



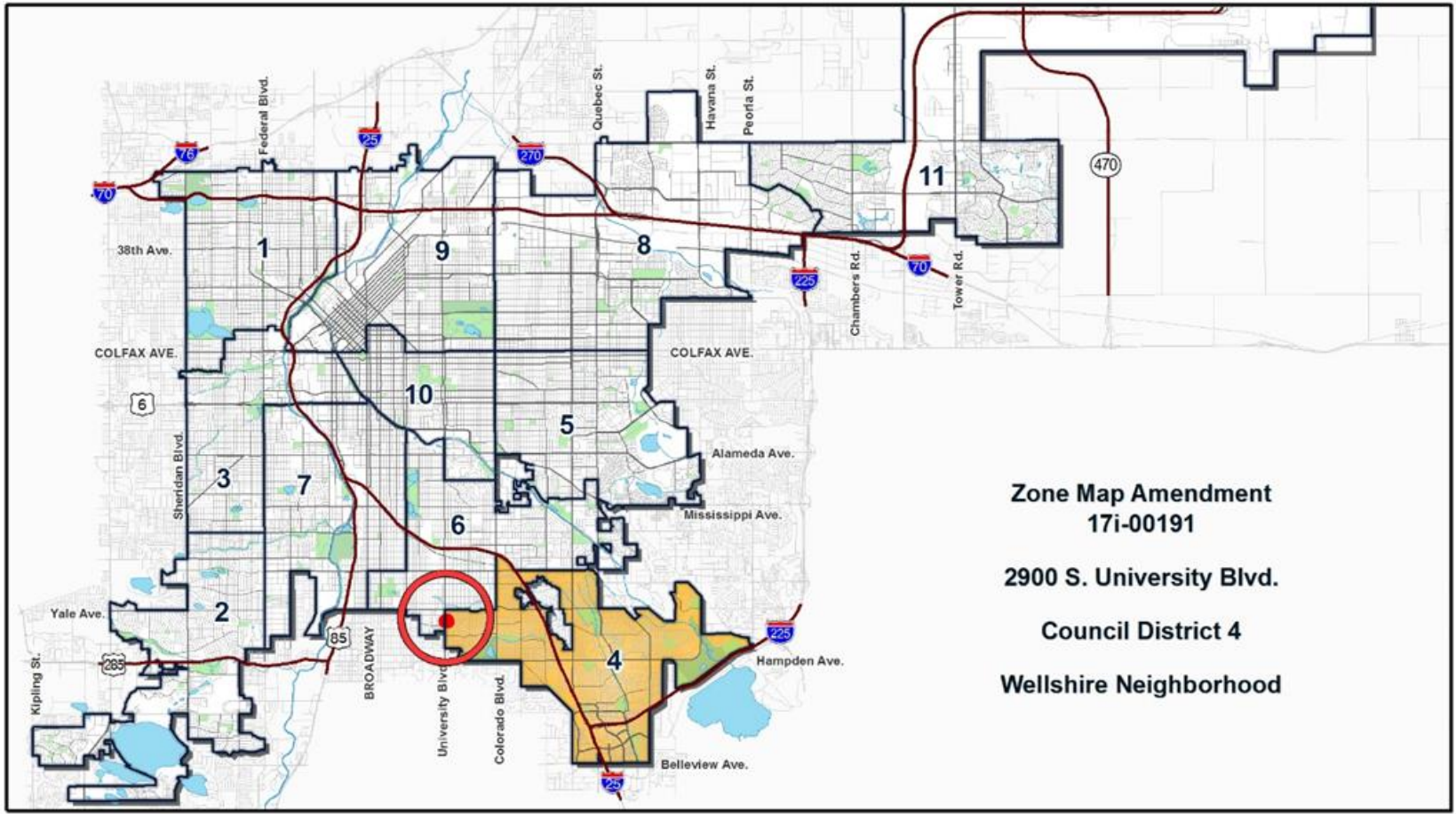
# 2900 S. University Blvd.

Landmark Designation and Proposed Rezoning

Existing Zone District: S-SU-F

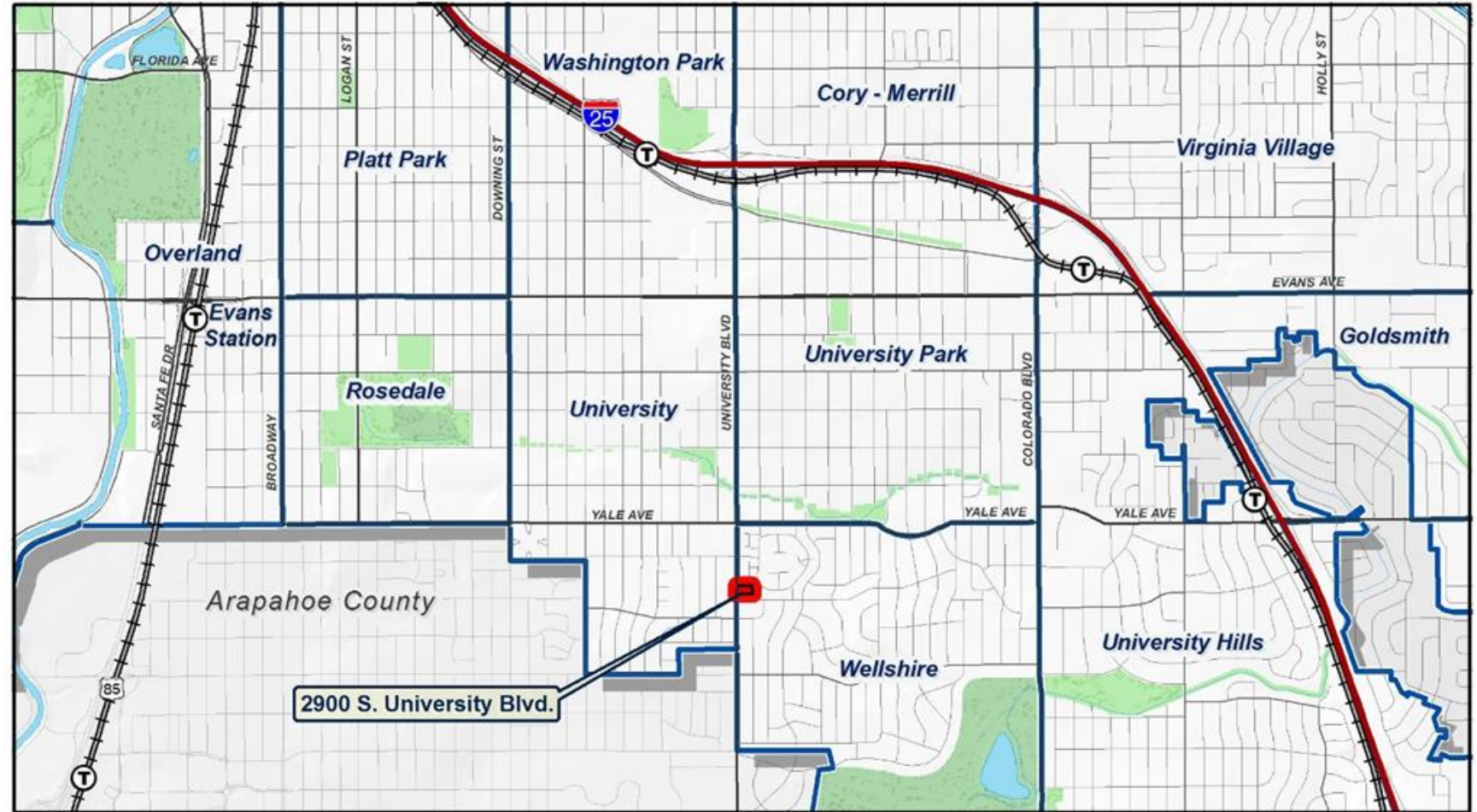
Proposed Zone District: S-SU-F UO-3 with Waiver

# Council District 4



# Neighborhood

- Wellshire
- University Blvd. and Bates Ave.



# 2900 South University Boulevard

## Property Details:

- 0.78 Acres (34,000 square feet)
- Approx. 3,900 Sq. Foot Home
- Built in 1926, prior to incorporation into city

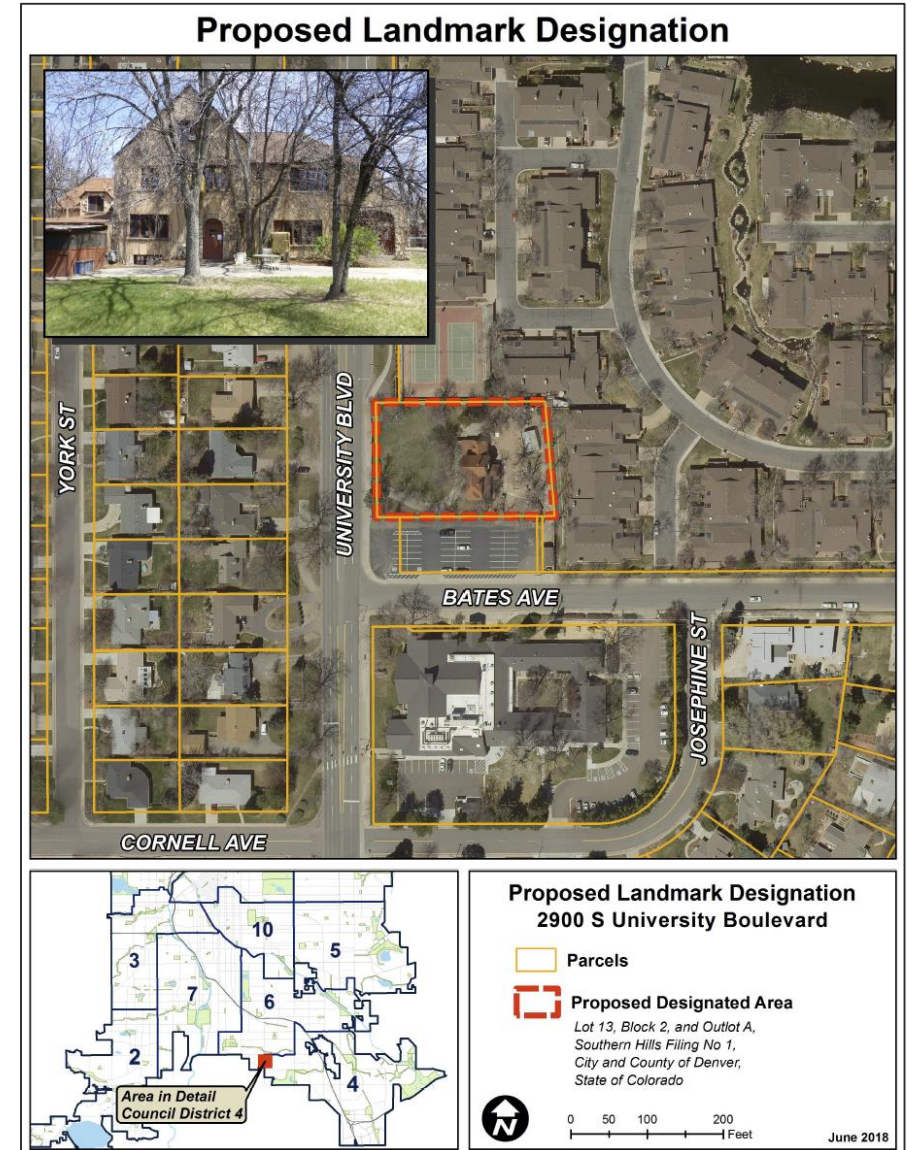
Owner: PPG Homes, LLC / PJ Patierno

Current Zoning: S-SU-F

Current Use: Vacant (recent use: Child Care)

## Request:

- Landmark Designation
- Rezoning to S-SU-F with UO-3 (Historic Structure Use Overlay District) with Waiver to the minimum 5,000 square foot gross floor area requirement for Office and Art Studio Uses





# 2900 S. University Blvd.

Landmark Designation

Process	Date
1. Applicant/Owner Submitted Designation Application	5/21/2018
2. Planning Board (Rezoning, unanimous recommendation of approval)	6/6/2018
3. Landmark Preservation Commission Public Hearing (unanimous recommendation of approval)	6/19/2018
4. LUTI Committee of City Council	6/26/2018
5. Mayor/Council	7/3/2018
6. City Council First Reading (Rezoning)	7/9/2018
7. City Council First Reading (Landmark Designation)	7/30/2018
8. City Council Public	8/6/2018
9. Effective Date	8/9/2018*

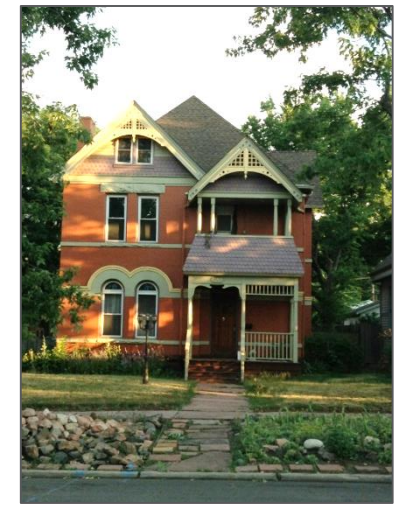


# Landmark Designation Criteria

## Property Required to\*:

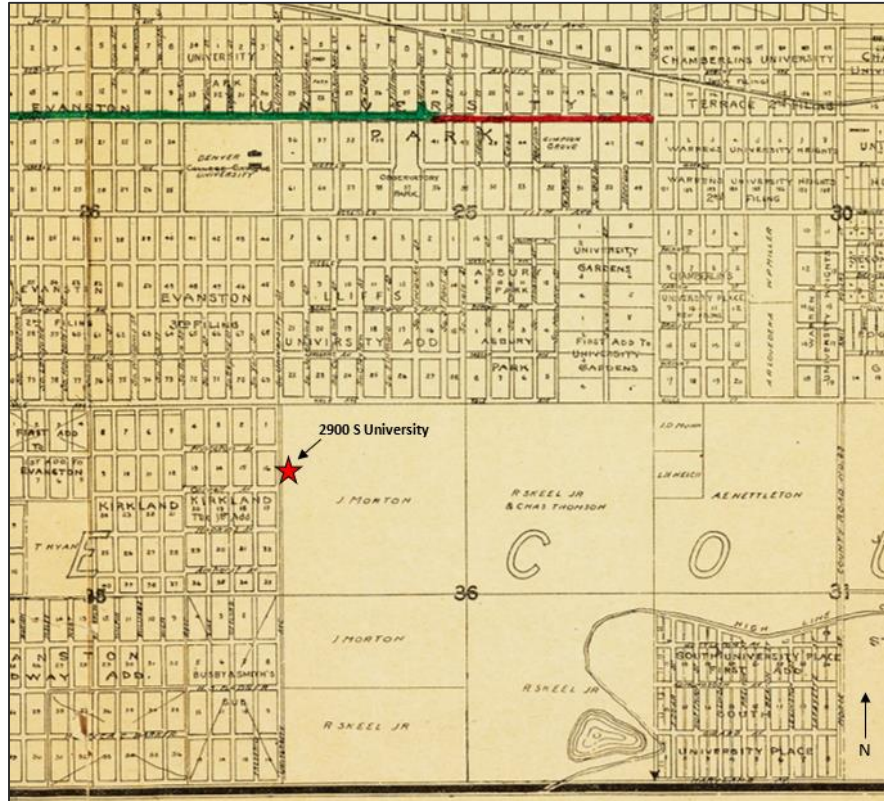
1. Meet a designation criterion in at least 2 of the following categories
  - History
  - Architecture
  - Geography
2. Maintain historic and physical integrity
3. Consider how relates to a historic context or theme

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

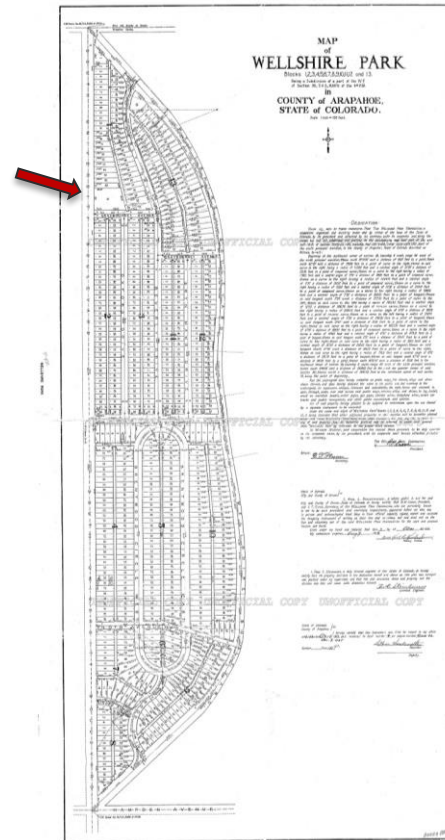


# Landmark Designation Criteria

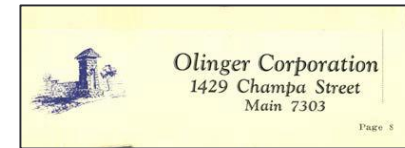
- 1. History – 30 years old, and shall:
  - A. Have direct association with the historical development of the city, state, or nation



1904 Denver Tramway Map



1925 Wellshire Park Plat



1960 Aerial



# Landmark Designation Criteria

2. Architecture – design quality and integrity, and:

A. Embody distinguishing characteristics of an architectural style or type



- French Eclectic Style

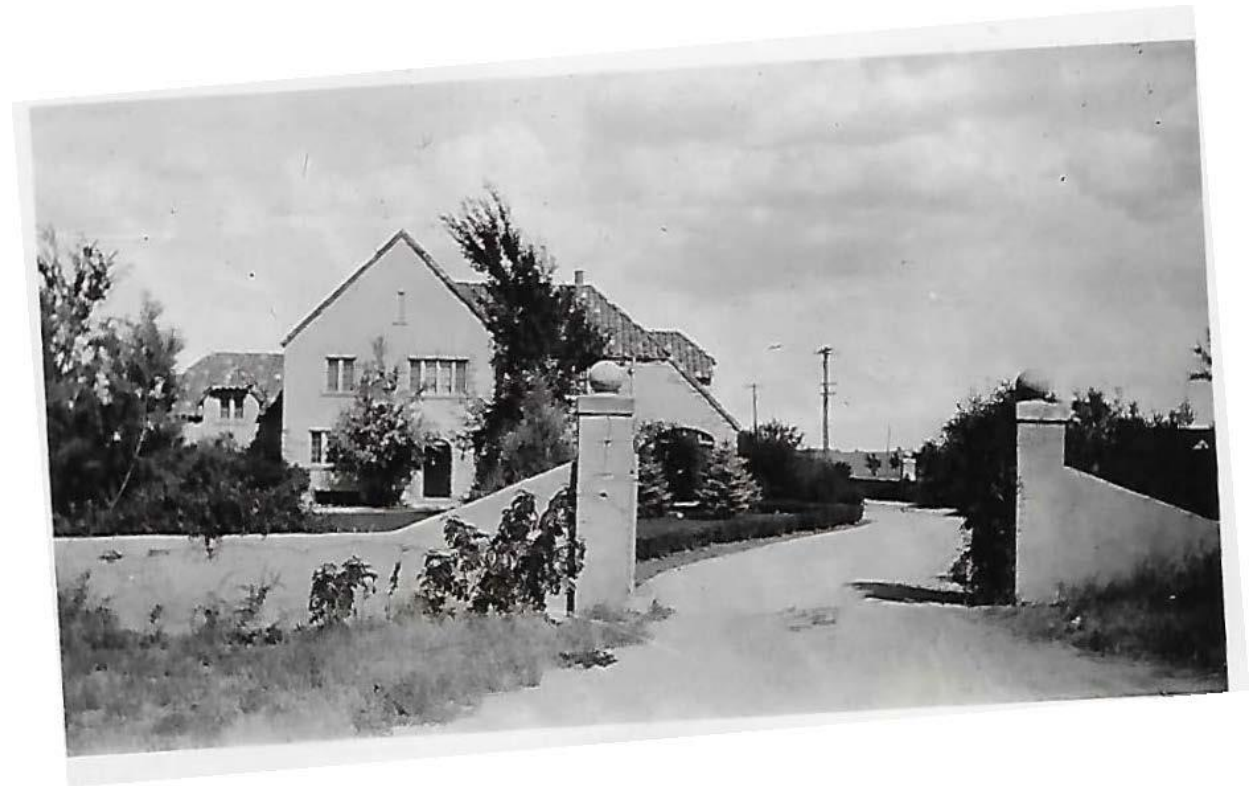
- 1926 construction
- Steeply pitched hipped and gabled combination roofs
- Hipped dormers
- Stuccoed walls
- Stone as whimsical decoration
- Multi-pane windows and French doors
- Entry doorways arches and simple stoops without porches

# Landmark Designation Criteria

## 3. Geography:

B. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

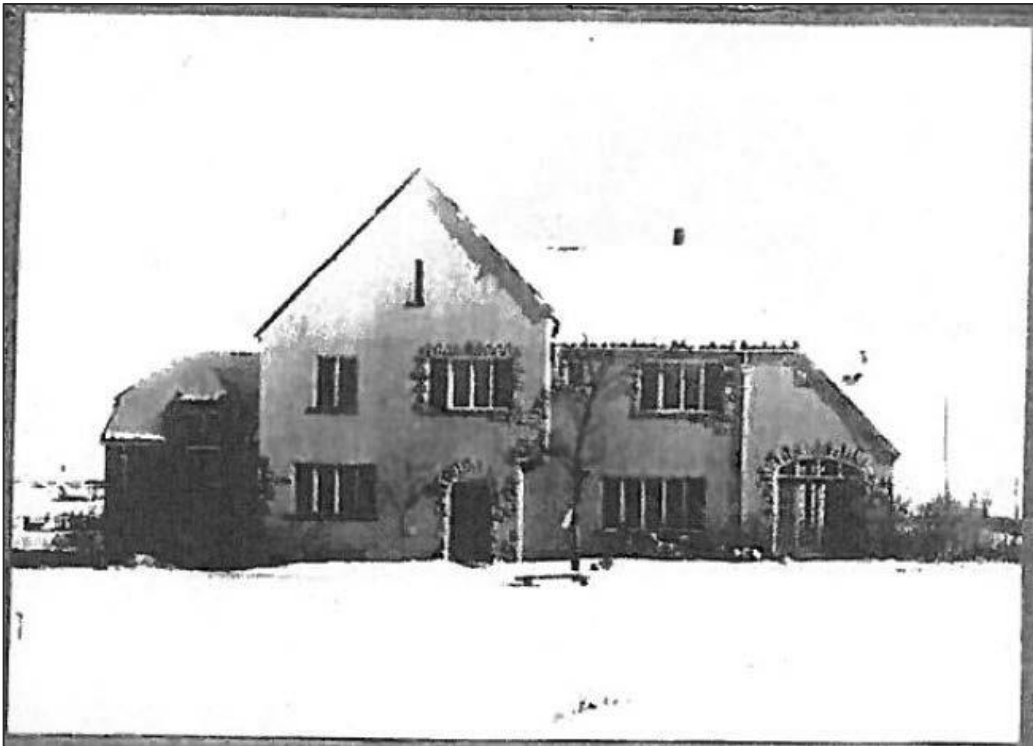
- Rare and distinctive
- French Eclectic
- Rare style in Denver
- Rarer in post-war, ranch neighborhood
- Distinctive style and size for the area



# Landmark Designation Criteria

Maintain its Historic and Physical Integrity

“The ability of a structure...to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”



# Landmark Designation Criteria

Maintain its Historic and Physical Integrity

“The ability of a structure...to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”

- Retains integrity
  - Location
  - Design
  - Workmanship
  - Materials
  - Setting
  - Feeling
  - Association
- Alterations
  - Front porch
  - Small side and rear additions
  - Infilled garage
- Compatible size and material

#### Additions/Alterations Key:

- a. Enclosure of original garage, c. 1930
- b. Rear (East) one story addition, c. 1940
- c. Rear porch enclosure, c. 1960

- d. Addition on northwest corner of house, c. 1960
- e. Wood shed addition, c. 1970



# Landmark Designation Criteria

Chapter 30, DRMC –consider how a structure relates to historic contexts or themes

- Projected development and growth of area
  - Similar to Bonnie Brae
  - High-style homes and golf course
  - Decline and bankruptcy in late 1920s

# Review Criteria

- Meet one designation criterion in two or more categories
  - History
    - 1a. Have direct association with the historical development of the city, state, or nation
  - Architecture
    - 2a. Embody distinguishing characteristics of an architectural style or type
  - Geography
    - 3b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity
- Maintain historic and physical integrity
- Consider how structure relates to a historic context and theme



# 2900 S. University Blvd.

Proposed Rezoning

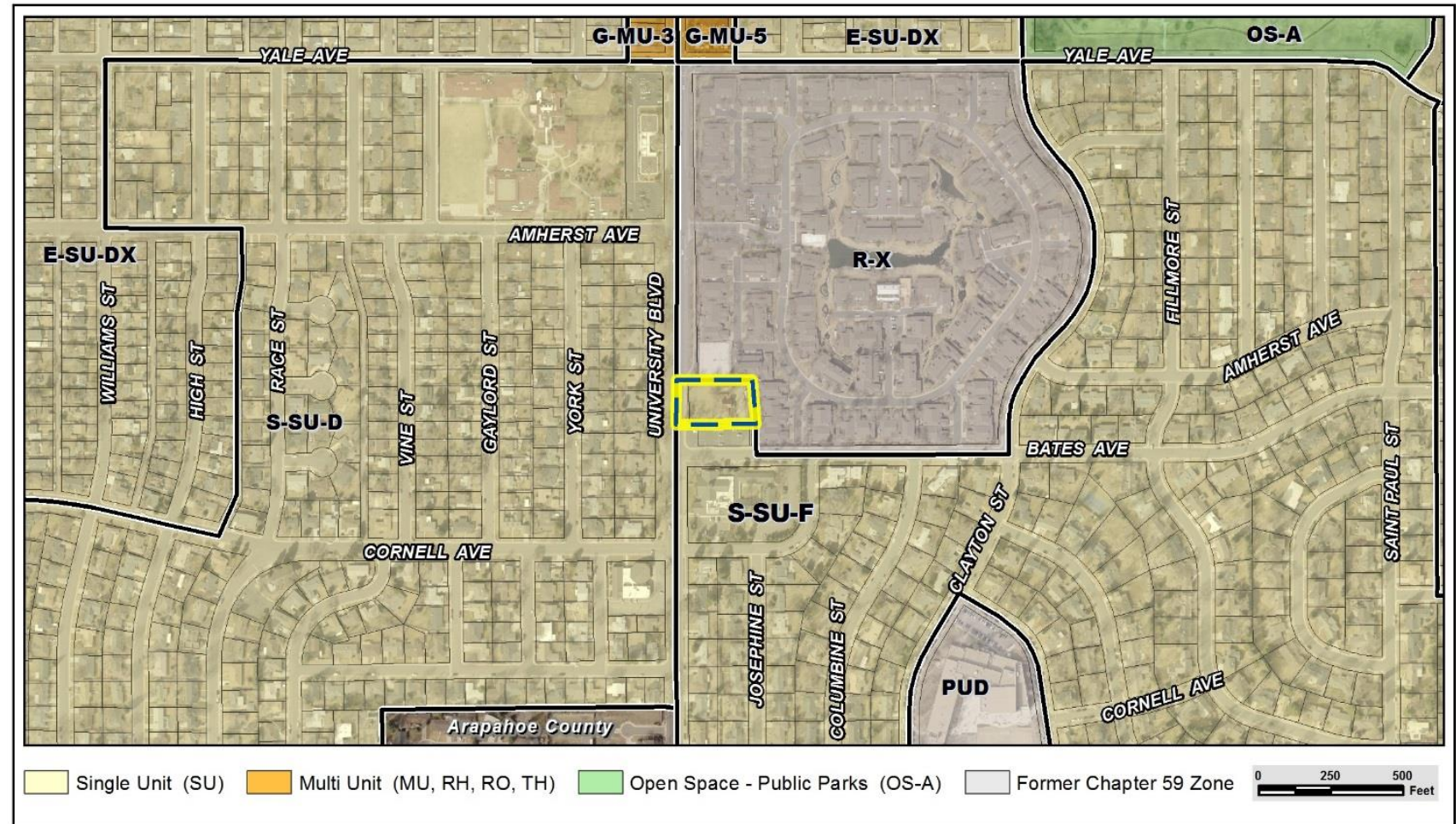
# Existing Context: Zoning

## S-SU-F

- Suburban  
Neighborhood Context,  
Single Unit, Minimum  
Lot Size: 8,500 square  
feet

## Surrounding Districts:

- S-SU-F
- S-SU-D (6,000 sf)
- R-X (FC 59, attached housing)





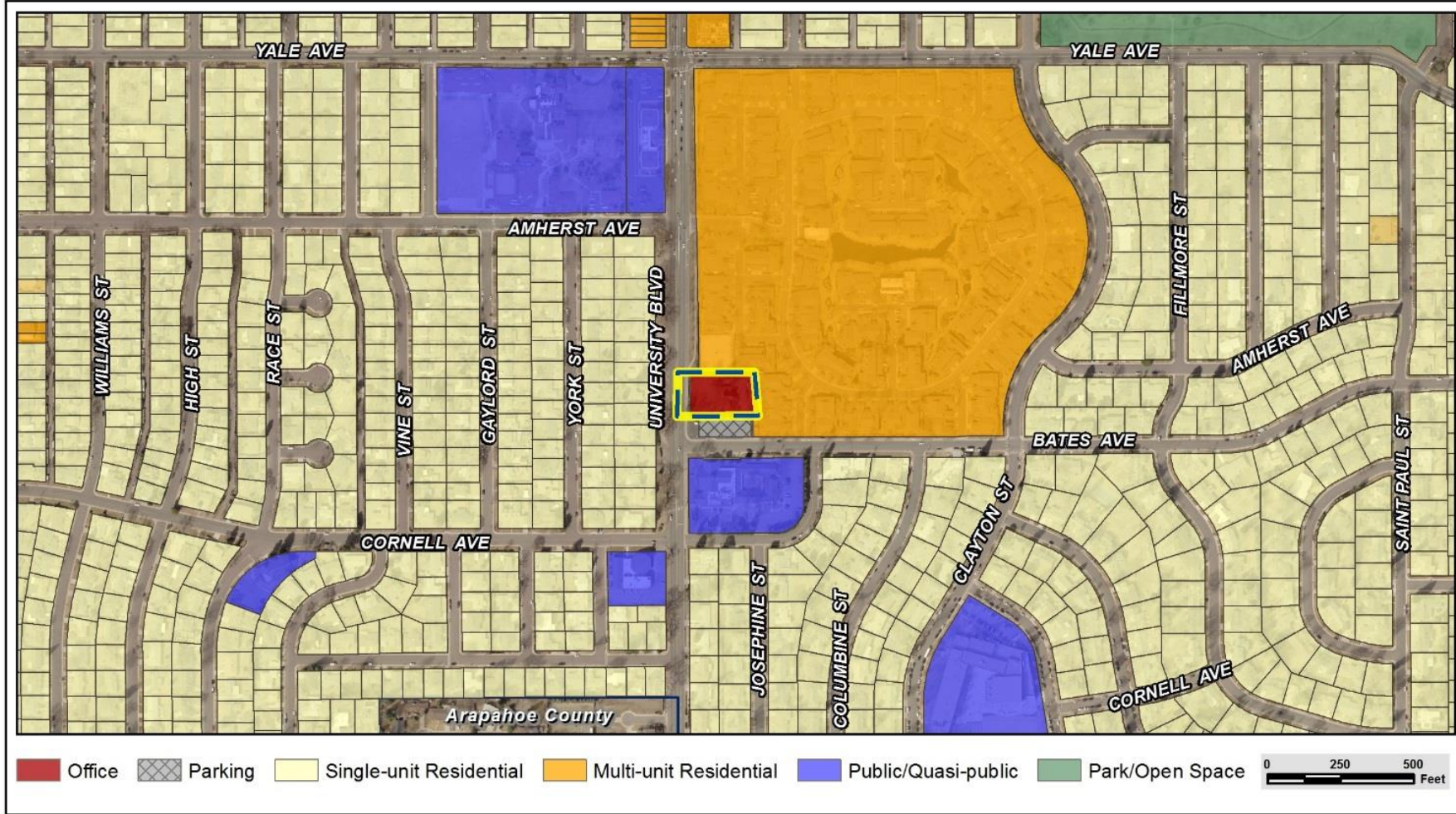
# Existing Context: Land Use

## Subject Property

- Office

## Surrounding

- Single and Multi-Unit Residential
- Public (Churches, Schools)
- Parking



# Existing Context: Block Size, Building Form and Scale



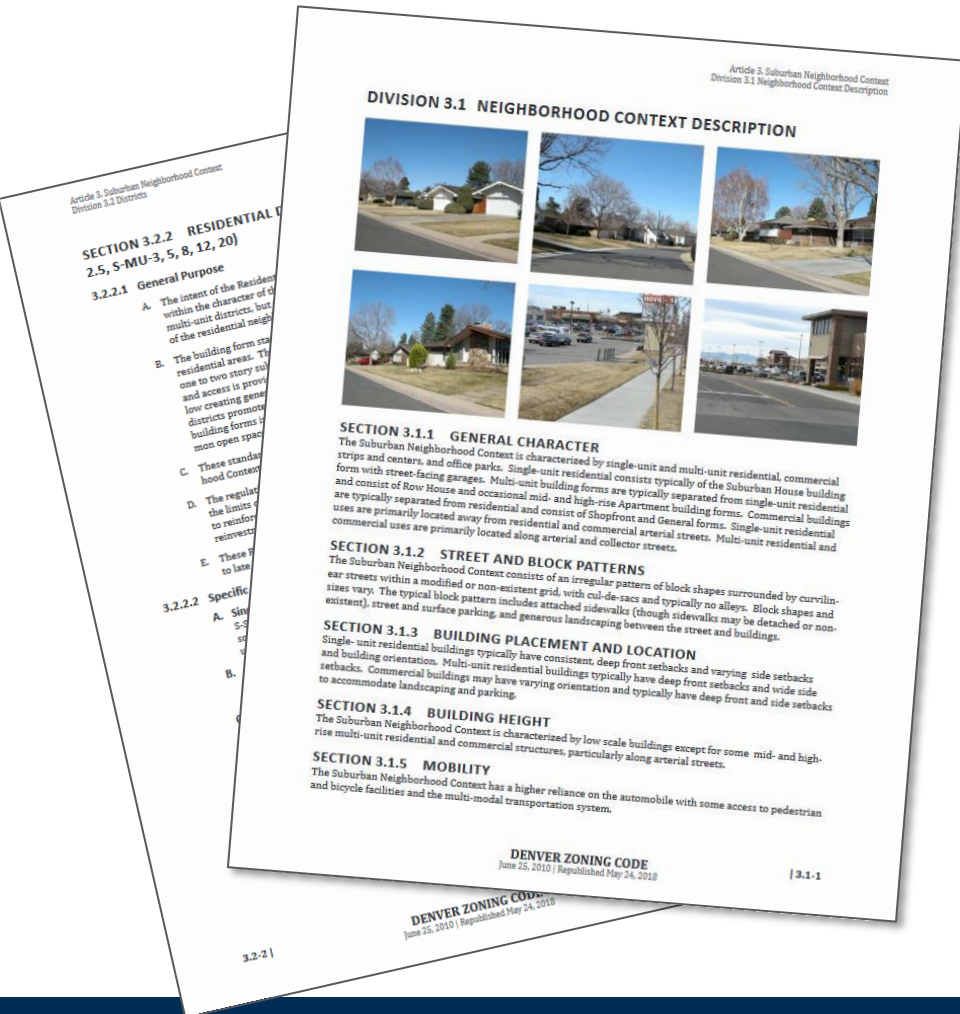


# Proposal: S-SU-F UO-3

with Waiver to the minimum 5,000 square foot gross floor area requirement for Office and Art Studio Uses

## S-SU-F

- Allows suburban houses
- Deep setbacks and lower lot coverage



# Proposal (cont.): UO-3 Historic Structure use Overlay

## UO-3 Historic Structure Use Overlay

- Requires Landmark Designation and underlying residential zone district
- Application 2018L-004
- Intent:
  - Encourage continued use and preservation by permitting limited nonresidential uses
- Permitted Uses:
  - Office (except dental/medical or clinic)
  - Art Studio
  - Bed and Breakfast Lodging
- Limitations:
  - Parking
  - Signs
  - Events



Example application of UO-3 overlay, 733 E. 8<sup>th</sup> St.

# Registered Neighborhood Organizations

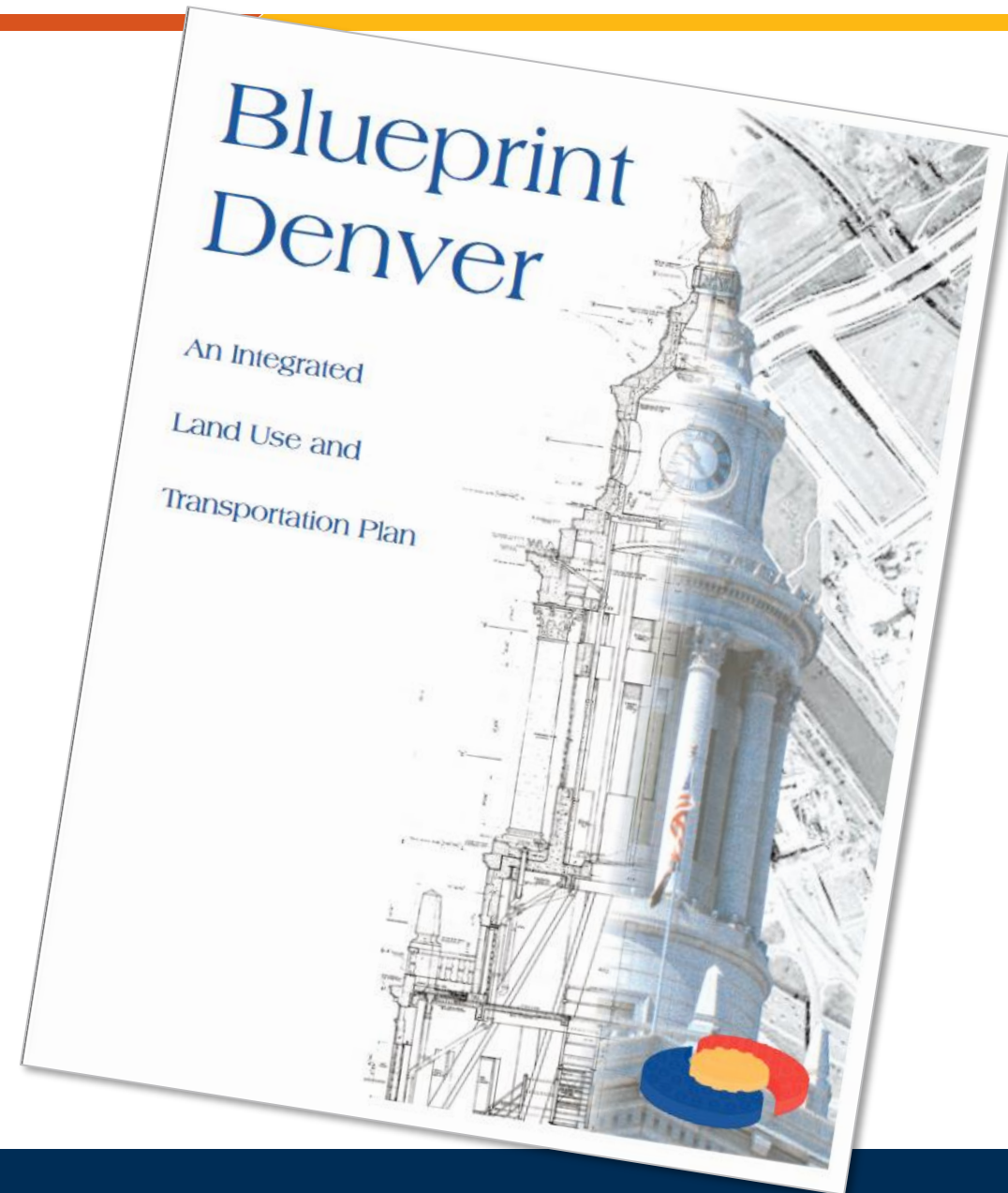
- University Neighbors
- Cherry Hills Vista Community Association
- Southern Hills Community Association
- Inter-Neighborhood Cooperation

## Public Comment

- Appraisal document

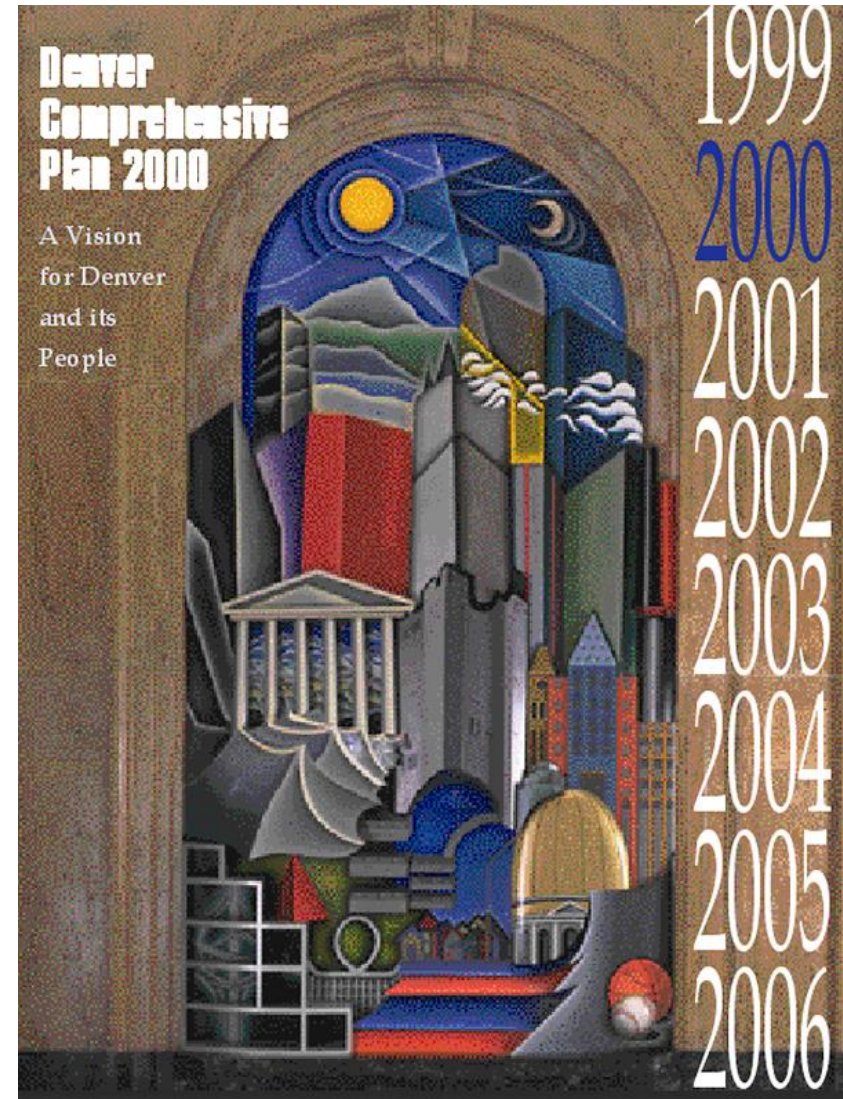
# Review Criteria for Rezoning

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



# Review Criteria: Consistency with Adopted Plans

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)





# Review Criteria:

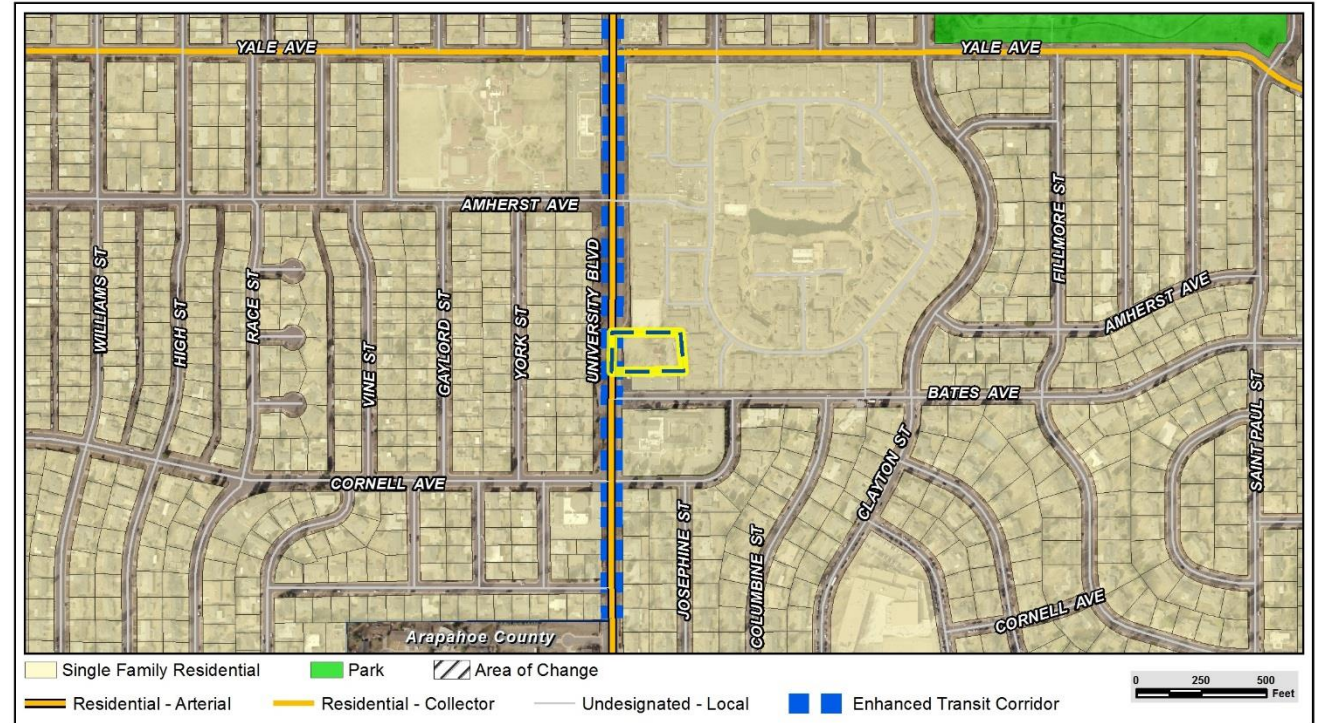
## Consistency with Adopted Plans

### Comprehensive Plan 2000

- Denver's Legacies Strategy 1-B: *Promote standards and incentives for design that enhance the quality and character of the city, including the preservation of significant historic structures and features.* (p. 98)
- Denver's Legacies Objective 7: *Support historic preservation in neighborhoods.* (p. 101)
- Denver's Neighborhoods Strategy 1-C: *...Continue City support for public art and historic preservation as a focus for neighborhood identity and pride.* (p. 150)

# Blueprint: Future Land Use

- Single Family Residential
- Area of Stability
  - “Includes most of Denver’s residential neighborhoods and their associated commercial areas”
  - “identify and maintain the character of an area while accommodating some new development and redevelopment.”



# Waiver Request

Encouraging Rehabilitation requires departure from UO-3's 5,000 square foot minimum size threshold to allow permitted uses in the overlay

Consistent with CPD Policy for use of waivers

- Historic Preservation staff have noted some structures under threshold could be appropriate
- Department committed to resolving more broadly in a future text amendment.

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request will result in uniform application of the S-SU-F zone district's building form, use and design regulations, and the regulations of the UO-3 Historic Structure Use Overlay
3. Further Public Health, Safety and Welfare
  - Proposal will improve the general welfare of the community by facilitating the rehabilitation and preservation of a historic structure while respecting the single-unit, low-scale character of the surrounding area.
4. Justifying Circumstances
  - “It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.”
  - Allow for the rehabilitation and adaptive reuse of a unique, historic structure that has been used for nonresidential purposes for several decades.

# Review Criteria

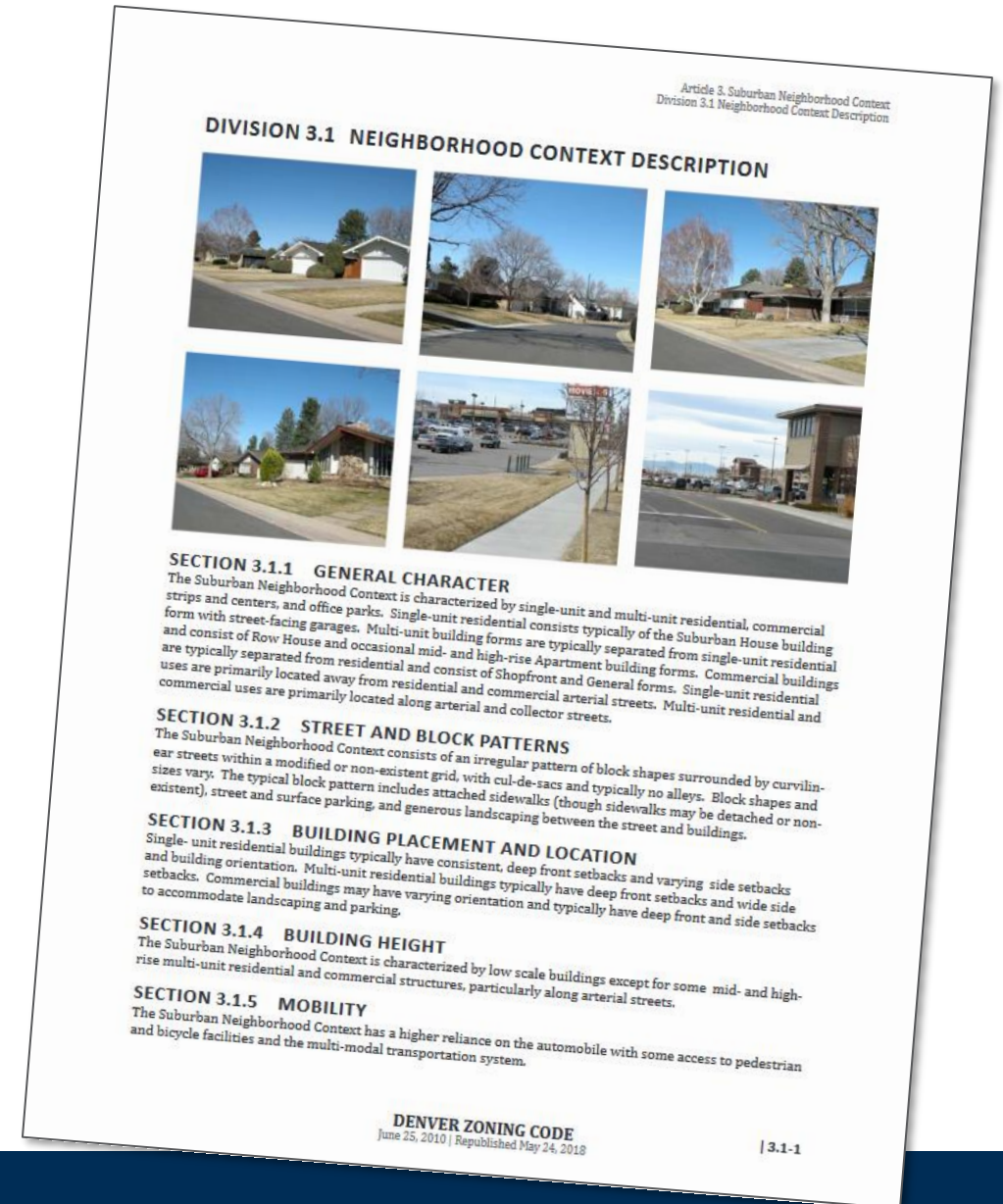
## 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

### Suburban Neighborhood Context

- Appropriate for single and multi-unit residential, commercial strips and centers, and office parks.

### Single-Unit Zone District

- Pattern of suburban houses on larger lots



# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent