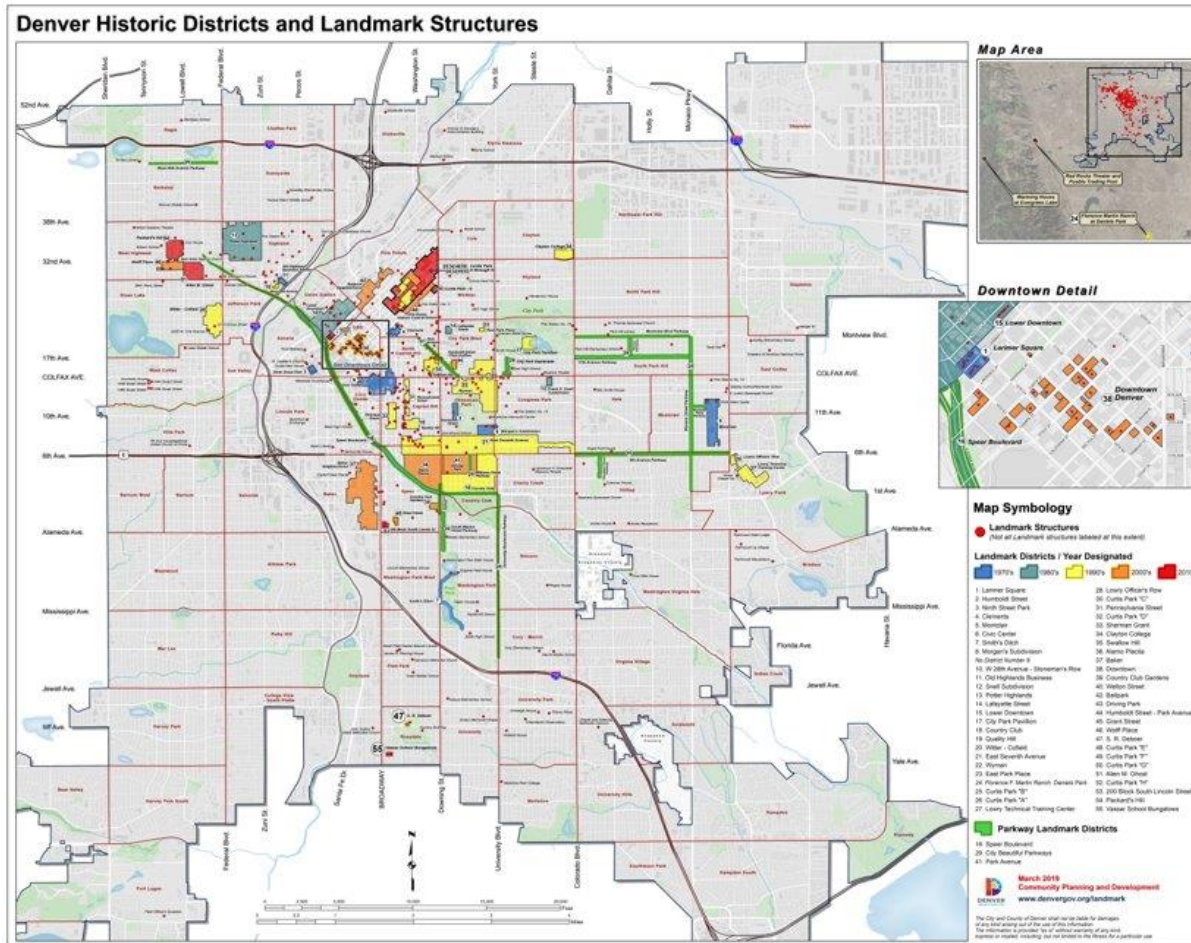
November 25, 2019



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# Denver Landmarks & Districts



## 1967 Landmark Preservation Ordinance

### Purpose

- Designate, preserve, and protect
- Foster civic pride
- Stabilize and improve aesthetic and economic vitality
- Promote good urban design

“It is the sense of the council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and ignoring the destruction or defacement of such cultural assets.”

# Denver Landmarks & Districts

~4% of the city,  
or 1 in 25 structures,  
are designated Landmarks



# Designation Applications



## 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

# 1168 S Gilpin St

## Owner/Applicant

- Laurie and John Tatlock

## Location

- Washington Park Neighborhood

## Council District

- #6, Paul Kashmann

## Blueprint Denver

- Urban Neighborhood Context
- Low Residential Area Future Place

## Current Zoning

- U-SU-C

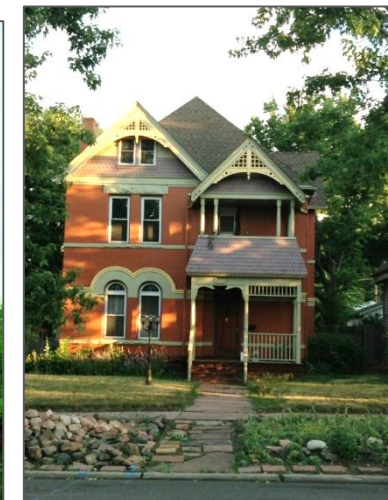


# 1168 S Gilpin St

## Property required to\*:

- Meet a designation criterion in at least two of the following categories:
  1. History
  2. Architecture
  3. Geography
- Maintain historic and physical integrity
- Be considered by LPC for relation to a historic context or theme

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



# 1168 S Gilpin St

## 1. History – 30 years old, and shall:

- 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 and substantial association with a person or group of persons who had influence on society.

## 2. Architecture – design quality and integrity, and:

- 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.



# 1168 S Gilpin St

History Criterion A – Have direct association with the historical development of the city, state or nation



Layout of Washington Park (Source: Rocky Mountain News, October 24, 1897)



Benedict-designed boathouse in Washington Park (Source: Denver Public Library Digital Collections)



House upon completion (Source: Denver Times, July 27, 1917)

# 1168 S Gilpin St

Architecture Criterion A – Embody distinguishing characteristics of an architectural style or type

## Italian Renaissance Revival

- Stucco exterior
- Wide overhanging eaves
- Decorative brackets
- Hipped roof
- Arched main entrance
- Full-length arched windows
- Terra cotta detailing



# 1168 S Gilpin St

Architecture Criterion B – Be a significant example of the work of a recognized architect or master builder



*Jules J.B. Benedict, date unknown (Source: Denver Public Library)*



*Mayer House, 4101 Montview Blvd (built 1910)*



*Woodbury Library, 3265 Federal Blvd (built 1913)*

# 1168 S Gilpin St

## Integrity

### Retains integrity

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

### Alterations

- Retaining wall along south boundary (1925)
- Two-story brick addition on rear elevation (1926)

The alterations gained significance over time.



# 1168 S Gilpin St

Historic context(s) or Theme(s)

Relation to a historic context(s) or theme(s):

- Period of significance: 1916
- Housing near Denver's parks and parkways between 1905 and 1929



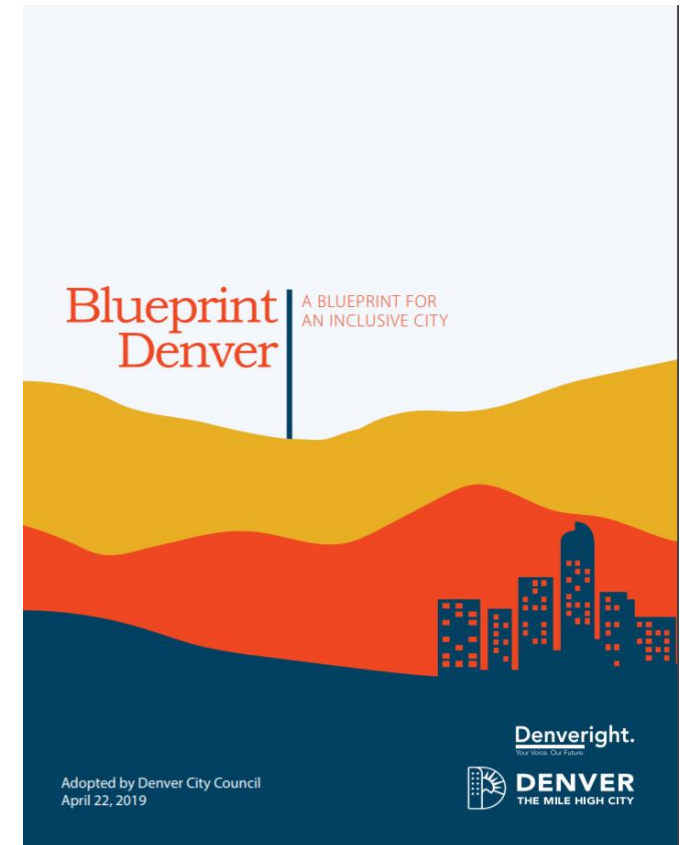
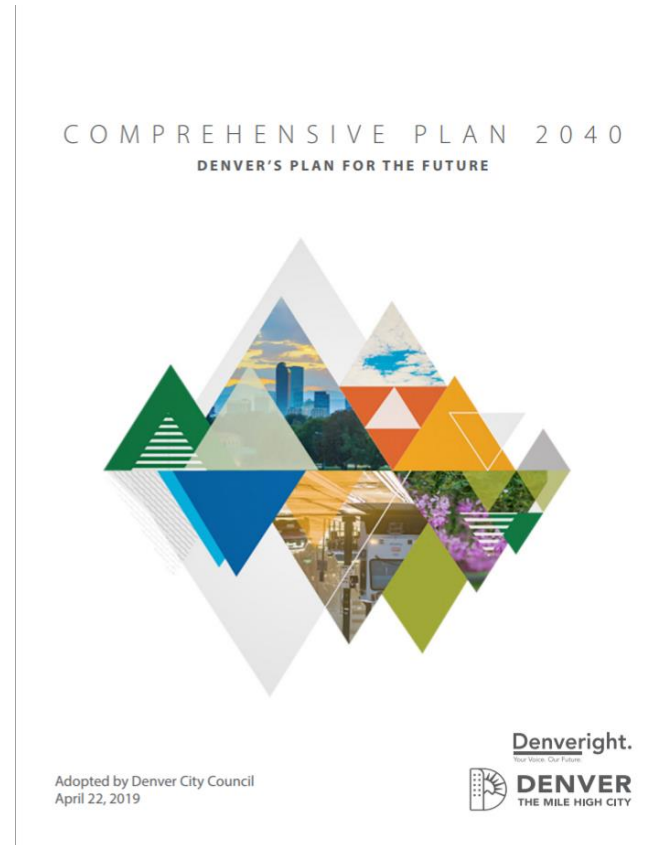
*Washington Park, circa 1920-1930*

# 1168 S Gilpin St

## Plan Consistency

### Consistent with:

- Comprehensive Plan 2040
- Blueprint Denver



# 1168 S Gilpin St

## Review Criteria

- ✓ Meets three designation criteria in two categories:
  1. History
    - a. Have direct association with the historical development of the city, state or nation
  2. Architecture
    - a. Embody distinguishing characteristics of an architectural style or type
    - b. Be a significant example of the work of a recognized architect or master builder
- ✓ Maintains historic and physical integrity
- ✓ Relates to a historic context or theme

**Public Comment:** 1 in support, 0 in opposition

**Landmark Preservation Commission:**

Unanimous in favor, 8-0-0

# Staff Recommendation

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

