



**To:** Land Use, Transportation, and Infrastructure Committee  
**From:** Kara Hahn, Senior City Planner, Community Planning & Development (CPD)  
**Date:** October 27, 2016  
**RE:** Landmark Designation for 2849 West 23<sup>rd</sup> Avenue

**Staff Recommendation:**

Based on the findings of the Landmark Preservation Commission (LPC) that the property meets the criteria for designation of a structure set out in Section 30-3 of the Denver Revised Municipal Code, Landmark Preservation staff in Community Planning and Development Department recommends approval of this application.

**Landmark Preservation Commission Motion:**

The LPC recommended the landmark designation application be forwarded to City Council for landmark designation of the structure 2849 West 23<sup>rd</sup> Avenue, application #2016L-006, based on History Criterion 1c, Architecture Criterion 2a, and Geography Criterion 3a citing as findings of fact for this recommendation the application form, public testimony, and the October 10, 2016 staff report.

**Request for Landmark Designation:**

**Application:** #2016L-006  
**Address:** 2849 West 23<sup>rd</sup> Avenue  
**Zoning:** G-MU-3; OU-3  
**Council:** #1, Rafael Espinoza  
**Blueprint Denver:** Area of change  
**Applicant:** Councilmember Espinoza  
**Legal Description:** Lots 21 and 22, Block 23, C. H. Walkers Subdivision of Block 23, Town of Highland, City and County of Denver, State of Colorado

**Case Summary:**

An application for a Certificate of Non-Historic Status was submitted to Community Planning and Development on August 1, 2016 for the structure located at 2849 West 23<sup>rd</sup> Avenue. Landmark staff found the structure to have potential for designation and posted the property for public notice. A landmark designation application was submitted within the public posting period by Councilmember Espinoza.

Landmark staff performed a preliminary investigation and found the application to be complete and to meet Denver landmark designation criteria. As such, staff set the public hearing at the Landmark Preservation Commission meeting on October 18, 2016. At the public hearing, the LPC found that the application met the criteria for landmark designation and forwarded a recommendation for landmark designation to the City Council.

**Comprehensive Plan 2000, Blueprint Denver, and Jefferson Park Neighborhood Plan**

The comprehensive plan envisioned Denver in 2020 as vibrant, with well-preserved and appropriately used structures representing every era of the city’s history. It included strategies (1-C) that “Preserve Denver’s architectural and design legacies while allowing new to evolve.”

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This property is in an Area of Change in Blueprint Denver. However, within an Area of Change, the strategies in Blueprint Denver address compatibility between existing and new development as well as reuse of older buildings and historic preservation.

The Vision of the Jefferson Park Neighborhood Plan calls for the neighborhood to have a distinctive character where the physical assets, including exiting historic buildings, should be celebrated and maximized. While the blocks facing Jefferson Park are an area of change, the plan still calls for the park to be lined with a variety of residential properties including single-family homes.

**Designation Criteria and Evaluation, Chapter 30, Denver Revised Municipal Code (DRMC):**

To meet landmark designation criteria, in accordance with Chapter 30, Denver Revised Municipal Code, a property must be more than 30 years old...and meet the following criteria:

1. Maintain its physical and historical integrity
2. Meet one designation criteria in two or more of the following categories:
  - History
  - Architecture
  - Geography
3. Relate to a historic context or theme

**Integrity:**

Chapter 30, DRMC requires that a landmark designated property maintain is historic and physical integrity, defined as “the ability of a structure...to convey its historic and architectural significance...recognized as belonging to its particular time and place in Denver’s history.” The seven qualities that define integrity are location, setting, design, materials, workmanship, feeling and association.

The structure retains a high degree of integrity. Although the setting has been somewhat altered by the change from single-family to multi-family buildings in the surrounding area, the property is still in a residential neighborhood and in the same location; retaining both integrity of location and setting. While the windows may have been replaced, the fenestration pattern remains the same and the overall integrity of design, materials, and workmanship are readily apparent. The continued use as a residence helps retain a strong sense of feeling and association.

**Relate to a Historic Context/Theme, Integrity:**

The structure relates to a historic context and theme, as a late-nineteenth century, high-style Queen Anne style residence that reflects the development and growth of Denver during its early boom years.

**Criteria Evaluation:**

The Landmark Preservation Commission found that the property met History Criterion 1c, Architecture Criterion 2a, and Geography 3a.

## 1. Historical Significance

*To have historical significance, the structure or district shall be thirty (30) or more years old or have extraordinary importance to the historical development of Denver, and shall:*

- c) *Have direct and substantial association with a person or group of persons who had influence on society;*

The property has direct association with both Merrill and Burnham Hoyt, renowned Denver architects who resided in this house. Their work had substantial influence on the development of Denver. In addition to growing up in the house, both Merrill and Burnham worked as draftsman while living there. Merrill is known to have designed properties while living in the house and continued his successful career after moving out in ca 1907. Burnham moved to New York to further his study of architecture in 1908, but returned to Denver and this house in 1919. He resided in the house for the next seven years and partnered with his brother to create the architectural firm of Hoyt and Hoyt. During that time, they designed numerous projects, including the Park Hill Library, Denver Press Club, Lake Junior High School, Fourth Church of Christ Science building, and Cherokee Castle. The architectural designs of both brothers strongly influenced the development of the city, with Burnham Hoyt recognized as one Colorado's greatest and most well-known architects.

## 2. Architectural Significance

*To have architectural importance, the structure or district shall have design quality and integrity, and shall:*

- a) *Embody distinguishing characteristics of an architectural style or type;*

The house is an intact and excellent example of a Queen Anne style building. The residence features a steeply pitched and complex roof, irregular plan, asymmetrical facade, varying wall materials, projecting window, and decorative detailing, which are key architectural characteristics of the Queen Anne style. The decorative elements on the house include shingles, bargeboard, brackets, belt courses, and window surrounds. The building also features a one-story gable porch with turned posts, which is a common characteristic of Queen Anne style houses in Denver.

## 3. Geographic Significance

*To have geographic importance, the structure or district shall have design quality and integrity, and shall:*

- a) *Have prominent location or be an established, familiar, and orienting visual feature of the contemporary city;*

The substantial, high-style residence occupies a prominent location on an elevated rise. The steeply raised position not only provides views of both the park and Denver, but also highlights this structure. The building's location along the West 23<sup>rd</sup> Avenue thoroughfare and overlooking Jefferson Park provides prominence to the property.

### **Boundary:**

The designation application proposes to designate the property as legal described, Lots 21 and 22, Block 23, C. H. Walkers Subdivision of Block 23, Town of Highland, City and County of Denver, State of Colorado.

**Notifications:**

Community Planning & Development has met or exceeded all posting and notification requirements delineated in Chapter 12 (Article III, Section 12-96) and Chapter 30 of the DRMC. Landmark preservation staff has kept the owner and applicant informed of key hearings, meetings, and dates related to this case.

The notifications include:

- 1. Posting Signage for Landmark Preservation Commission Hearing*
- 2. Owner Notifications and Letters*
- 3. Applicant Notifications*
- 4. City Council, Planning Board, and Building Inspection Notifications*
- 5. Registered Neighborhood Organization and Courtesy Notifications*
  - Denver Neighborhood Association, Inc.
  - Federal Boulevard Corridor Improvement Partnership
  - Inter-Neighborhood Cooperation (INC)
  - United North side Neighborhood
  - Jefferson Park United Neighbors
  - Denver Urban Resident Association
  - Historic Denver, Inc
  - Colorado Preservation, Inc
  - National Trust for Historic Preservation
  - State of Colorado Office of Archaeology and Historic Preservation

**Attachments Provided by CPD:**

- Designation Application
- Applicant letter to LPC
- Owner presentation to LPC
- LPC Public Hearing draft meeting record
- Public comments received by 12:00pm, October 27, 2016



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
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## Proposed Landmark Designation



### Proposed Landmark Designation 2849 W. 23rd Ave.

 CH Walker's Subdivision of Block 23 Town of Highland  
Block 23, Lot 21 and 22

 Parcels       Lots



0      25      50      100  
Feet

Aerial Photo: 2014      Map Date: 9/21/2016

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