



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development**

**Planning Services**

Plan Implementation

Landmark Preservation

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**TO: Blueprint Denver Committee  
Carla Madison, Chair**

**FROM: Savannah Jameson, Landmark Preservation**

**DATE: July 28, 2010**

**RE: Proposed Designation of a Landmark for Preservation:  
2340 South Josephine Street**

### **I. LEGAL DESCRIPTION OF PROPERTY**

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Lots 11 to 14, Block 6, Iliff's University Addition

### **II. HISTORY OF THE APPLICATION**

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- The full Landmark Preservation Commission (LPC) reviewed the application on June 1, 2010 and found it to be complete and the building eligible for designation.
- LPC held the public hearing on July 20, 2010. LPC voted unanimously to forward the application to City Council with a recommendation of approval.

### **III. LANDMARK PRESERVATION COMMISSION FINDINGS**

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#### **Significance**

The application demonstrates that the property meets the criteria required for designation in the categories of History and Architecture. It meets criterion 1C in the category of History and 2B, and 2C in the category of Architecture.

#### **Historical Importance:**

To have historical importance, the structure shall be more than 30 years old or have extraordinary importance to the architectural or historical development of Denver, and shall:

**1C** *Have direct and substantial association with a person or group of persons who had influence on society.*

Mary E. Holland, the woman for whom the house was built, was influential in Colorado's Child Welfare. She assisted in establishing Craig Colony, a treatment center for tuberculosis. She also assisted in establishing multiple community centers in Denver. She is well known for organizing the Colorado Child Welfare Bureau. She was first executive secretary for

both the Colorado Child Welfare Bureau and the Colorado Children's Aid Society. Other accomplishments include organizing the University of Denver's School of Social Work and having Holland Hall for Girls named in her honor.

**Architectural Significance**

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

**2B** *Be a significant example of the work of a recognized architect or master builder,*

2340 South Josephine is the design of Eugene G. Groves, an influential Denver architect for over 50 years. A Harvard trained architect, Groves moved to Denver in 1915. He is recognized for his numerous educational, governmental and Public Works Administration (PWA) buildings. He is acknowledged for his experimental and extensive use of poured, cast and reinforced concrete. Six of his buildings are on the National Register and seven are on the State Register.

**2C** *Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation; or,*

In 1937 Eugene G. Groves patented a concrete construction technique that replaced wooden structural members with pre-formed concrete structural members. This system utilized precast concrete studs and beams, concrete slab floors, and concrete stucco over wire mesh walls. Groves emphasized the efficient, low cost, and fireproof advantages of using this method for residences. 2340 South Josephine was constructed using his patented concrete construction system.

**LPC Recommendation:**

On July 20, 2010 LPC voted to approve the 2340 South Josephine Street application and recommend to City Council approval of the designation citing as findings of fact the staff memo dated July 20, 2010 and public testimony.