



DENVER
THE MILE HIGH CITY

630-638 East 16th Ave

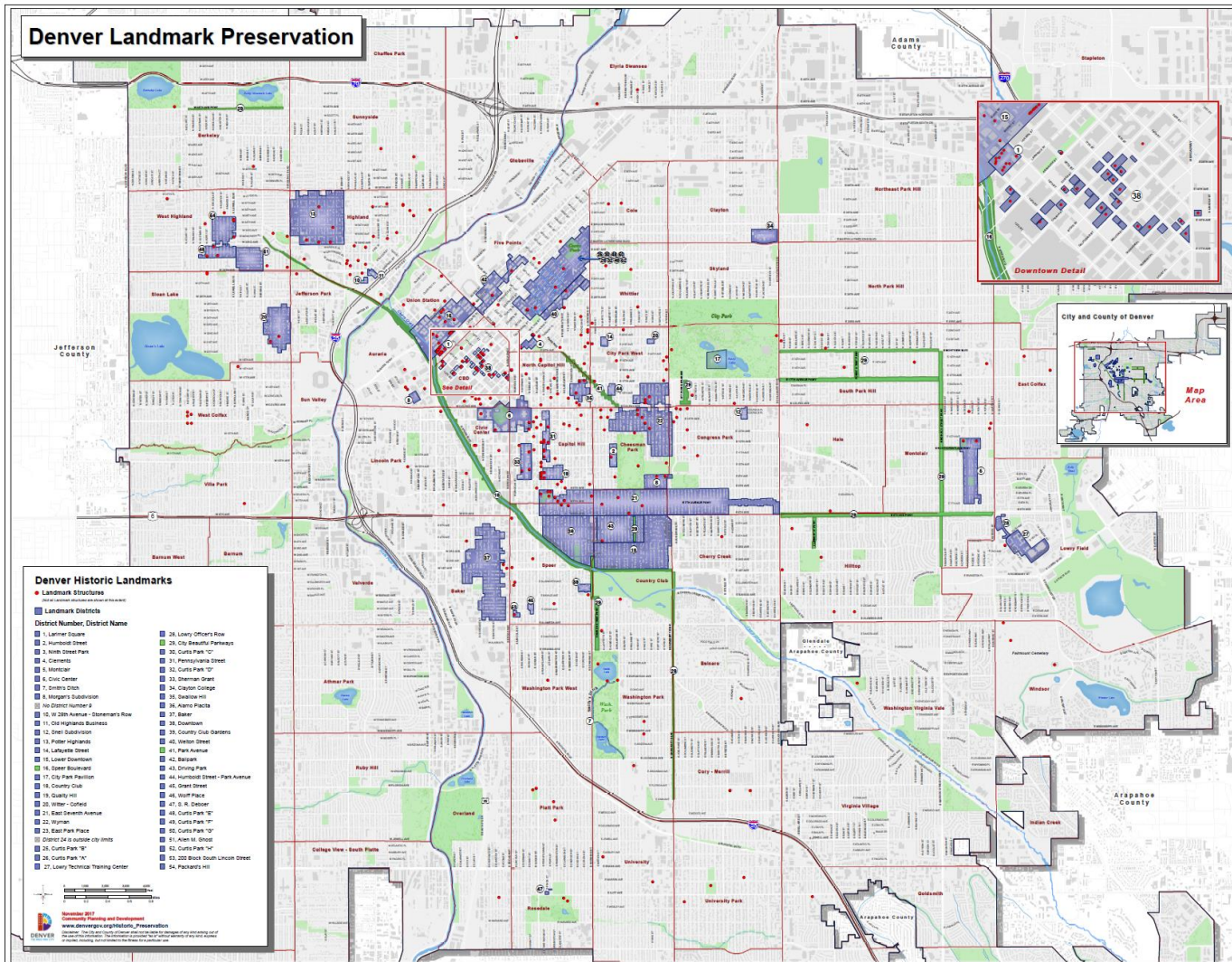
Essex Apartments

Landmark Designation Application

City Council Public Hearing
November 5, 2018

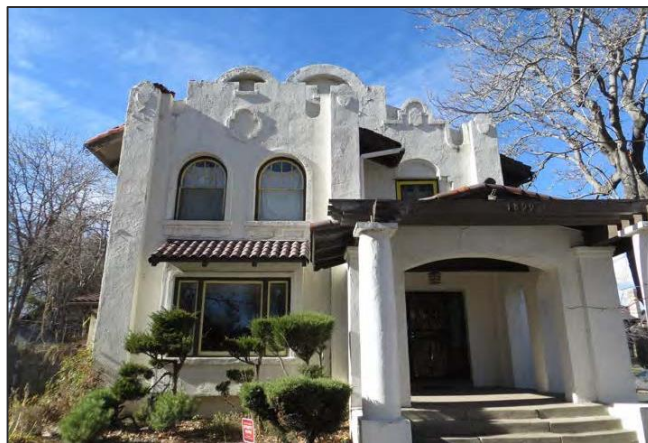
FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Denver Landmarks and Districts



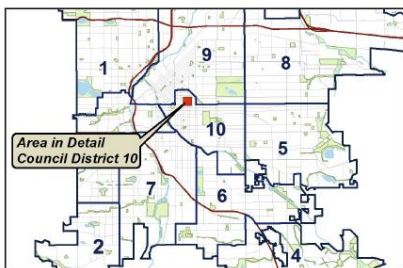
- **1967 Ordinance**
 - Designate, preserve, and protect
 - Foster civic pride
 - Stabilize and improve aesthetic and economic vitality
 - Promote good urban design
- It is the sense of the council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and ignoring the destruction or defacement of such cultural assets.”

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
 - Have a place of business in Denver

Proposed Landmark Designation



Proposed Landmark Designation Essex Apartments 630 - 638 E. 16th Ave.

-  Parcels
-  Proposed Designated Area

*Lots 37 and 38, Block 336
Clement's Addition
City and County of Denver*

September 2018

- Owners
 - Ben Gearhart
- General Location
 - Corner of 16th Ave and Washington St
 - North Capitol Hill neighborhood
- Council District
 - #10, Wayne New
- Blueprint Denver
 - Area of Change
- Current Zoning
 - G-RO-3

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. LPC consider how relates to a historic context or theme

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)



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

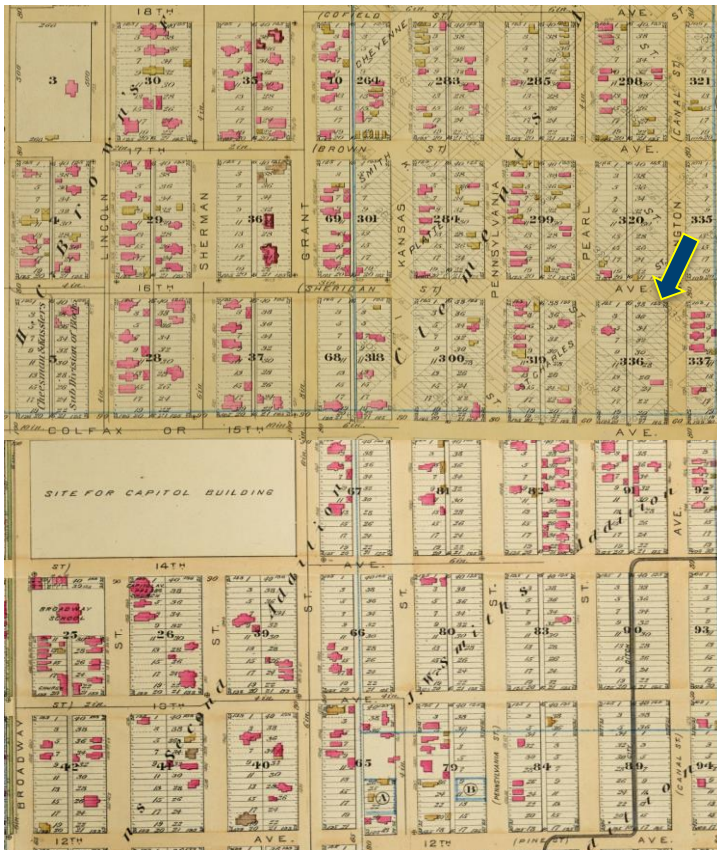
2. Architecture – design quality and integrity, and:

- 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

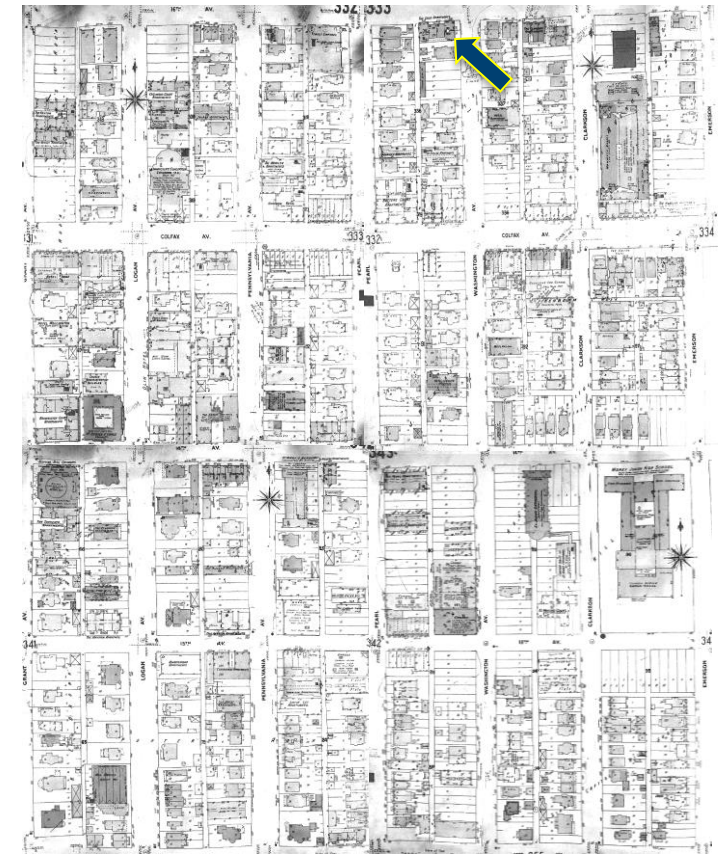
1. History – 30 years old, and shall:
 - A. Have direct association with the historical development of the city, state, or nation



1887 Robinson's Atlas



1905 Baist Map



1904/25 Sanborn Map

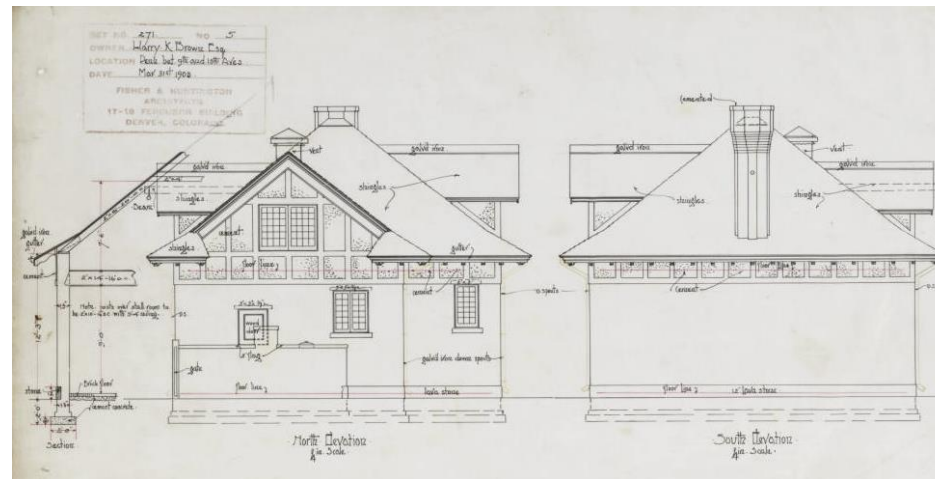
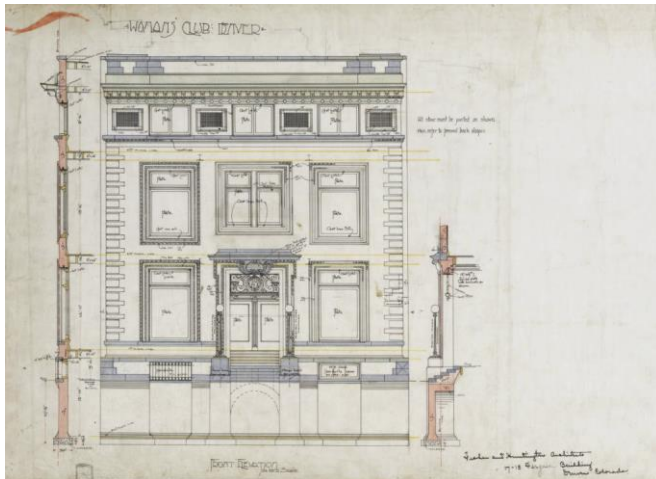
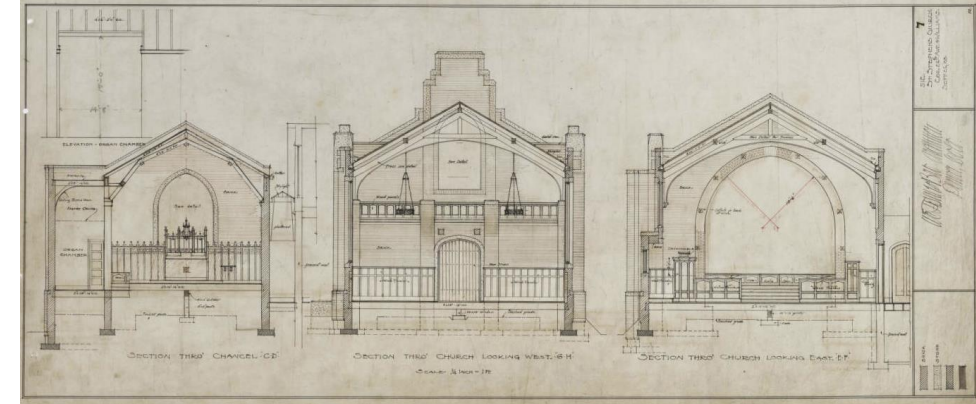
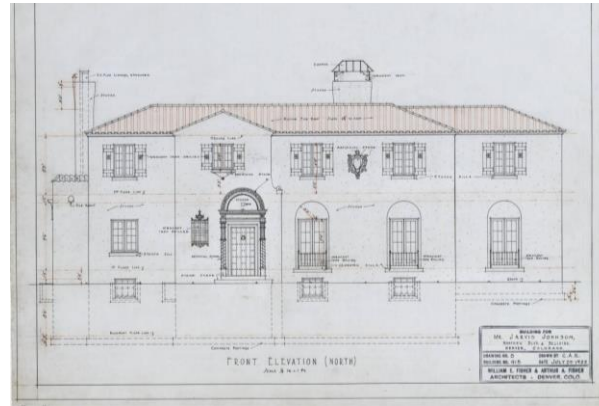
1. History – 30 years old, and shall:

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



- Wealthy move out of urban core
 - Away from pollution from industry
 - Near the state capitol
 - Cap Hill mansions to showcase wealth
- Middle class followed
 - Apartments provide affordable option
 - Upgrade from boarding houses
 - Trolley lines provide affordable transportation

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



2. Architecture – design quality and integrity, and:

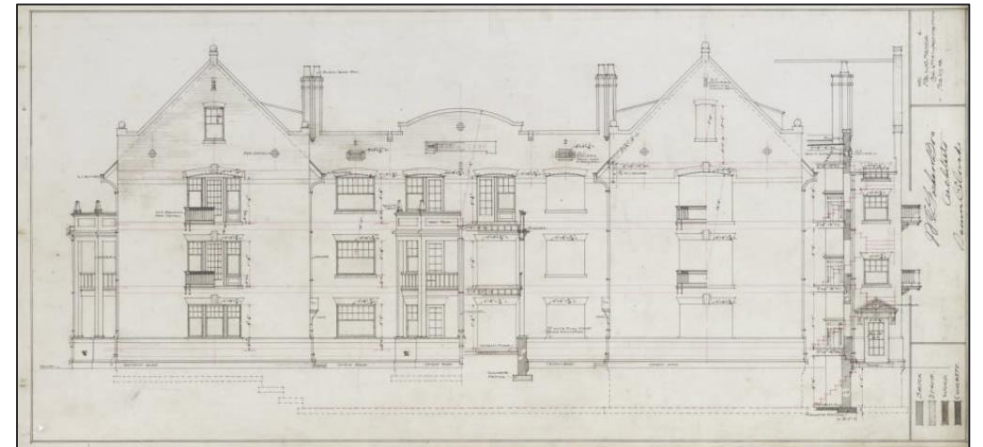
B. Be a significant example of the work of a recognized architect or master builder

- William Fisher

- Prominent and prolific Denver architect
 - Well known Denver firm – Fisher and Fisher
- Designed numerous buildings
 - Multiple types – residential, commercial, institutional
 - Varied architectural styles

- Essex Apartments

- Early commission in Fisher's career
- One of first apartments



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
- Minimal alterations
 - Porches removed
 - Front porch being reconstructed
 - Part of Federal Tax Credit project
 - East elevation doors converted to windows



Ca. 1912 – DPL collection



LPC considered how a structure relates to historic contexts or themes



- Growth and expansion of Denver
- Late 19th and early 20th Century
 - Construction of state capitol
 - Led to development of Capitol Hill area

- 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
 - 2b. Be a significant example of the work of a recognized architect or master builder
- Maintain historic and physical integrity
- LPC considered how structure relates to a historic context and theme

LPC Vote: 6-0

“To recommend landmark designation based on History Criterion 1a and Architecture Criteria 2b.”