



3535 E 26th Ave. Pkwy.

Denver City Council

Kara Hahn, Landmark Planning & Regulatory Supervisor
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3535 East 26th Ave. Pkwy.

Location

- Council District # 9
- Skyland neighborhood

Zoning

- E-SU-DX

Owner and Applicant

- Dr. Renee Cousins-King



Proposed Boundary

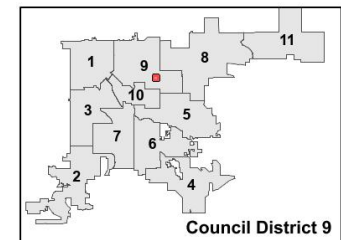


Proposed Structure for Local Landmark Designation

3535 E 26th Ave. Pkwy., Denver, CO 80205

 Landmark Designation Area

 Parcel Boundary



Who Can Apply for Designation?

Community-driven process

- Property owner
- Community Planning & Development manager
- City Council Member
- Three residents of Denver





Landmark Designation Eligibility

Structure(s) must meet following *:

1. Maintains integrity
2. More than 30 years old, or is exceptionally important
3. Meets at least three of ten criteria
4. LPC considers historic context

*Per Landmark Ordinance (Chapter 30, DRMC)

Designation Criteria: Meets 4 out of 10

History

A. Historic development of city

B. Recognized persons who had influence on society

C. Visible characteristics of architectural style or type

Architecture

D. Significant example of recognized architect or master builder

E. Significant innovation or technical achievement

F. Familiar feature of neighborhood, due to physical character

Geography

G. Understanding of urban environment through physical characteristics or rarity

H. Cultural understanding of how the site was used by past generations

Culture

I. Physical attribute that is source of pride or cultural understanding

J. Social movements, institutions, or patterns of growth that contributed to culture

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

- Nora Harris
 - American Woodmen Association
 - Fraternal and mutual aid organization
 - Life insurance and mortgages
 - Claims department manager
 - Board of directors Denver chapter of NAACP
 - Cosmopolitan Club of Denver
- Frank Harris
 - Denver's first recognized Black landscape designer
 - Highly regarded, 1920s – 1960s
 - Commercial, institutional, and private properties

Mr. Frank Harris Lays A Solid Foundation

FRANK HARRIS

The title of this romantic story might be "From Log Cabin to White House, or "All for the Love of Flowers. Frank Harris, landscape gardener, was born in an Oklahoma log cabin, but because he loved flowers so well he now resides in his own castle surrounded with the flowers he loves, and people from far and near come only to admire this home which gleams white in the sunlight in the midst of a green carpet and having a beautiful background. A pretentious home located at 2256 Franklin.

Among the outstanding accomplishments of his work to be seen in Denver are the landscapes at National Jewish Hospital, 3509 E. Colfax; Colorado Women's College; Park Hill Golf Club, 49th and Colo. Blvd.; Clayton College, 29th and Colorado Blvd.; Sportland Beach, 32nd and Colorado Blvd.; Bonfield-Berryman, 720 W. Wadsworth Place, and many others. Literally hundreds of homes throughout this part of the state reflect the handwork of this lover of lovely flowers, and it is said by many that his work is easily discernible by its excellency and the taste shown in his plans.

Romance came into his life when he had finished the landscaping at the American Woodmen building, 2130 Downing Street. Among those who stopped to admire his work was Miss Nora Cole, graduate of a Texas college and employed in the certificate department of the American Woodmen office. Although she had more interest in the landscape work than its author, in time he won the young lady's heart. That was three years ago. However, in October, 1936, work began on the home which Mr. and Mrs. Harris had designed in their own minds, and in April, 1937, the loveliest cottage in Denver was completed. Centered in a sea of green grass and surrounded by an abundance of flowers, Mr. Harris with the assistance of his good wife has realized a life's ambition. He had dreamed of erecting a house according to his own idea of beauty and in expression of the kind of beauty he himself had loved so long.

When this interview was being taken from the persona facing the beautiful flower garden, Mr. Harris was asked the absurd question, "When you are not working what is it you like to think about, that is, what is your hobby?" He replied, "Flowers, beautiful shrubbery, new ideas for creating new beauty. When I have nothing else to do I do flowers."

Some persons have been heard to imagine that Mr. Harris has bitten off more than he could chew in this \$12,500 project. There is where he is smarter than his critics. Not only has he the joy of living in this beautiful place, but it is the best advertisement for the kind of work he is doing he could possibly devise. Long before the writer was through with the interview, three big automobiles drove up and well-dressed people walked about the place waiting to see this man whose magic has turned waste into beauty, simply because away back in Oklahoma, Frank Harris learned to love flowers and the beauties of nature.

DAUGHTER ELKS IN TOWN

Madames Loretta Pritchard, J. O. Madson, John Kelley of Temple No. 3, Wichita, Kansas, are the very pleasant guests of Mr. and Mrs. Macbeth, 1832 Marion Street. They in form conditions are much improved in Wichita and the people are hopeful of the future.

Fred Lee Sr., father of Fred Lee, foreman of the works of the Lincoln Press Printers spent a few days here accompanied by a friend. Rumor has it that Mr. Lee came to witness the betrothal of his son to one of our fashionable widows and will make the happy couple a presentation of a 1938 Packard sedan or coupe if this is true. Mr. Lee's friends are wondering if the Lincoln Press will be able to retain the invaluable services of "Sir" Fred Lee, foreman or if he will

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

- Dorthy and Charles R. Cousins
 - Charles more visible in business, Dorthy partner
 - Real estate business, Five-Points
- Civic Realm
 - Owl Club of Denver
 - Students at Manual High School and Cole Junior High School
 - American Red Cross
 - Friends of the Denver Public Library
 - Church of the Holy Redeemer



C. Embodies the distinctive visible characteristics of an architectural style

- Custom Designed Ranch Style
 - One-story, horizontal profile
 - Low-pitched roof, wide overhanging eaves
 - Minimal front porch
 - Large picture windows
 - Brick construction
 - Attached two-car garage
 - Open flow of kitchen, living & dining rooms



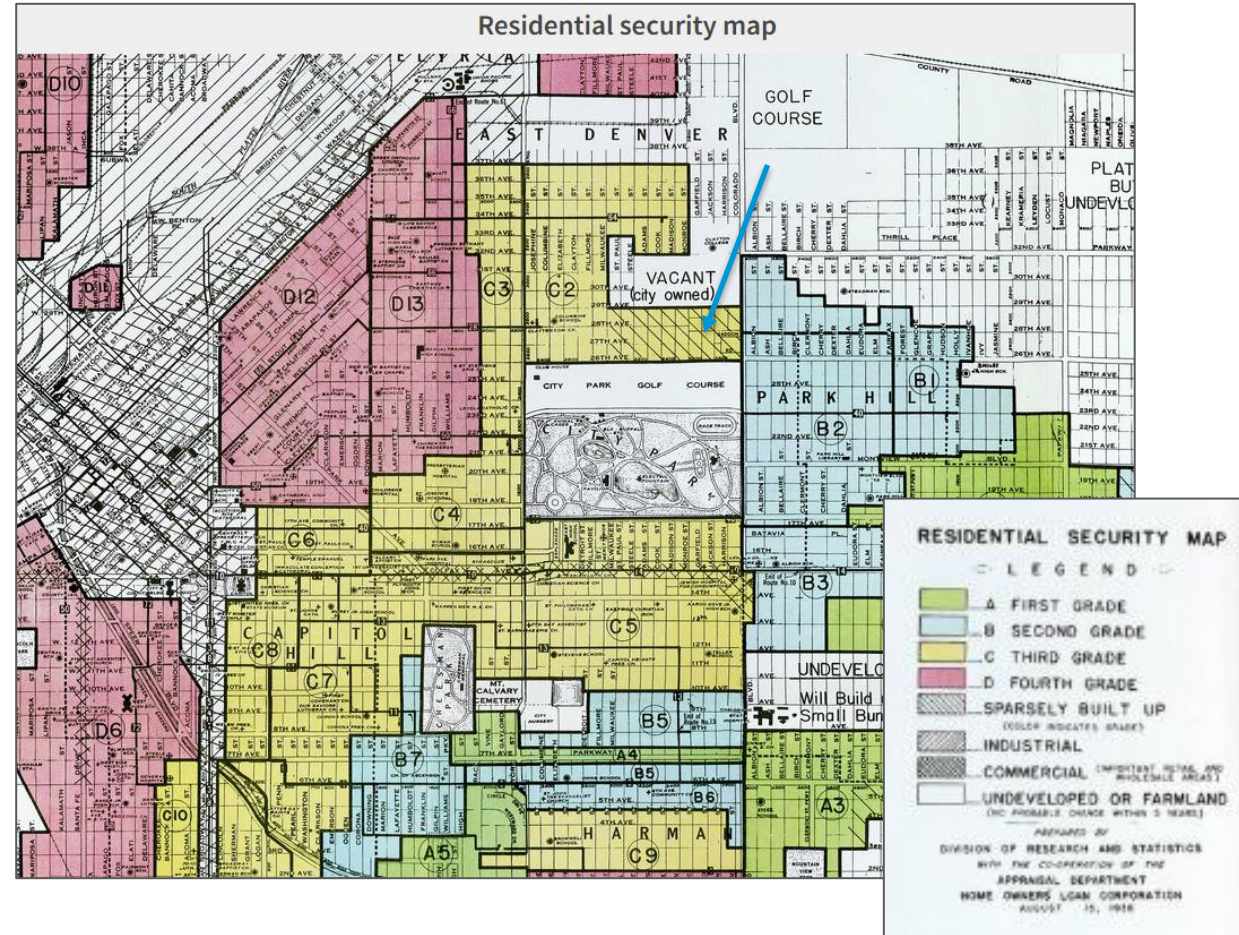
D. Significant example of the work of a recognized architect or master builder



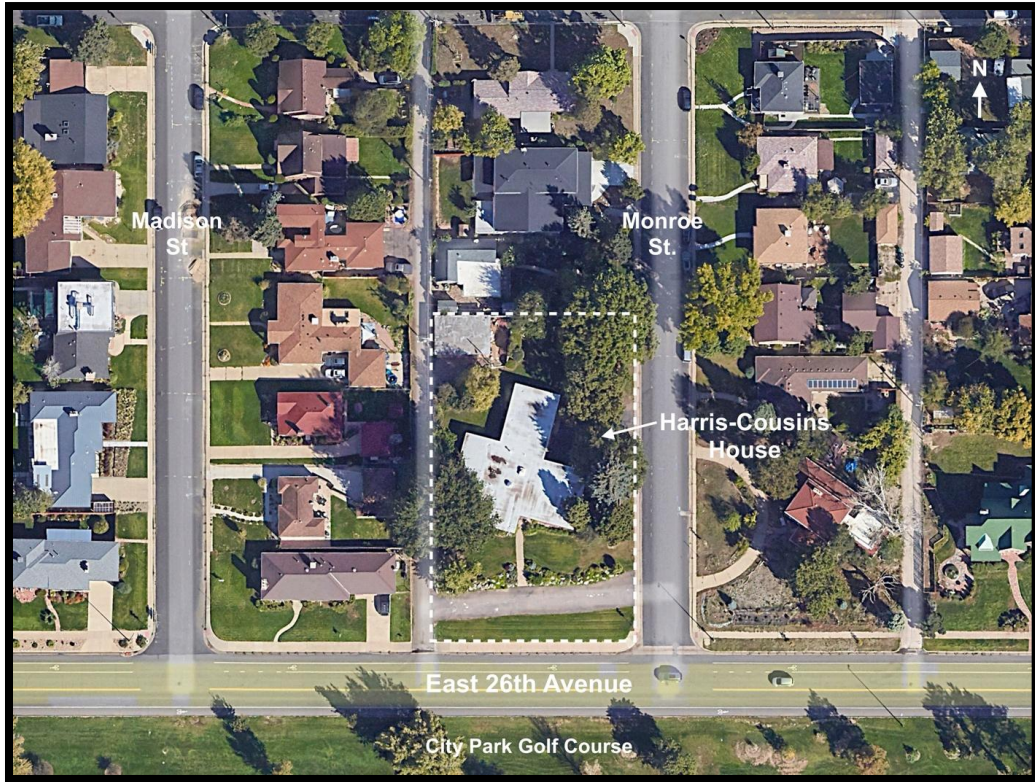
- Frank Harris
 - Accomplished horticulturist and landscape designer
 - National Jewish hospital, May Bonfils estate, Park Hill Golf Club, Colorado Women’s College
 - Personal residence – significant example of work
- William J. Boorman
 - Recognized architect
 - Developments and custom design work
 - Wellshire, Country Club, and Crestmoor
 - Likely one of first examples of his custom work in recently desegregated Skyland

J. 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

- Civil Rights and Racial Integration
 - Systemic Racism
 - Redlining, discriminatory zoning & covenants
 - Civil Right Movement
 - Anti-discrimination lawsuits – housing and school desegregation
- North City Park
 - Racial character evolved 1950s and 60s
 - Black families began moving in



J. 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



- Nora and Frank Harris
 - One of first Black families to purchase
 - Largest lot along golf course
 - High-style, custom designed house
 - Well regarded architect and builder
- Represents a pattern of change in neighborhood
 - Reflects evolution of the area



Integrity: Would prior residents recognize the property today?



Integrity

- Maintains excellent integrity
 - Original location
 - Feeling, setting, and association
 - Design, materials, and workmanship

Historic Context

- Exceptional historic context
 - Detail on the development of the neighborhood
 - Histories of the owners and their families
 - Background on the architect and builder

Period of Significance

- 1958 - 1996
 - Begins with date of construction
 - Ends at 30-year mark

Public Comment

- Spoke in favor at LPC
 - Five community members
 - Historic Denver

Landmark Designation Review Criteria

- Over 30 years of age
 - Application meets at least three criteria
 - Retains Integrity
 - LPC considered the historic context
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- City Council considers
 - Recommendation of LPC
 - Written views of owners
 - Comments received at public hearing

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