



1400 Lafayette Street – First Unitarian Society of Denver

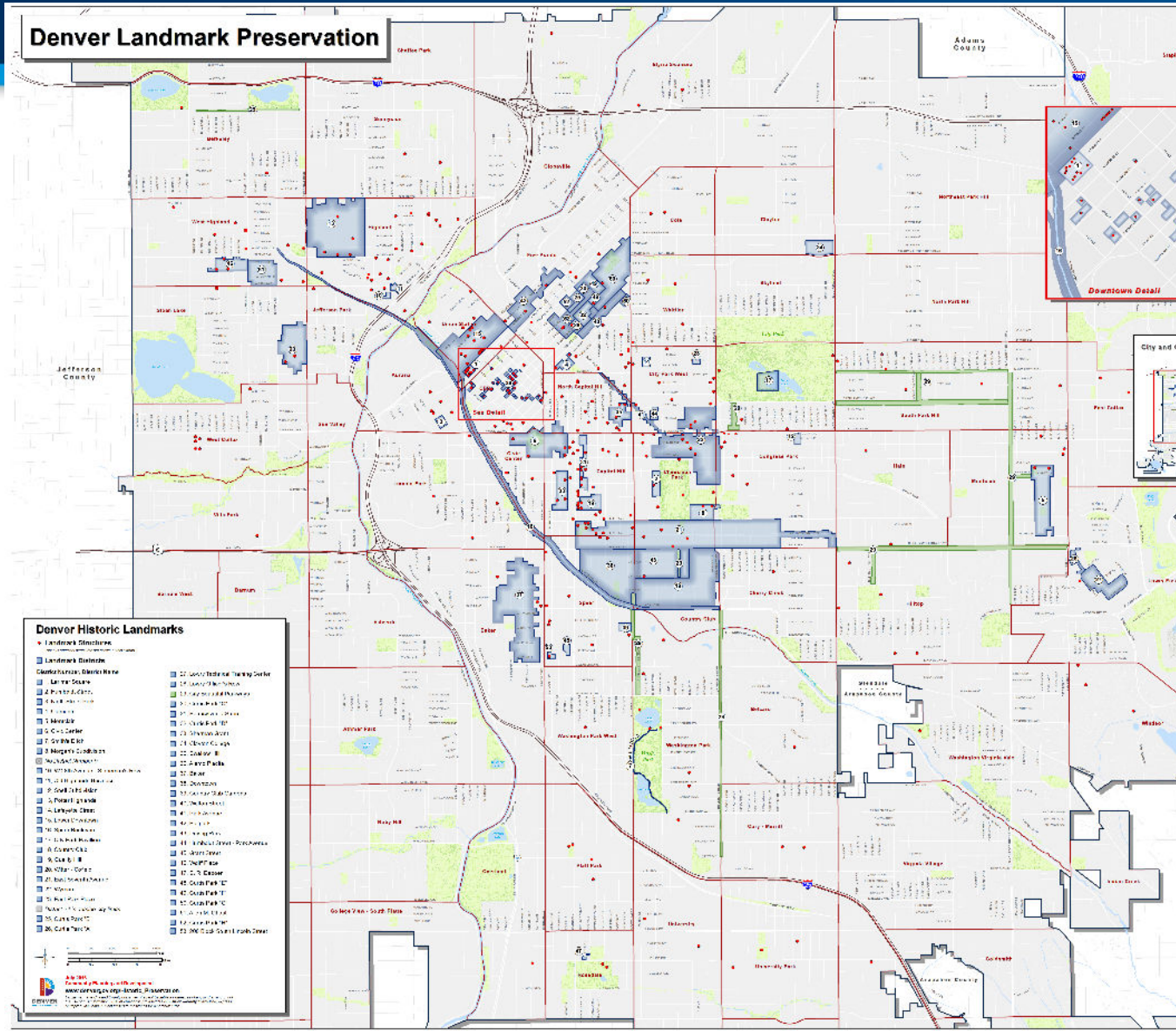
2016L-005 – Landmark Designation Application

Neighborhood and Planning Committee
August 3, 2016

Use of ordinance (passed in)

- designate, preserve, and protect
- to foster civic pride
- to stabilize and improve the aesthetic and economic vitality
- to promote good urban design

In the sense of the council that the economic, cultural and aesthetic heritage of this city cannot be maintained or enhanced by regarding the historical, architectural and geographic heritage of the city and preventing the destruction or defacement of such cultural assets.”



Design Guidelines for Denver Landmark Structures & Districts



14th Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.



DESIGN AND DEMOLITION REVIEW:

- Properties designated “as is” – no improvement requirements
- Required for exterior changes tied to permit **ONLY**
 - Objective design review process
 - Not frozen in time
 - No review of work on interiors or paint colors
- Demolitions discouraged

Landmark Designation in Denver

BENEFITS TO PROPERTY OWNER

Property values on average higher in historic districts
than surrounding neighborhoods
• Property Value Stability

• Eligible for various grants
• Including State Historical Fund

Colorado Historic Preservation Rehabilitation Tax CREDITS

• Interior and exterior rehab

• Residential 20%

• Cap of \$50,000

• Commercial 20% (projects over 2 million)

• Cap of 1 million

• Commercial 25% (projects under 2 million)

• Cap of 1 million

SERVICES VISIT | CALL
DenverGov.org | 311



	Benchmark	Date
1.	Applicant/Owner Submitted application	05-05-2016
2.	Landmark Preservation Commission	07-05-2016
3.	<i>Neighborhood and Planning Committee of City Council</i>	<i>08-03-2016</i>
4.	<i>City Council First Reading</i>	<i>08-15-2016*</i>
5.	<i>City Council Second Reading</i>	<i>08-22-2016*</i>
6.	<i>Effective Date</i>	<i>08-25-2016*</i>

*Tentative Dates

Landmark Designation Process

	Landmark Preservation Commission Notifications
1.	Posted signage for the LPC Hearing
2.	Owner Notifications & Letters
3.	Registered Neighborhood Organization: <ul style="list-style-type: none">• Colfax on the Hill, Inc.• Denver Neighborhood Association, Inc.• City Park Friends and Neighbors• Friends & Neighbors for Cheesman Park• Inter-Neighborhood Cooperation (INC)• Colfax Business Improvement District• Capitol Hill United Neighborhoods, Inc. Historic Denver, Inc• Colorado Preservation, Inc• National Trust for Historic Preservation• State of Colorado Office of Archaeology and Historic Preservation
4.	City Council, Planning Board, and Building Inspection Notifications
5.	Legal Notice
6.	Landmark Preservation Staff meetings with applicant and authors
7.	Posted on LPC and Landmark Designation Websites

1400 Lafayette Street – First Unitarian Society of Denver

Address
1400 Lafayette Street
Corner of Lafayette Street and 14th Avenue

Applicant
First Unitarian Society of Denver

Mapping
G-MU-3; OU-3
Reprint Denver
Area of Stability

Council District
#10



Proposed Landmark Designation



Proposed Landmark Designation
First Unitarian Society of Denver
1400 Lafayette St.

See attached legal description



Aerial Photo: 2014 Map Date: 6/14/14

1400 Lafayette Street First Unitarian Society of Denver



- Plymouth Congregational Church
 - Constructed southern half in 1890
 - Completed northern half in 1899
- First Unitarian Society of Denver
 - Since 1871, occupied multiple buildings
 - Owned first building in 1873
 - Second in 1886
 - Moved to 1400 Lafayette in 1958
 - Major fire in 1985
 - Damage to sanctuary

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

Landmark Designation Criteria

tain its Historic
Physical Integrity

anges

1920s enclosure, historic alteration

1986 replacement of front
entrance and addition of ADA ramp

2007 addition of rear elevator

ains Excellent Integrity

Design, materials, workmanship,
ocation, setting, feeling, and
association

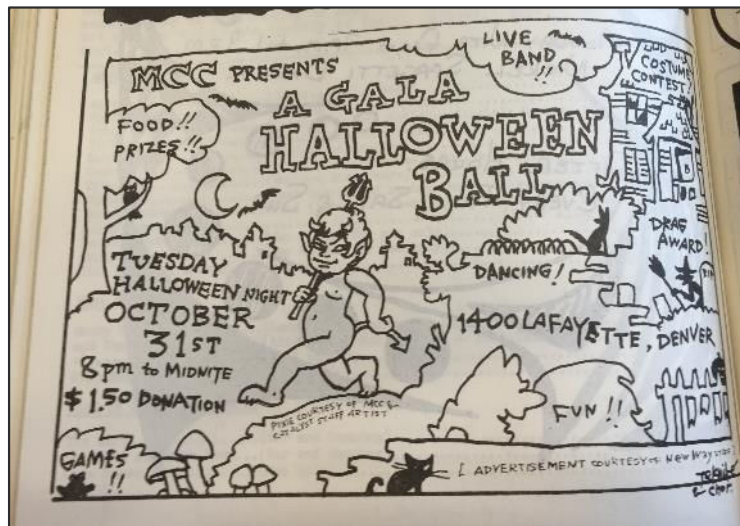


story – 30 years old, and shall:
 have direct association with the historical development of the city, state, or



in News

- Provided a space for historically marginalized groups
- Active in Social Justice Issues
 - Civil Rights
 - Local home for Congress of Racial Equality
 - Fair Housing
 - Fair Housing Center in 1966
 - Created at the First Unitarian
 - Volunteers from congregation
 - Vietnam War Protests
 - Gay Rights and Marriage Equality
 - Events for other churches
 - Metropolitan Church of Christ (MCC)
 - The New Way
 - Gay Coalition of Denver meetings
 - Gay and Lesbian Community Center of Colorado
 - 1975 weddings
 - Free Pulpit
 - Pro-Castro speaker
 - Play Fair for Cuba discussion



The New Way
 Church Bulletin, 1972

...tory – 30 years old, and shall:

...ve direct and substantial association with a person or group of persons who had

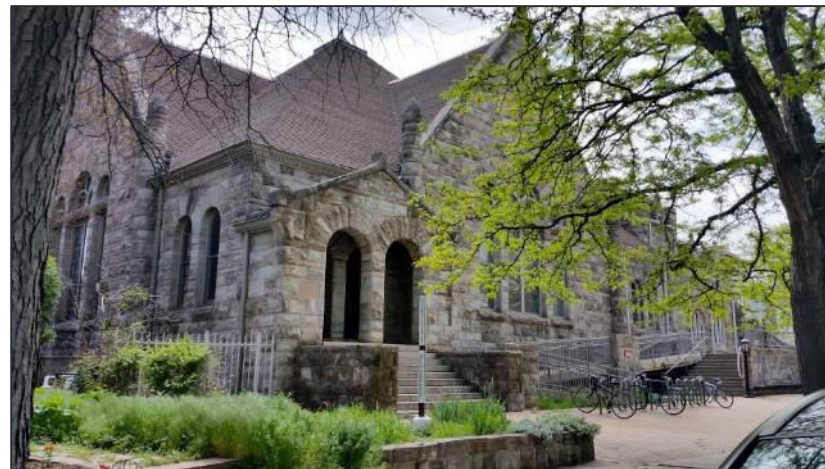
...nce on society:



- Governor Richard D. Lamm and First Lady Dottie Lamm
 - Members of the church
 - Married in the church in 1963
- Helen Wolcott
 - Civil Rights Movement
 - Local Congress of Racial Equality
 - Unfair hiring practices
 - Equality in education and real estate practices

Landmark Designation Criteria

Architecture – design quality and integrity, and:
embody distinguishing characteristics of an architectural style or type;



- Richardsonian Romanesque
 - Ashlar masonry
 - Rounded arches
 - Frequently in cross gables
 - Parapeted, gabled dormers
 - Squat towers

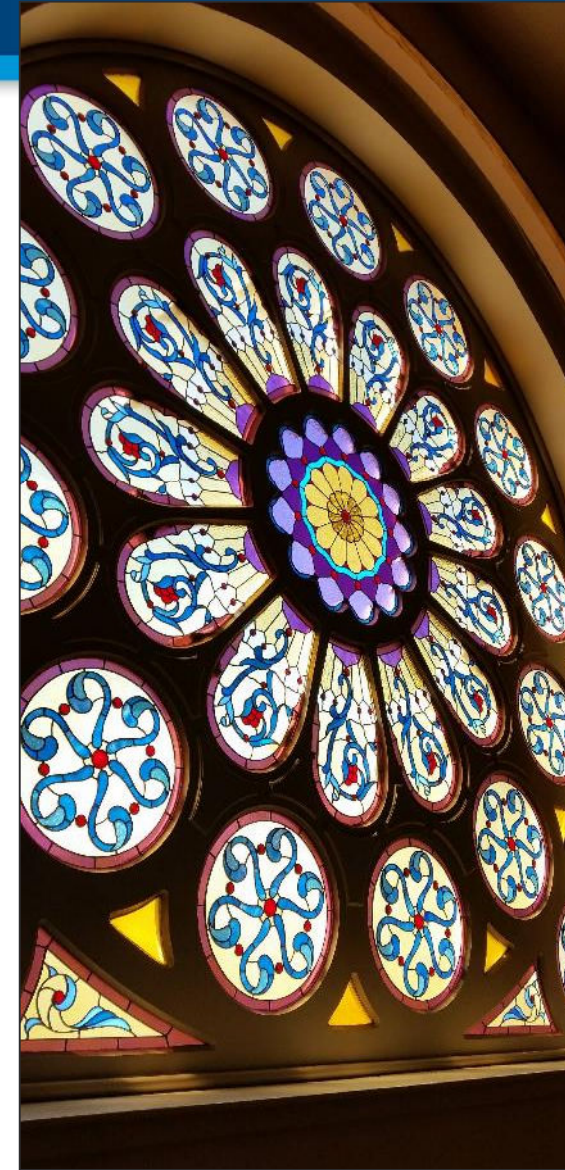
**Architecture – design quality and integrity, and:
the significant work of a recognized architect or master
er;**

Ernest Varian and Frederick Sterner

- Well-known local architects
- First Church of Christ Scientist at 14th and Logan Streets
- Denver Athletic Club at 1325 Glenarm

Watkins Stained Glass Studio

- Clarence Watkins in 1893
- Restored after 1985 fire by great-grandson Phillip Watkins, Jr.



Landmark Designation Criteria

ography:
e a prominent location or be an established, familiar and orienting visual feature of the
emporary city;
rominent corner lot
Along 14th Avenue

ighly recognizable
uilding
The “castle-like” building
Community familiar with
building - way finding



Chapter 30, DRMC – Property Required to:

- Relate to a Historic context or theme
 - Late-19th Century Architecture
 - Development and growth of Denver
 - Social justice movements

- Comments and petitions received
 - Petition signed by members of the First Plymouth congregation
 - Letter from owner submitted with the application
 - 3 emails received by July 1, 2016
- All in support of the application

1. Maintain its Historic and Physical Integrity ✓
2. Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - 1a associated with historic developments of the city ✓
 - 1c associated with a person who had influence on society ✓
 - Architecture
 - 2a embody distinguishing characteristics of an architectural style or type ✓
 - 2b a significant example of the work of a recognized architect ✓
 - Geography
 - 3a have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city ✓
3. Relate to a Historic Context or Theme ✓

LPC Vote: 6-0

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