



DENVER
THE MILE HIGH CITY

2145 South Adams

Landmark Designation Application

Land Use, Transportation, and Infrastructure
Committee

February 27, 2018

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

Landmark Designation Process

Benchmark	Date
1. Applicant/Owner Submitted application	1/17/2018
2. Landmark Preservation Commission Public Hearing	2/20/2018
3. LUTI Committee of City Council	2/27/2018
4. Mayor/Council	3/6/2018*
5. City Council First Reading	3/12/2018*
6. City Council Public Hearing	3/19/2018*
7. Effective Date	3/23/2018*



*Tentative Dates

Landmark Preservation Commission Notifications

1.	Owner notification letter	January 25, 2018
2.	Registered Neighborhood Organization and Courtesy: <ul style="list-style-type: none"> • Inter-Neighborhood Cooperation • University Park Community Council • Historic Denver • Colorado Preservation, Inc • National Trust for Historic Preservation • State of Colorado Office of Archaeology and Historic Preservation 	January 25, 2018
3.	City Council, Planning Board, and Building Inspection Notifications	January 25, 2018
4.	Posted signage for the LPC Hearing	February 5, 2018
5.	Legal Notice in Daily Journal	February 6, 2018

2145 South Adams Street

Proposed Landmark Designation



Proposed Landmark Designation 2145 South Adams Street

 Parcels  Lots

 Proposed Designated Area
Lots 27 to 35 inclusive, Block 42,
University Park - Amended



0 50 100 200 Feet
February 2018

- General Location
 - University Park Neighborhood
 - On Adams, between Evans and Warren
- Council District
 - #6, Paul Kashmann
- Zoning
 - U-SU-C
- Blueprint Denver
 - Area of Stability
- Owner
 - Rita Hill

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

“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.”

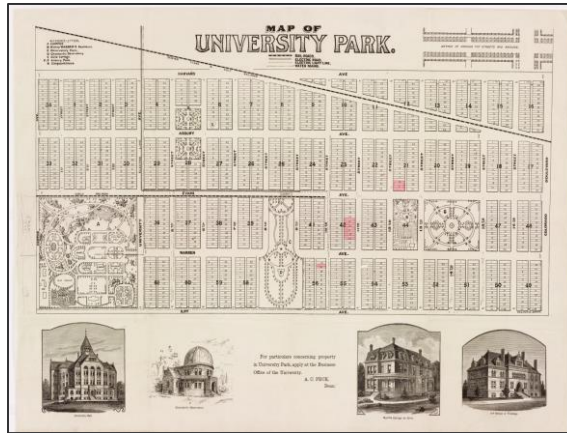
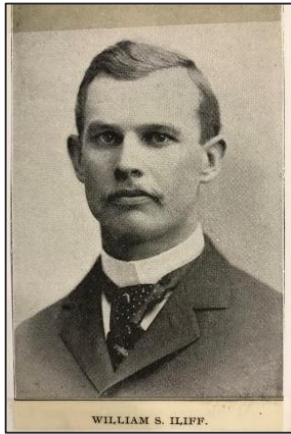


- Minimal alterations
 - Carriage house door
 - Rear patio added
 - Pommels removed on roofline
- Retains integrity
 - Location
 - Design
 - Workmanship
 - Materials
 - Setting
 - Feeling
 - Association

Landmark Designation Criteria

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



- William Seward Iliff
 - Prominent Denver business
 - Ventures throughout Colorado
 - Benefactor of DU and Iliff School of Theology
 - Financial backing
 - Leadership roles
 - Developer and booster for South Denver
 - Platted University Addition
 - Built and resided in area

2. Architecture – design quality and integrity, and:

A. Embody distinguishing characteristics of an architectural style or type



- Denver Square
 - 1899 construction reflects early transition from Victorian design
 - Substantial square massing
 - Offset
 - Denver brick
 - Hipped roof
 - Broad eaves
 - Center dormer
 - Wider windows, with stone lintels and sills
 - Full-width porch
 - Classical details
 - Dentil moldings
 - Porch columns
 - Quoins

3. Geography:

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

- **Rarity**
 - One of oldest in area
 - Unaltered
 - Minimal changes
 - Carriage house and lot size
 - Others modified overtime
- **Distinctive Characteristics**
 - Pastoral setting
 - Reflects residential enclave
 - Differentiates from smaller lots, later development, and recent infill development in University Park



Chapter 30, DRMC – Property Required to:

- Relate to a Historic context or theme
 - Development and growth of South Denver
 - Specifically Iliff’s University Addition
 - William Seward Iliff’s role in development of DU and Iliff School of Theology

1. Maintain its Historic and Physical Integrity ✓
2. Meet One Designation Criterion in Two or More of the Following Categories:
 - **History**
 - 1c. Have direct and substantial association with a person or group of persons who had influence on society ✓
 - **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 ✓
3. Relate to a Historic Context or Theme ✓

LPC Vote: 6-0

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