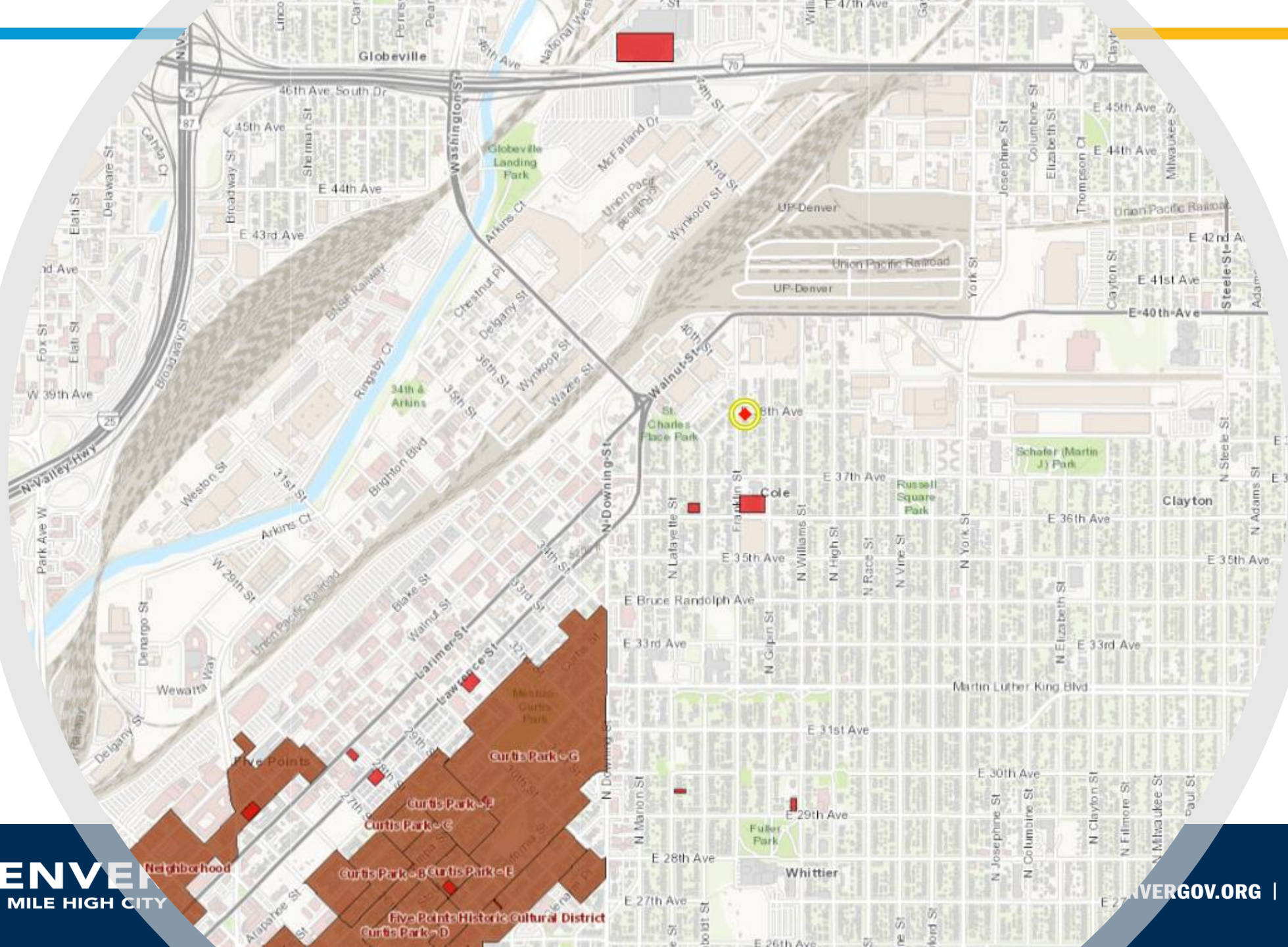

1618 East 38th Ave

Landmark Designation Application

Land Use, Transportation, and Infrastructure Committee
January 3, 2023



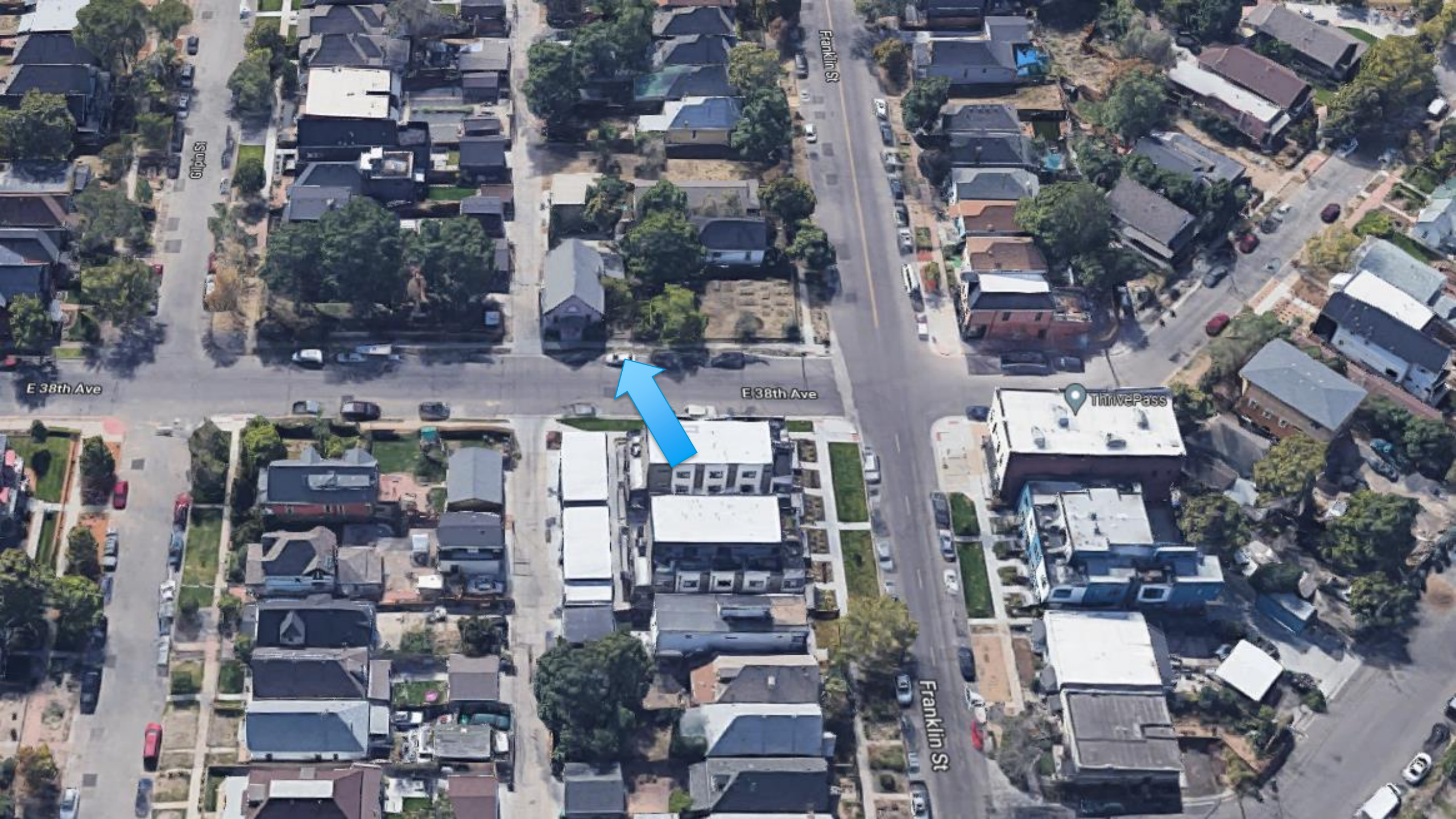
1618 East 38th Avenue



DENVER
THE MILE HIGH CITY

Neighborhood

Five Points
Curtis Park - A
Curtis Park - B
Curtis Park - C
Curtis Park - D
Curtis Park - E
Curtis Park - G
Five Points Historic Cultural District



Franklin St

Gilpin St

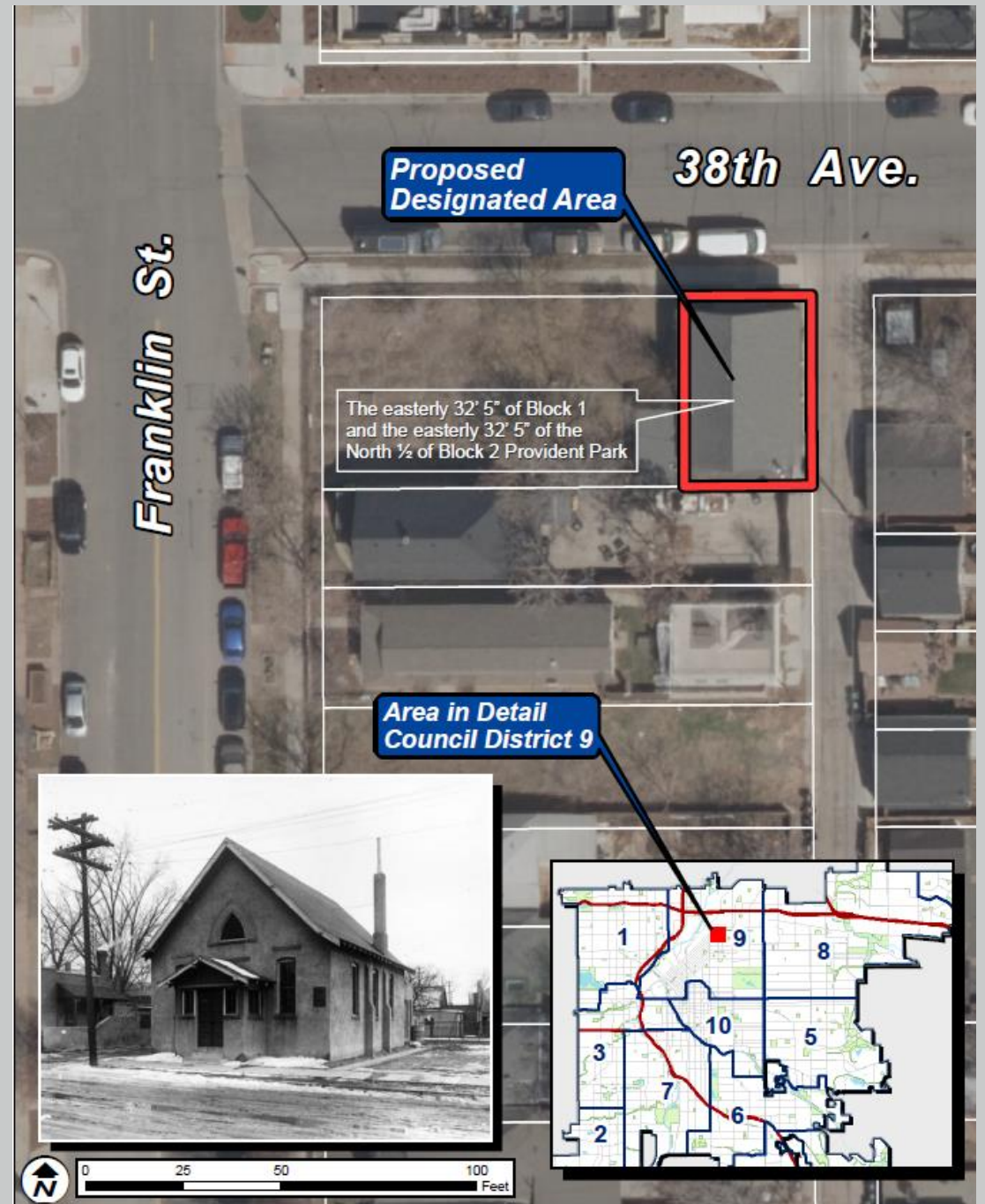
E 38th Ave

E 38th Ave

Franklin St

ThreePass

Proposed Boundary





Landmark Designation Eligibility

The structure or district must meet the following criteria *:

1. Maintains its integrity
2. More than 30 years old, or is of exceptional importance
3. Meets at least three of ten criteria
4. The LPC considers the 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 historical development of city

- Swedish immigration
 - Jobs in West
 - Often near industrial or RR
- Development of Cole
 - Working-class neighborhood
 - European immigrants
 - Walking distance to work
 - Establish community
 - Vernacular housing
 - Church embedded in neighborhood
 - Architecture mirrors community



A. Direct association with historical development of city

- Swedish Lutheran Church
 - 1888 thru 1950s
- Demographics change
 - Latino residents
 - Spanish Seventh Day Adventist Church
 - African American community
 - Rising Star Baptist Church



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

- Vernacular Gothic church
 - Simple and relatively unadorned
- Important details to denote church
 - Flared eaves
 - Cosmetic buttress
 - Vestibule
 - Arched window/vent



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

- Rare example of vernacular architecture
 - Working-class building with minimal changes
- Often vernacular buildings are significantly, altered, covered up, or demolished
 - Deemed as insignificant
- Church building remains, embedded within the neighborhood





Historic Context & Period of Significance

- Directly related to the working-class Swedish immigrant resided in the Cole neighborhood and their Lutheran faith
- Built a vernacular style church that was functional and relatively unadorned
- As neighborhood changed, congregants reflected shifts in population
- Period of significance
 - 1888 - 1980
 - Initial construction as church thru change in use to residential



Integrity

- Changes within Period of Significance
 - 1930s
 - Stucco
 - Rear addition
 - Covering of rafter tails
- Minimal changes
 - Removal of side addition
 - Alters southwest fenestration pattern
- Maintains aspects of integrity
 - Original location
 - Design, materials, and workmanship
 - Setting, feeling, and association



Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
 - A. 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;
 - G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- Retains Integrity
- LPC considers the historic context

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, CPD staff recommends approval of the application.