
3435 Albion Street

Land Use, Transportation, and Infrastructure Committee

Kara Hahn, Principal City Planner

March 29, 2022



3435 Albion Street



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Location

- Council District # 8
- Northeast Park Hill neighborhood

Zoning

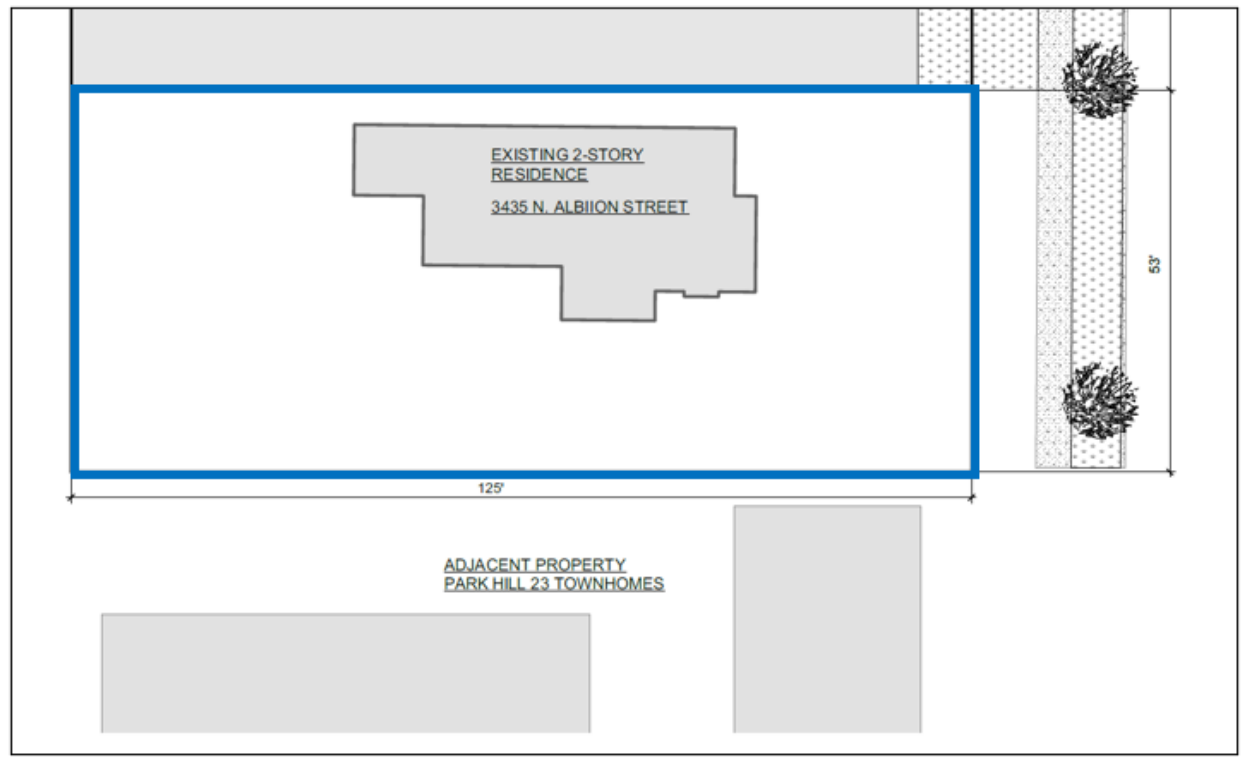
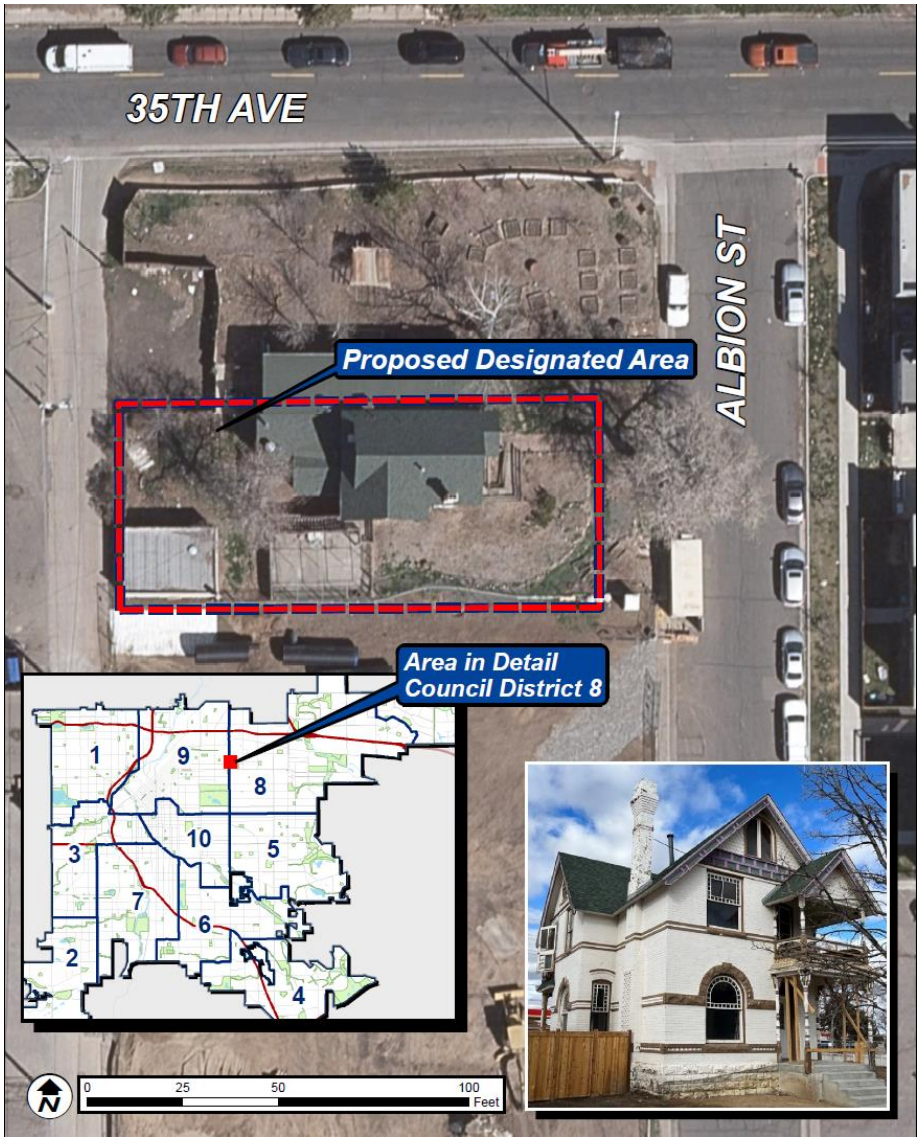
- PUD 539
- Rezoning to E-MX-2x

Owner and Applicant

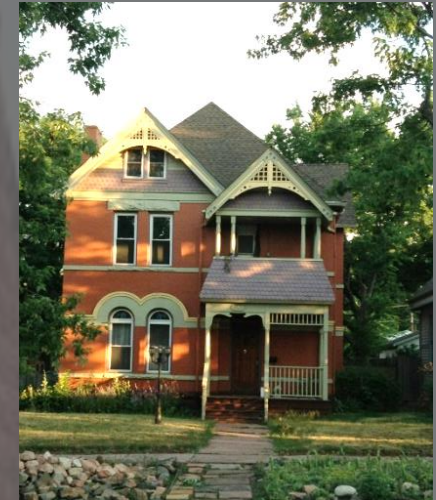
- Owner – 3435 Albion LLC
- Applicant – Steve Davis



Landmark Boundary



Landmark Designation Eligibility



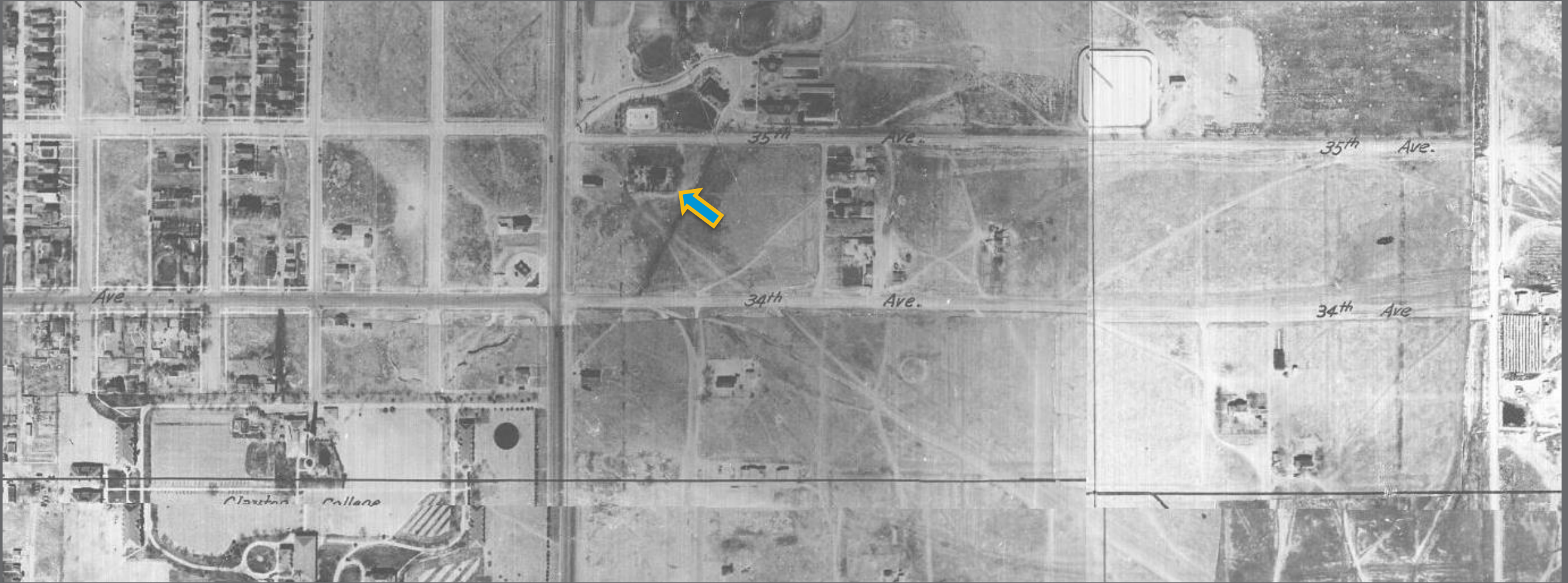
The structure or district must meet the following criteria *:

1. The structure maintains its integrity
2. The structure is more than 30 years old, or is of exceptional importance
3. The structure meets at least three of ten criteria
4. The LPC considers the structure's historic context

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

Landmark Designation 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;**
- D. It is a significant example of the work of a recognized architect or master builder;
- E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
- F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;**
- H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- I. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- J. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.



A. Direct association with a significant historic event or with the historical development of the city, state, or nation

- Early residential buildings in rural plains
 - Representative of a time when this area of North Park Hill was on the edge of Denver
 - Straddling an urban and rural setting



Ca 1920



Ca 1916

A. Direct association with a significant historic event or with the historical development of the city, state, or nation

- Roe Family used surrounding land for farming
 - Amenities were absent through initial decades
 - Remained as the area eventually developed through the 1950s

C. Embodies the distinctive visible characteristics of an architectural style or type

- Distinctive characteristics of Queen Anne style
 - Steeply pitched roof with cross gable
 - Dominant front facing gable
 - Asymmetrical appearance
 - Two-story porch
 - Detailing avoid smooth wall
 - Dogtooth brick work
 - Stone and brick belt courses
 - Decorative wood elements
 - Vergeboards
 - Spindles
 - Smaller decorative windowpanes





G. Promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

- Distinctive physical characteristics
 - Surrounding neighborhood
 - Tudor Revival from 1920s and 1930s
 - Minimal Traditional from 1940s and 1950s
 - Recent larger-scale development
 - Stylistic elements are typically more minimal
 - Elaborate Queen Anne house stands out
 - Extensive detailing and distinctive characteristics

G. Promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

- Rarity
 - Northeast Park Hill and greater Park Hill neighborhood
 - Few houses of the same vintage
 - Northeast Park Hill
 - McCoy House (1889) - small Victorian cottage a block south
 - Greater Park Hill neighborhood
 - Handful of homes constructed before 20th century





Integrity

- Rear alterations
 - Do not detract from Queen Anne Style and detailing
- Maintains all aspects of integrity
 - Original location
 - Design, materials, and workmanship
 - Feeling, setting, and association



Historic Context & Period of Significance

- Property associated with initial platting of North Division of Capitol Hill
 - Speculation construction of house in 1889
 - Economic collapse in 1893
 - Slower redevelopment in first half of the 20th century
- Rural setting for the first several decades
 - Surrounding land used as small family farm by the Roes
 - Family members remained in the house until post-war era
- Period of significance extends through their ownership
 - Longest tenured owners - sold in 1953

Landmark Designation Review Criteria

- Over 30 years of age
- 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;
 - C. It embodies the distinctive visible characteristics of an architectural style or type;
 - G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- Retains Integrity
- LPC considered the historic context

Landmark Preservation Commission unanimously recommended approval

CPD staff recommends approval