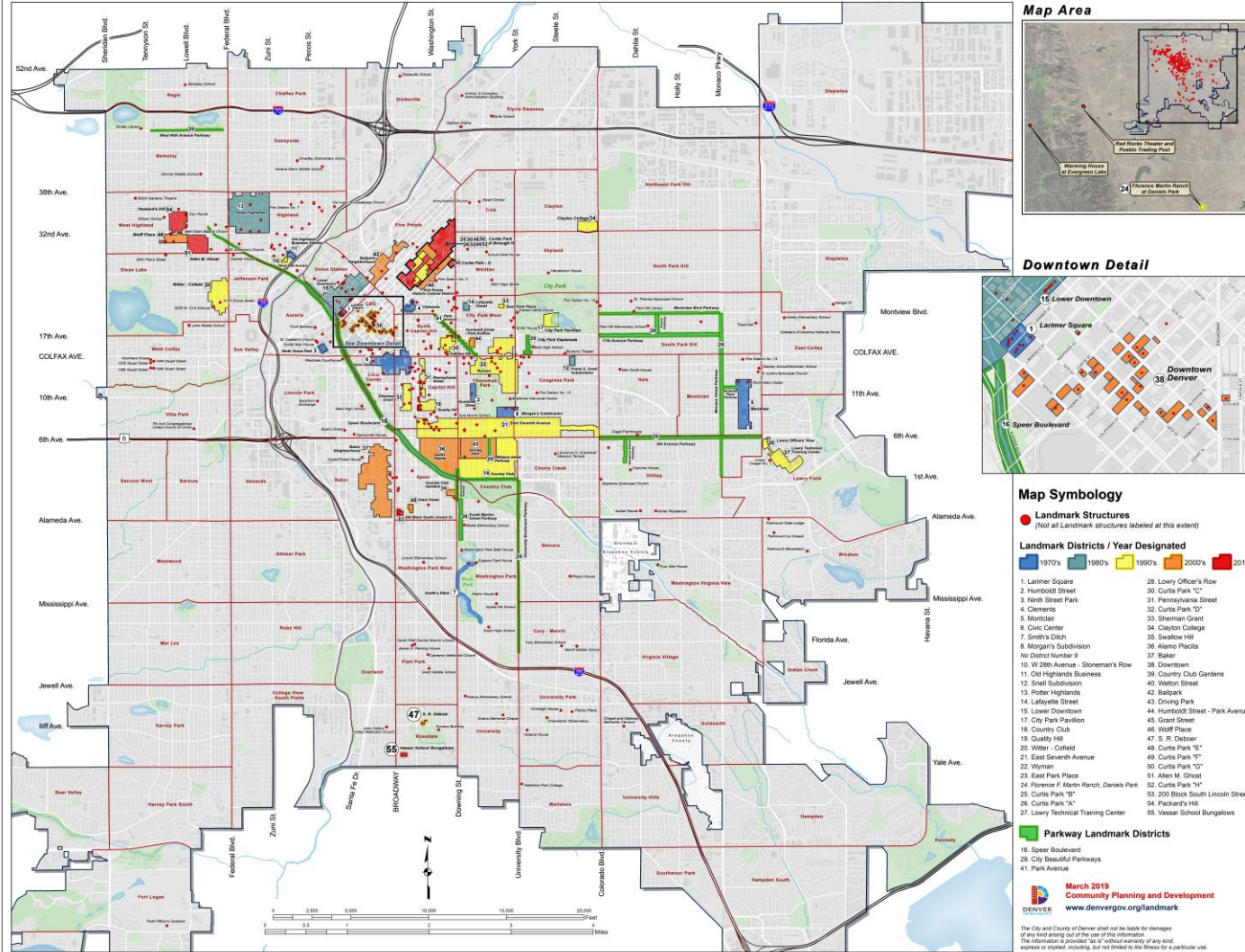

601 East Colfax Avenue

Land Use, Transportation, and Infrastructure

August 6, 2019

Denver Historic Districts and Landmark Structures



Individual Landmarks and Historic Districts

1967 Ordinance Established Landmark Preservation

- Designate, preserve and protect
- Foster civic pride
- Stabilize and improve aesthetic and economic vitality
- Promote good urban design

Landmark Designations

Property types landmarked

- Commercial properties
- Residential properties
- Neighborhoods
- Public buildings
- Schools
- Churches

Number of Landmarks

- 344 Individual Landmarks
- 55 Historic Districts



~4% of the city,
or 1 in 25 structures,
are designated



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Landmark Design Review

Properties designated “as is”

- No required improvements

Design Review

- Exterior work that requires a building or zoning permit

Citywide Design Guidelines

- Preserve historic character of the property
- Provide clear and predictable regulations
- Address wide range of topics

Demolition highly discouraged






Who Can Apply for Designation?

Community-driven process

- Owner(s) of the property
- Manager of Community Planning and Development
- Member(s) of City Council
- **Three people who are residents, property owners or have a place of business in Denver**

Landmark Designation Process



	Process	Date
1.	Certificate of Non-Historic Status Application Submitted	5/3/2019
2.	Applicants Submitted Designation Application	6/14/2019
3.	Landmark Preservation Commission Public Hearing	7/23/2019
4.	Land Use, Transportation and Infrastructure (LUTI) Committee of City Council	8/6/2019
5.	Mayor Council	8/13/2019
6.	City Council First Reading	8/19/2019
7.	City Council Public Hearing	8/26/2019
8.	Effective Date – upon mayor’s signature	TBD
9.	120-Day Deadline	8/31/2019

601 East Colfax Ave

Location

- Council District # 10
- North Capitol Hill neighborhood
- Corner of Pearl St and Colfax Ave

Zoning

- C-MS-8
- Neighborhood Context, Urban Center
- Future Places, Community Corridor

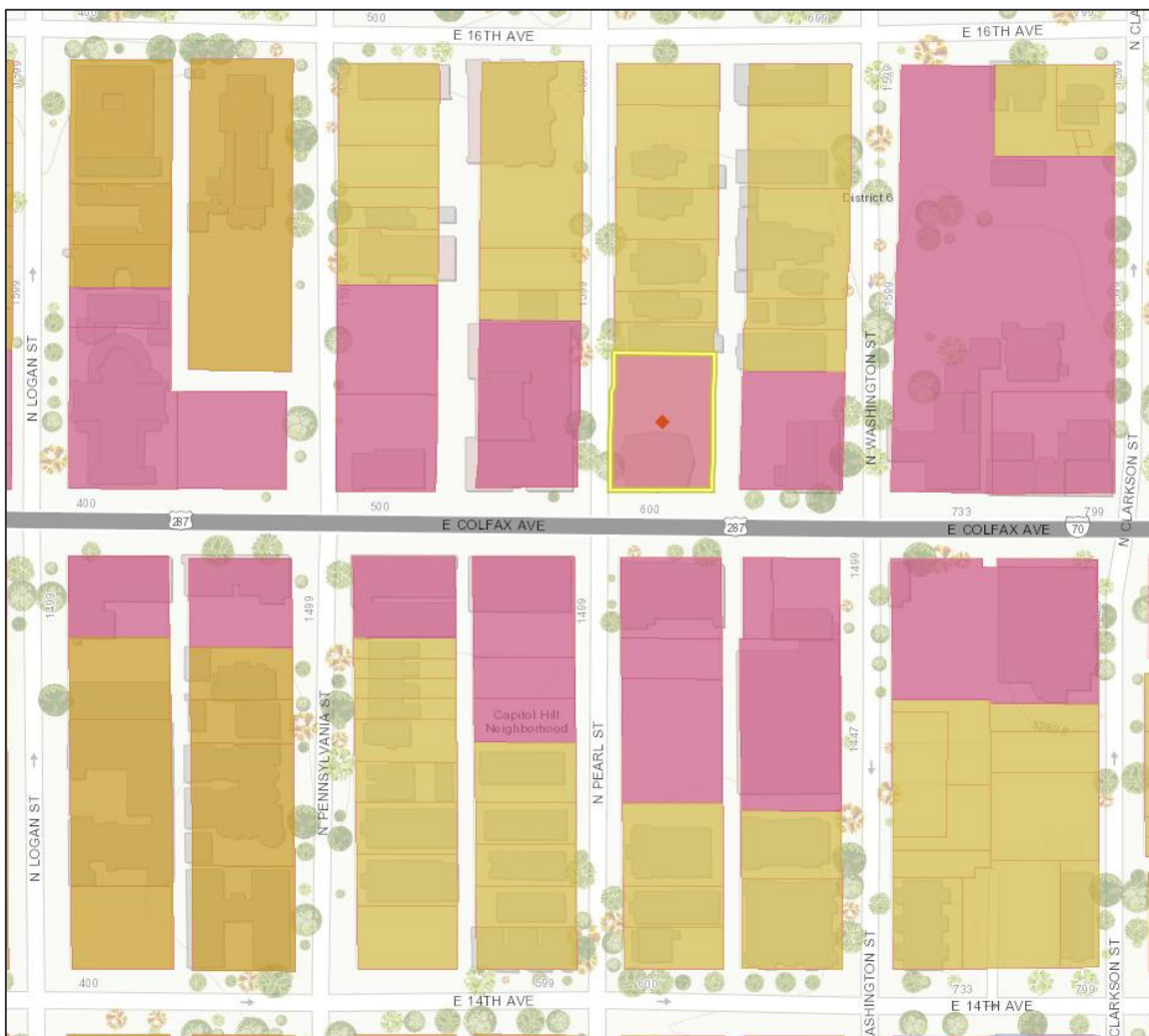
Owner

- Tom Messina

Applicants

- Five Residents of Denver





Blueprint Denver – Future Places Map

Consistent with adopted plans

Comprehensive Plan

- Preserve the authenticity of Denver's neighborhoods
- Celebrate our history, architecture and culture

Blueprint Denver

- Continued use or adaptive use of historic structures within corridors

Uptown Neighborhood Plan (1986)

- Historic structures help create a distinctive character for Uptown
- Explore ways to help preserve historic buildings

East Colfax Plan (2004)

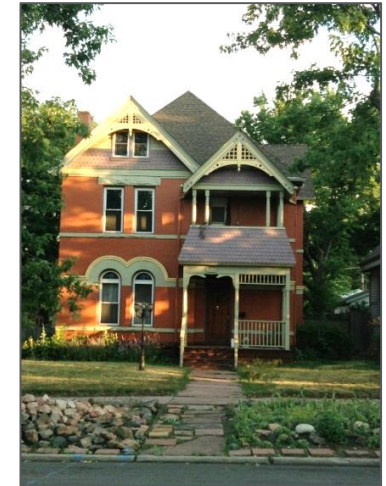
- Creative development solutions should be employed to achieve both preservation and development

Landmark Designation Eligibility

Complete Application Required to*:

1. Meet a designation criterion in at least 2 of the following categories
 - History
 - Architecture
 - Geography
2. Maintain historic and physical integrity
3. Relates to a historic context or theme

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)



Landmark Designation Criteria

1. History:

- a. Have direct association with the historical development of the city, state or nation;
- b. Be the site of a significant historic event; or
- c. Have direct & substantial association with a person or group of persons who had influence on society.

2. Architecture:

- a. Embody distinguishing characteristics of an architectural style or type;
- b. Be the significant work of a recognized architect or master builder;
- c. Contain elements of architectural design...which represent a significant innovation
- d. Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.

3. Geography:

- a. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;
- b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- c. Make a special contribution to Denver's distinctive character.

History

Have direct & substantial association with a person or group of persons who had influence on society

- Direct and substantial association with William F. Clements
 - Restaurants industry evolving nationwide post-war
 - Clements influenced how changes manifested in Denver
 - Board of National Restaurant Association
 - President of Colorado-Wyoming Restaurant Association
 - Established 29 different restaurants in Denver area
 - Founded White Spot Chain (25 locations)
 - Family dining
 - Franchising
 - Convenience
 - Take-out and 24-hour dining



Figure H1. William F. Clements founded the White Spot chain in 1947. SOURCE: *Denver Post*, 27 August 1967, 2H.

History

Have direct & substantial association with a person or group of persons who had influence on society

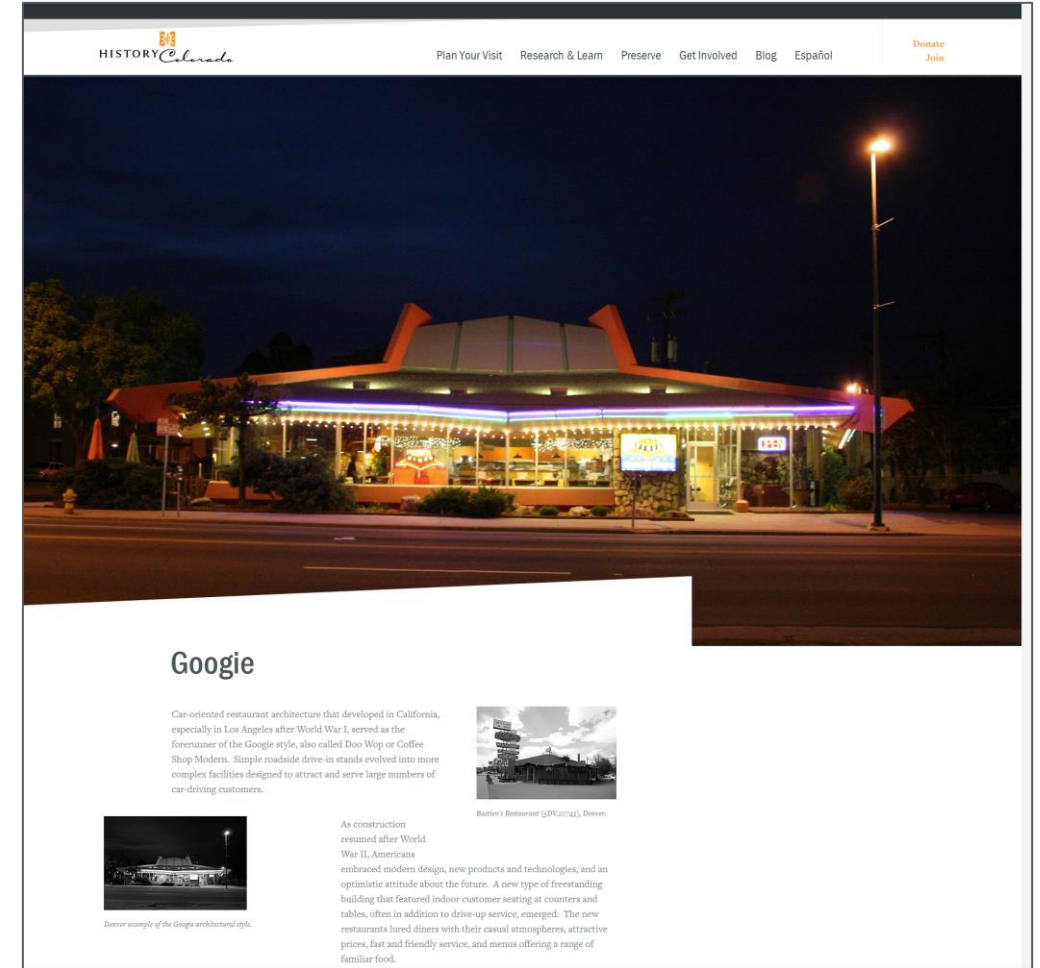
- Direct and substantial association with William F. Clements
 - Clements traveled annually to California to see observe new trends
 - Automobile culture
 - White Spot restaurants were intentionally sited along busy corridors such as Broadway, Speer, and Colfax
 - Designed in eye-catching fashion to attract the attention of consumers



Architecture

Embody distinguishing characteristics of an architectural style or type

- Google architectural style
 - Designed to be eye-catching, futuristic, and playful
 - Associated with roadside architecture
 - Character defining features
 - Adjacent to major roadway
 - Free-standing building with irregular forms
 - Dynamic roof forms
 - Geometric forms
 - Integrated or iconic signage
 - Neon
 - Large plate glass windows
 - Bright colors
 - Multiple contrasting materials



Architecture

Embody distinguishing characteristics of an architectural style or type



- 601 East Colfax
 - Located along Colfax Ave/Highway 40
 - Boomerang shaped trusses
 - Overhanging eaves
 - Hexagonal footprint
 - Combination of large plate glass windows, stone, and brick

Architecture

Be the significant work of a recognized architect or master builder

- Designed by Armet and Davis
 - California architectural firm
 - Leaders in developing and promoting the Googie style
 - LA Conservancy “one of the most prominent practitioner of Googie architecture”
 - Clements hired to design seven buildings
 - Four demolished
 - Two altered
 - 601 East Colfax retains best integrity
- Significant, intact example of the nation’s preeminent Googie architects in Denver



Figure H2. Louis L. Armét (right) and Eldon C. Davis (left) are shown here explaining a model of a project to a client. SOURCE: Hess, *Googie Redux*, 89.

Geography

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

- Hallmark characteristics of both roadside architecture and the Googie style
 - Location along a high-traffic road and eye-catching design
 - Orienting visual feature on Colfax
- Proximity to downtown, the capitol, and bars and theaters along Colfax
 - Community gathering space both for visitors and residents
 - Established and familiar feature of the Colfax corridor

Geography

Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

- Googie architecture rapidly disappearing in Denver
 - Majority of other Googie style White Spot restaurants were heavily altered or demolished
 - There are a few other buildings of this distinctive architectural style in the city
- An outstanding example of the rare Googie style in Denver

Historic or Physical Integrity

- Maintains a high degree of integrity
- Minimal alterations
 - Glass and aluminum of the windows were replaced, but maintained the same fenestration pattern
- Building retains
 - Original location
 - Automobile-centric setting feeling, and association
 - Design, materials, and workmanship in sloping geometric roofline, wide overhanging eaves, stone veneer siding, and large window pattern



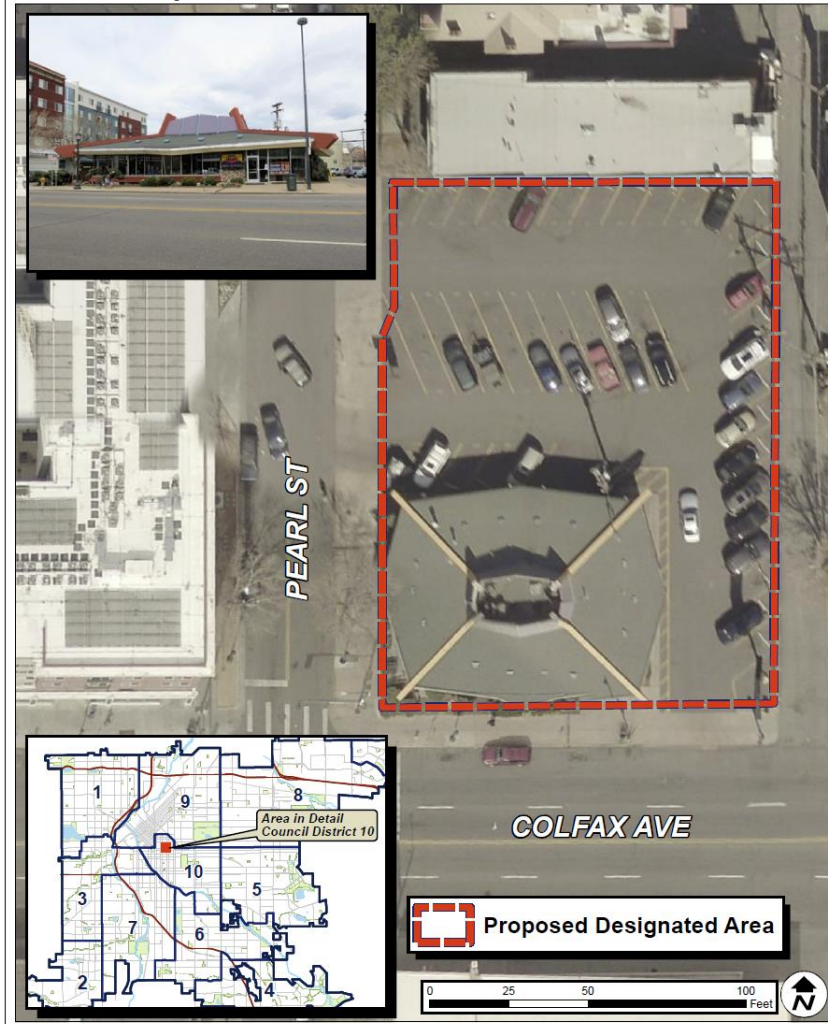
Historic Context or Theme

- Roadside architecture
 - Buildings defined by relationship to the road and the car culture of the post-war era
 - Designed for high visibility and quick recognition for those traveling by automobile
- Evolution of Colfax Avenue
 - Initially a residential street
 - Converted to a commercial corridor
 - Adapted to the automobile culture of the 1950 and 60s
- 601 East Colfax Avenue an example of roadside architecture, reflects the transformation of Colfax, and is part of the diversity along Denver's historic main street

- CPD received five written comments
 - RNO
 - Support letter from Neighbors for Greater Capitol Hill
 - Individuals
 - One in opposition
 - Three in support
- LPC Public Hearing
 - Four spoke in support
 - Historic Denver recommended a reduced boundary

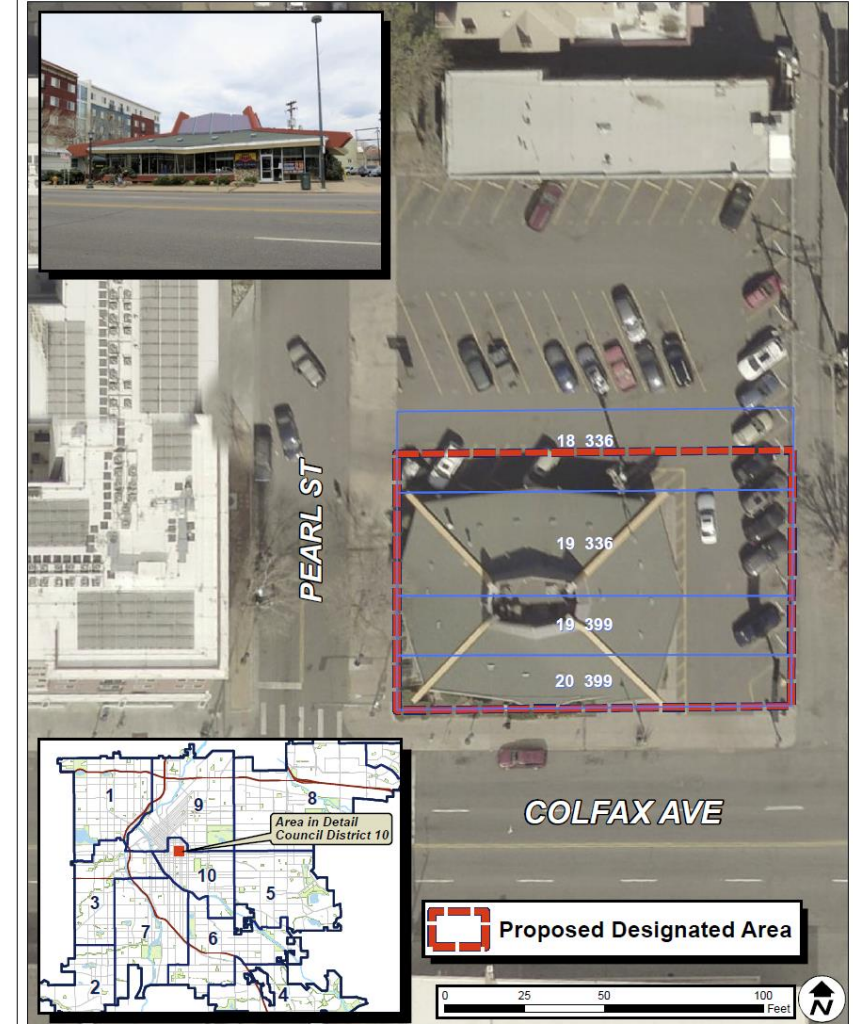


Proposed Structure for Landmark Designation
White Spot / Tom's Diner 601 E. Colfax Ave.



Boundary submitted in designation application

Proposed Structure for Landmark Designation
White Spot / Tom's Diner 601 E. Colfax Ave.



Reduced boundary recommended by LPC

LPC recommended approval and forwarded it City Council

- **Application meets One Designation Criterion in Two or More of the Following Categories:**
 1. **History:**
 - c. Have direct and substantial association with a person or group of persons who had influence on society.
 2. **Architecture:**
 - a. Embody distinguishing characteristics of an architectural style or type;
 - b. Be the significant work of a recognized architect or master builder;
 3. **Geography:**
 - a. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;
 - b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- **Retains Integrity**
- **Relates to historic context**
- **Recommended reduced boundary**