



DENVER
THE MILE HIGH CITY

670 Marion Street

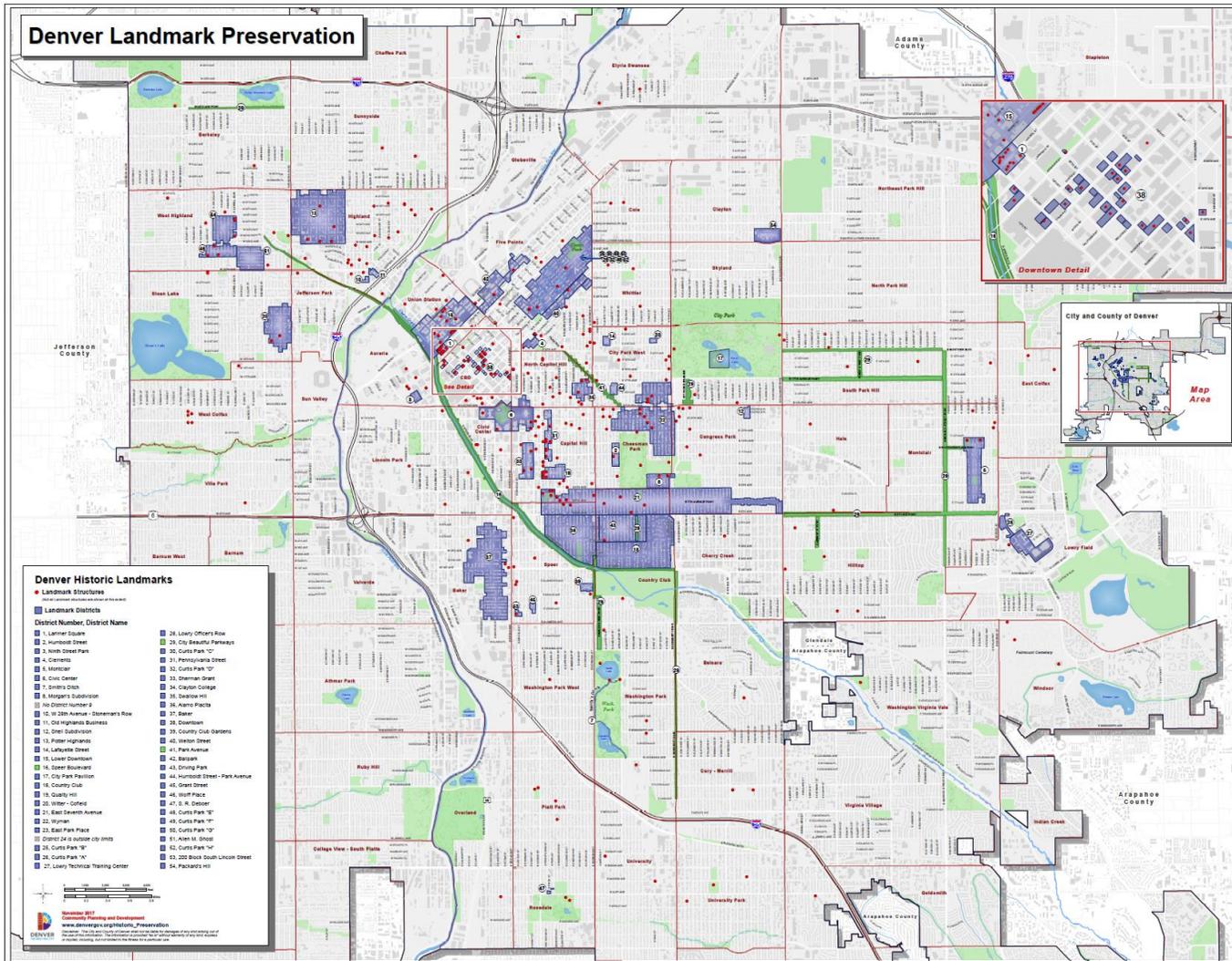
Landmark Designation Application

City Council Public Hearing

September 24, 2018

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

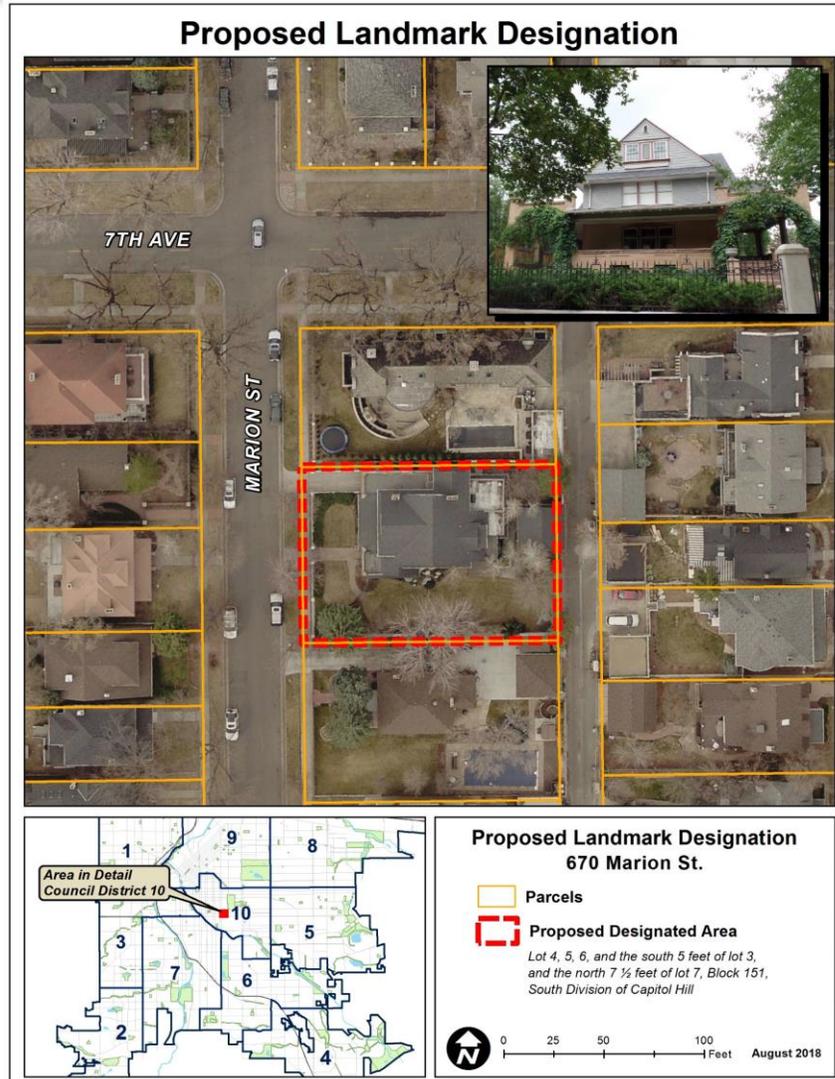
Denver Landmarks and Districts



- **1967 Ordinance**
 - Designate, preserve, and protect
 - Foster civic pride
 - Stabilize and improve aesthetic and economic vitality
 - Promote good urban design
- It is the sense of the council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and ignoring the destruction or defacement of such cultural assets.”



- 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
 - Have a place of business in Denver

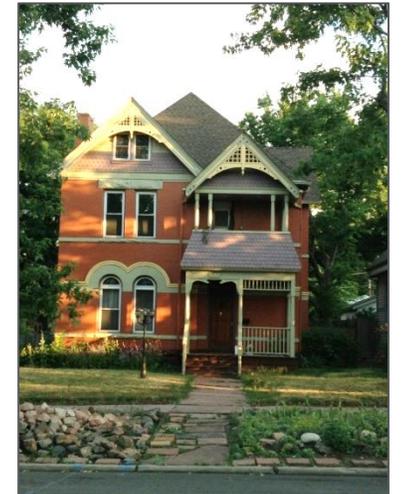


- Owners
 - John and Beverly Muraglia
- General Location
 - Country Club Neighborhood
 - East Seventh Avenue Historic District
 - Near Marion and Seventh Ave.
- Council District
 - #10, Wayne New
- Blueprint Denver
 - Area of Stability
- Current Zoning
 - U-SU-C

Property 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. Consider how property relates to a historic context or theme

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)



1. History – 30 years old, and shall:

- 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 – design quality and integrity, and:

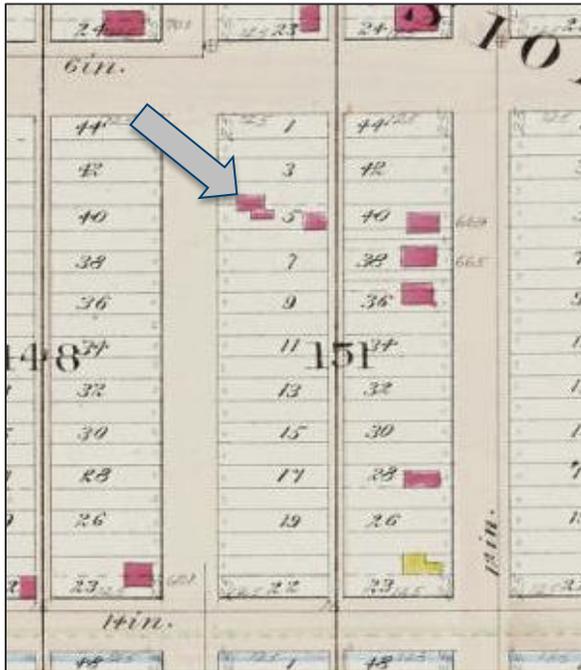
- a. Embody distinguishing characteristics of an architectural style or type;
- b. Be the significant work of a recognized architect or master builder;
- c. Contain elements of architectural design...which represent a significant innovation
- d. Portray the environment of a group of people or physical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

3. Geography:

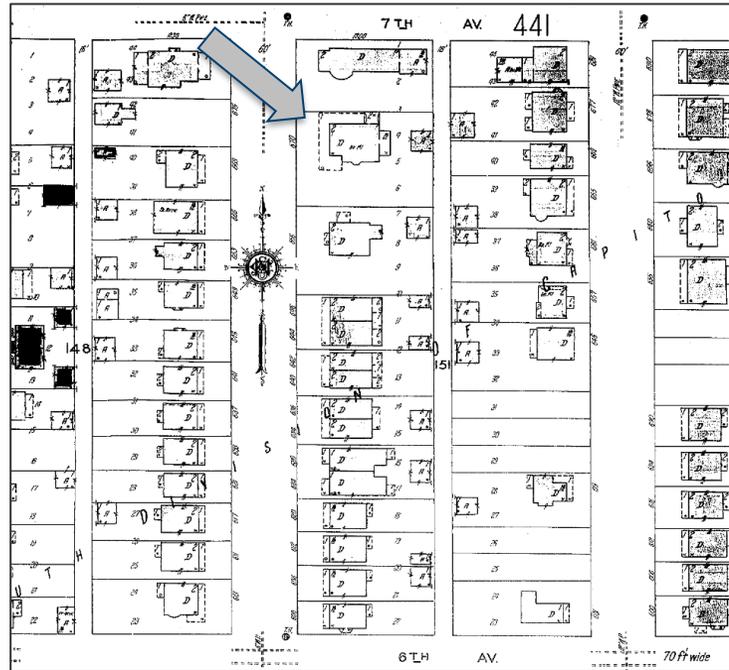
- a. Have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;
- b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- c. Make a special contribution to Denver’s distinctive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

1. History – 30 years old, and shall:

A. Have direct association with the historical development of the city, state, or nation



1905 Baist Map



1929 Sanborn Map

- Recovery from 1893 Silver Crash
- Expansion of Capitol Hill area
- First building on block
- Evolving architectural styles reflect changes

1. History – 30 years old, and shall:

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

- Julius E. Kinney
 - 1904
 - Prominent Denver physician
- William H. Meyer
 - 1907
 - Stockman and politician
 - Signed CO constitution, Lieutenant Governor, Representative of CO Territorial House
- Albert and Lydia Howell Reed
 - 1916
 - Chair of Law Dept at CU
 - Prominent in prohibition
 - Founders of School of Missions at Chautauqua
 - Active in Women’s Suffrage
- Walter C Emery
 - 1947
 - CEO of Bank of Denver
 - In 1960, with 7 others, started Broncos

2. Architecture – design quality and integrity, and: A. Embody distinguishing characteristics of an architectural style or type



- Shingle Style
 - 1904 construction
 - Typically seen in Denver prior to 1893
 - Wood shingles on the upper stories,
 - Shingled walls without interruption at corners
 - Asymmetrical façade
 - Irregular, steeply pitched roof
 - Intersecting cross gables
 - Multi-level eaves
 - Extensive porch
- Richardsonian Romanesque influences
 - Prominent round brick arches
 - Porte cochere

2. Architecture – design quality and integrity, and:

B. Be a significant example of the work of a recognized architect or master builder

- Willis A. Marean and Albert J. Norton
 - Prominent residential, commercial, and public structures
 - Multiple architectural styles
 - Governor’s Residence - Colonial Revival
 - Steele House - Spanish Colonial Revival
 - Humphries Mansion - Renaissance Revival
 - Robinson House - Craftsman
 - Cheesman Memorial Pavilion - Classical Greek
- 670 Marion - Shingle Style



3. Geography:

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

- Represents a specific, identifiable moment in Denver's historical geography, when the Victorian era met the Modern as the city expanded outward
- Shingle Style is unusual in Denver
 - Distinctive in East Seventh Avenue
 - Rare in Denver

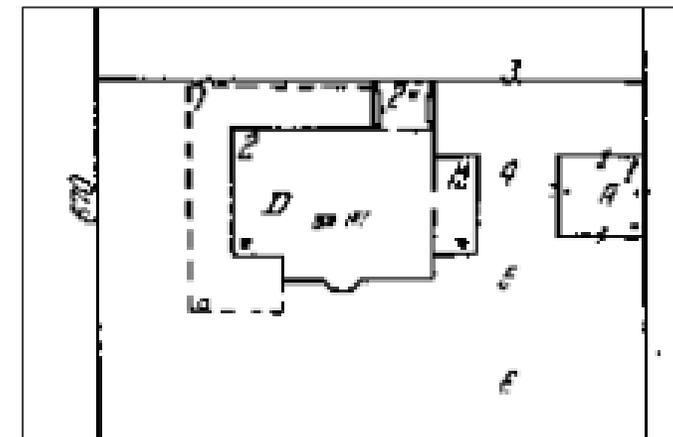


Landmark Designation Criteria

Maintain its Historic and Physical Integrity

“The ability of a structure...to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”

- Retains integrity
 - Location
 - Design
 - Workmanship
 - Materials
 - Setting
 - Feeling
 - Association
- Minimal alterations
 - Side and rear additions



1967 Sanborn Map



Current aerial

- Chapter 30, DRMC –consider how a structure relates to historic contexts or themes
 - Recovery from 1893 Silver Crash
 - Early-twentieth century growth of the of Denver
 - Specifically to Capitol Hill area



- Meet one designation criterion in two or more categories
 - History
 - 1a. Have direct association with the historical development of the city, state, or nation
 - 1c. Have direct and substantial association with a person or group of persons who had influence on society
 - Architecture
 - 2a. Embody distinguishing characteristics of an architectural style or type
 - 2b. Be a significant example of the work of a recognized architect or master builder
 - Geography
 - 3b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity
- Maintain historic and physical integrity
- Consider how structure relates to a historic context and theme