



**DENVER**  
THE MILE HIGH CITY

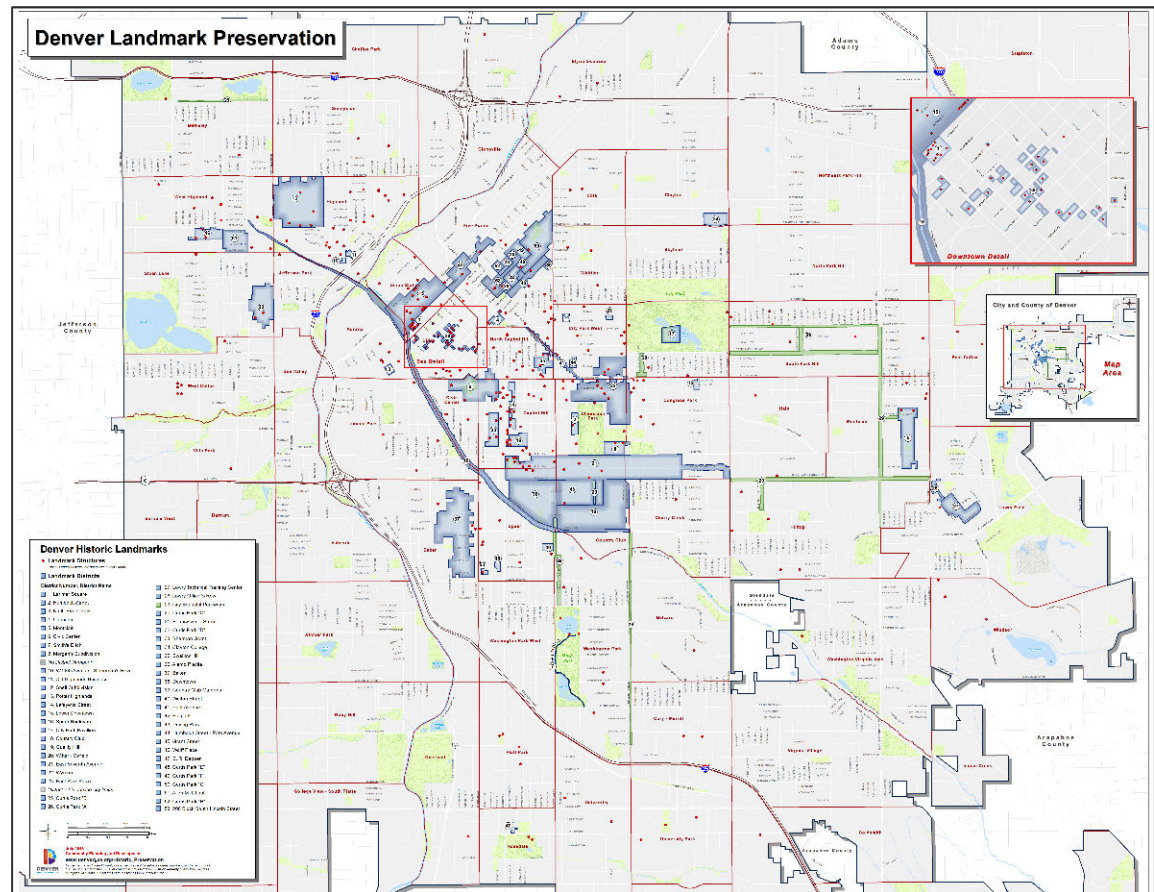
# 1400 Lafayette Street – First Unitarian Society of Denver

CB16-0566 – Landmark Designation Application

City Council Public Hearing  
August 22, 2016

FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

- **1967 Ordinance**
  - Designate, preserve, and protect
  - Foster civic pride
  - Stabilize and improve the 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.”



## Design Guidelines for Denver Landmark Structures & Districts



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

### DESIGN AND DEMOLITION REVIEW:

- Properties designated “as is” – no improvement requirements
- Required for exterior changes tied to permits ONLY
  - Objective design review process
  - Not frozen in time
  - No review of work on interiors or paint colors
- Demolitions discouraged

## BENEFITS TO PROPERTY OWNER

- Property values on average higher in historic districts than surrounding neighborhoods
  - Property Value Stability
- Eligible for various grants
  - Including State Historical Fund
- Colorado Historic Preservation Rehabilitation Tax Credits
  - Interior and exterior rehab
  - Residential 20%
    - Cap of \$50,000
  - Commercial 20% (projects over 2 million)
    - Cap of 1 million
  - Commercial 25% (projects under 2 million)
    - Cap of 1 million



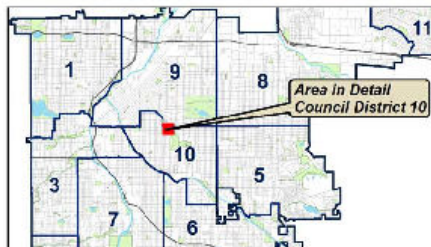
Benchmark	Date
1. Applicant/Owner Submitted application	05-05-2016
2. Landmark Preservation Commission	07-05-2016
3. Neighborhood and Planning Committee of City Council	08-03-2016
4. City Council First Reading	08-15-2016
5. City Council Second Reading	08-22-2016
6. Effective Date	08-25-2016




Landmark Preservation Commission Notifications	
1.	Posted signage for the LPC Hearing
2.	Owner Notifications & Letters
3.	Registered Neighborhood Organization: <ul style="list-style-type: none"> <li>• Colfax on the Hill, Inc.</li> <li>• Denver Neighborhood Association, Inc.</li> <li>• City Park Friends and Neighbors</li> <li>• Friends &amp; Neighbors for Cheesman Park</li> <li>• Inter-Neighborhood Cooperation (INC)</li> <li>• Colfax Business Improvement District</li> <li>• Capitol Hill United Neighborhoods, Inc. Historic Denver, Inc</li> <li>• Colorado Preservation, Inc</li> <li>• National Trust for Historic Preservation</li> <li>• State of Colorado Office of Archaeology and Historic Preservation</li> </ul>
4.	City Council, Planning Board, and Building Inspection Notifications
5.	Legal Notice
6.	Landmark Preservation Staff meetings with applicant and authors
7.	Posted on LPC and Landmark Designation Websites

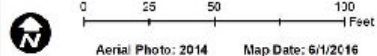
# 1400 Lafayette Street – First Unitarian Society of Denver

## Proposed Landmark Designation



### Proposed Landmark Designation First Unitarian Society of Denver 1400 Lafayette St.

 See attached legal description



Aerial Photo: 2014 Map Date: 6/1/2016

- Address
  - 1400 Lafayette Street
  - Corner of Lafayette Street and 14<sup>th</sup> Avenue
- Applicant
  - First Unitarian Society of Denver
- Zoning
  - G-MU-3; OU-3
- Blueprint Denver
  - Area of Stability
- Council District
  - #10

# 1400 Lafayette Street – First Unitarian Society of Denver



- Plymouth Congregational Church
  - Constructed southern half in 1893
  - Completed northern half in 1899
- First Unitarian Society of Denver
  - Since 1871, occupied multiple buildings
    - Owned first building in 1873
    - Second in 1886
  - Moved to 1400 Lafayette in 1958
  - Major fire in 1985
    - Damage to sanctuary



## Chapter 30, DRMC – Property Required to:

1. Maintain Historic and Physical Integrity
2. Meet One Designation Criterion in Two or More of the Following Categories
  - History
  - Architecture
  - Geography
3. Relate to a Historic Context or Theme



## Maintain its Historic and Physical Integrity

- Changes
  - 1920s enclosure, historic alteration
  - 1986 replacement of front entrance and addition of ADA ramp
  - 2007 addition of rear elevator
- Retains Excellent Integrity
  - Design, materials, workmanship, location, setting, feeling, and association



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

### A. Have direct association with the historical development of the city, state, or nation;



Rocky Mountain News  
Feb 3, 1966



The New Way  
Church Bulletin,  
1972

- Provided a space for historically marginalized
- Active in Social Justice Issues
  - Civil Rights
    - Local home for Congress of Racial Equality (CORE)
  - Fair Housing
    - Fair Housing Center in 1966
    - Created at the First Unitarian
    - Volunteers from congregation
  - Vietnam War Protests
  - Gay Rights and Marriage Equality
    - Events for other churches
      - Metropolitan Church of Christ (MCC)
      - The New Way
    - Gay Coalition of Denver meetings
    - Gay and Lesbian Community Center of Colorado
    - 1975 weddings
  - Free Pulpit
    - Pro-Castro speaker
    - Play Fair for Cuba discussion

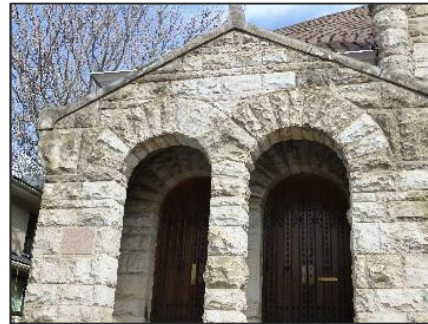
**1. History – 30 years old, and shall:**

**C. Have direct and substantial association with a person or group of persons who had influence on society;**



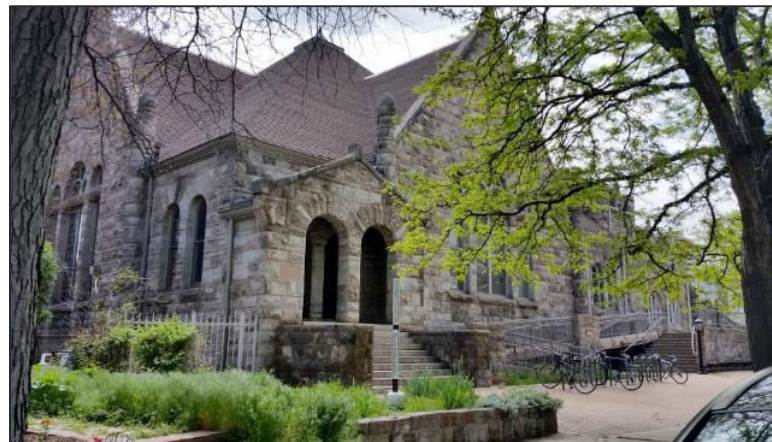
- Governor Richard D. Lamm and First Lady Dottie Lamm
  - Members of the church
  - Married in the church in 1963
- Helen Wolcott
  - Civil Rights Movement
  - Local Congress of Racial Equality
  - Unfair hiring practices
  - Equality in education and real estate practices

**2. Architecture – design quality and integrity, and:  
A. Embody distinguishing characteristics of an architectural style or type;**



## Richardsonian Romanesque Style

- Ashlar masonry
- Rounded arches
- Frequently include cross gables
- Parapeted, gable dormers
- Squat towers



**2. Architecture – design quality and integrity, and:  
B. Be the significant work of a recognized architect or master builder;**

- Ernest Varian and Frederick Sterner
  - Well-known local architects
  - First Church of Christ Scientist at 14th and Logan Streets
  - Denver Athletic Club at 1325 Glenarm
- Watkins Stained Glass Studio
  - Clarence Watkins in 1893
  - Restored after 1985 fire by great-grandson Phillip Watkins, Jr.



### 3. Geography:

A. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;

- Prominent corner lot
  - Along 14<sup>th</sup> Avenue
- Highly recognizable building
  - The “castle-like” building
  - Community familiar with building - way finding



## Chapter 30, DRMC – Property Required to:

- Relate to a Historic context or theme
  - Late-19th Century Architecture
  - Development and growth of Denver
  - Social justice movements



## LPC Public Hearing - Public Comments

- Comments and petitions received
  - Petition signed by members of the First Plymouth congregation
  - Letter from owner submitted with the application
  - 3 emails received by July 1, 2016
- All in support of the application



1. Maintain its Historic and Physical Integrity ✓
  
2. Meet One Designation Criterion in Two or More of the Following Categories:
  - History
    - 1a associated with historic developments of the city ✓
    - 1c associated with a person who had influence on society ✓
  
  - Architecture
    - 2a embody distinguishing characteristics of an architectural style or type ✓
    - 2b a significant example of the work of a recognized architect ✓
  
  - Geography
    - 3a have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city ✓
  
3. Relate to a Historic Context or Theme ✓

LPC Vote: 6-0

*“To recommend landmark designation based on History Criteria 1a and 1c, Architecture Criteria 2a and 2b, and Geography Criterion 3a.”*