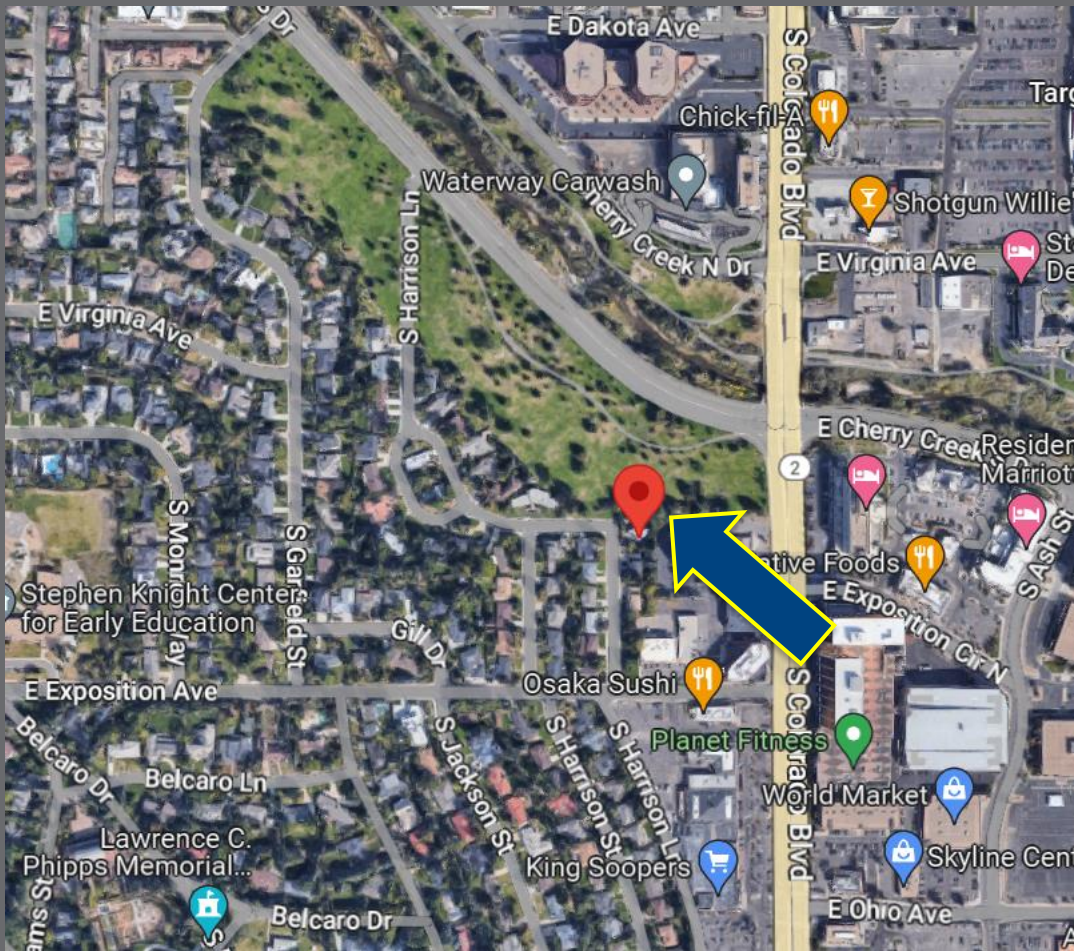

602 S. Harrison Lane

Land Use, Transportation, and Infrastructure

Abigail Christman, Principal City Planner

April 11, 2023



602 S. Harrison Lane

602 S. Harrison Ln.

Location

- Council District # 10
- Belcaro neighborhood
- Adjacent to City of Brest Park

Zoning

- S-SU-F

Owner and Applicant

- Owner- Alan Golin Gass
- Applicants- Alan Golin Gass with assistance from Docomomo and Historic Denver



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 the historical development of the city

- Post-World War II residential development patterns in Denver
 - Expansion of residential development into new areas
 - Land along Cherry Creek previously city landfill
 - Green Bowers Subdivision formed from Green Bowers nursery



1942

A. Direct association with the historical development of the city

- Post-World War II residential development patterns in Denver
 - New trends in residential design
 - Architects experimenting with housing innovation and promoting new types of residential development in post-war Denver
 - Alan Golin Gass house drew a lot of public interest



Denver Home's Dome Stops Traffic

By JOANNE DITMER

Denver Post Home Editor

Domes, whether on capitol buildings or private homes, are unfailing attention-getters. From the moment the 6'8" square skylight crowned the Alan Gass home at 602 S. Harrison Lane, traffic multiplied. People drove by at a snail's pace, and when their curiosity became too avid, would stop to wander through the house.

The dome is not just a conversation-starter. It is a source of illumination, flooding the main living area with light that moves across the room with the sun. At night, the stars pinpoint their brilliance against a darkened sky.

Gass, who is an architect, designed the home which Munson Associates built. He is a believer in uncomplicated living space.

"He likes the idea of great open spaces, with lots of light streaming in, and large living area to move around in," his wife explained as she opened draperies that led to one of the porch-decks that edge two sides of the house.

width of the house, and opens out onto a little terrace shaded by the east deck.

Walls are the color of butter cream, with beige homespun draperies, and bedspread in butterscotch plushy-fabric. Brilliant orange oversize pillows are real stoppers.

Four oversize closets provide storage for in-season and out-of-season clothing. At the other end of the room is Gass' "at-home office", with drawing board and filing cabinets with white counters, borrowed from the adjacent master bath.

A large unfinished area may be made into two bedrooms, both with sliding doors that lead out to the terrace. A tall circling fence gives privacy to this step-down terrace and the lawn above.

One of the distinctive refinements is the front door handle—long, shaped and eminently easy to hold. It was a Christmas present from Gass to his wife before they were married, and her first comment was "It's lovely . . . what is it?"

In use there's no doubt . . . it opens the door to one of Denver's definitely different homes



LIGHT FROM DOME ILLUMINATES LIVING ROOM

Beige carpeting, contemporary furniture in living room are lighted via the large over-head dome. House owner, Gass, is architect who likes "open spaces," his wife says.

C. Embodies distinctive visible characteristics of an architectural style

- Representation of the evolution of Modern architecture in Denver after World War II
 - Modernism moved away from the starkness of the International Style into more varied interpretations
 - Incorporate solar design
- Character-defining features of 602 S. Harrison Ln.
 - dramatic roof form with a domed skylight and deep overhanging eaves
 - large decks with broad expanses of glass to provide indoor/outdoor connections
 - a flexible interior with a bi-level floor plan
 - concrete, brick, and wood used in construction
 - symmetrical and geometric design elements
 - angled lot orientation



D. Significant example of the work of a recognized architect

- Alan Golin Gass
 - Prominent member of Denver's architecture and urban planning communities working independently and collaboratively
 - Graduated Harvard Graduate School of Design 1956
 - Worked for I.M. Pei, Fisher & Davis & James Sudler Associates
 - Founded AIA Denver Urban Design Committee in 1962
 - Active with Citizens Advisory Committee to DRCOG, Babi Yar Foundation, and Denver Architectural Foundation
 - AIA College of Fellows in 1998



Gass with a model of the solar-powered building he designed for the Front Range Community College in Westminster

D. Significant example of the work of a recognized architect

- 602 S. Harrison Ln. key representation of Alan Golin Gass' career
 - Built 1961
 - Prime example of work as an emerging architect
 - Established design philosophy
 - Environmental design



Integrity



- Minimum alterations
- Maintains all aspects of integrity
 - Original location
 - Feeling, setting, and association
 - Design, materials, and workmanship



Historic Context & Period of Significance

- Post-war residential development
 - Population boom
 - Development of new areas
 - New residential types
 - Evolution of modernism
- Period of significance
 - 1961-1993
 - Represents construction date and continued association with Alan Golin Gass who continues to live in the home
 - Ended at 1993 due to thirty year guidance in Landmark ordinance

- “The significance of Alan Gass as an architect and his mid century modern residence. . . makes this an excellent candidate for Landmark status. This residence and Alan’s contribution to Denver helps give this city soul.”
- “It qualifies hitting all criteria: Represents a unique architectural style, is associated with historical persons or events, and is the work of a Master Architect!”

Public Comment

- Public comments submitted to CPD from individuals
 - 5 individuals in support
 - 2 individuals in opposition
 - The applicant, Alan Golin Gass, also requested that comments on his Facebook posts about the proposed designation be submitted as public comment
- Public comment submitted to CPD from organizations
 - Letter of support from the Colorado chapter of Docomomo US
- Public comments at LPC
 - 1 individual spoke in support
 - 2 individuals spoke in opposition

Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
 - A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
 - 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;
- Retains Integrity
- LPC considers the historic context

I move to recommend approval and forward to City Council the landmark designation of 602 S. Harrison Ln, application #2023L-004, based on the Landmark Ordinance criteria A, C, and D, citing as findings of fact for this recommendation the application form, public testimony, and April 6, 2023 staff report.