



Federal Garages

2100 California Street & 2101 Welton Street

Landmark Designation

Becca Dierschow, Senior City Planner

June 22, 2026

Federal Garages
2100 California St. and 2101
Welton St.

Location

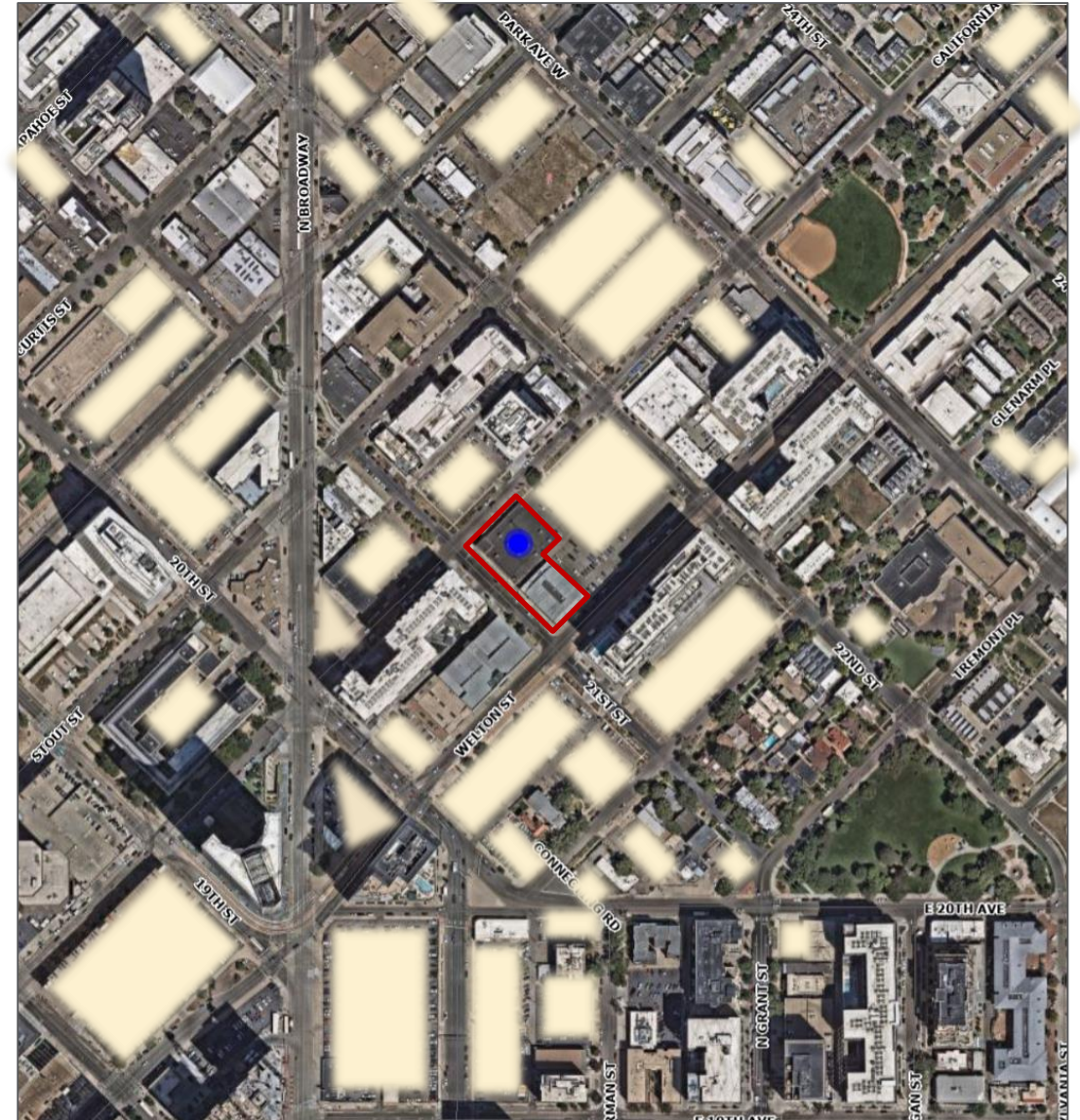
- Council District #9
- Five Points neighborhood

Zoning

- **D-AS-20+**

Owner and Applicant

- **United States of America, General Services Administration (GSA)**



Proposed Boundary



City and County of Denver
Community Planning & Development
May 2026

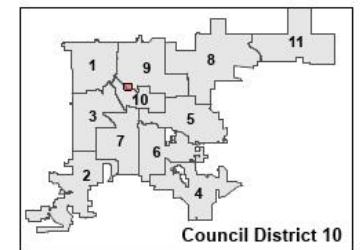


Proposed Structure for Local Landmark Designation

2100 California St. and 2101 Welton St.
Federal Garage Buildings

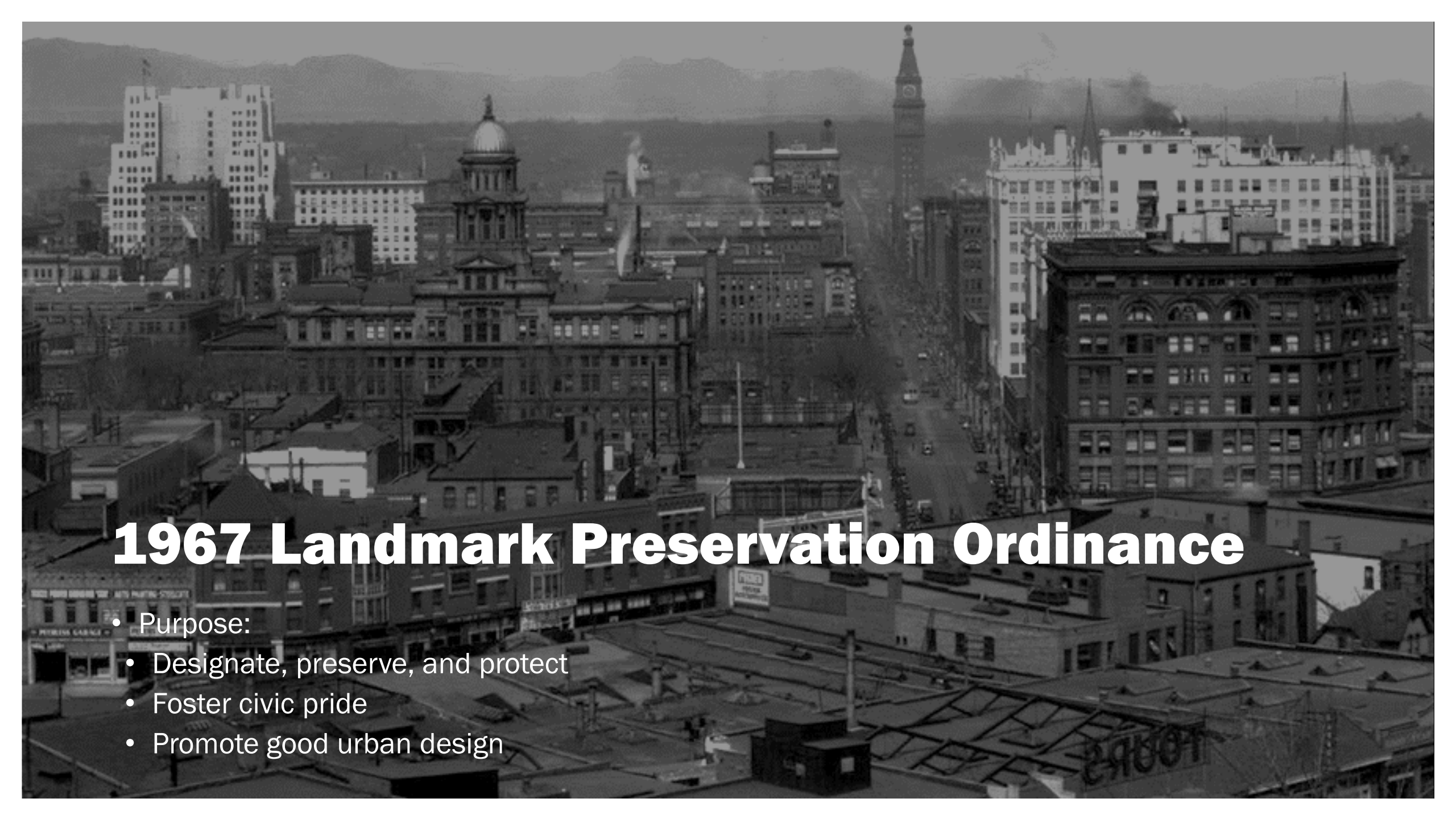
 Landmark Designation Area

 Parcel Boundary



Landmark Designation Overview

Chapter 30 of the Denver Revised Municipal Code

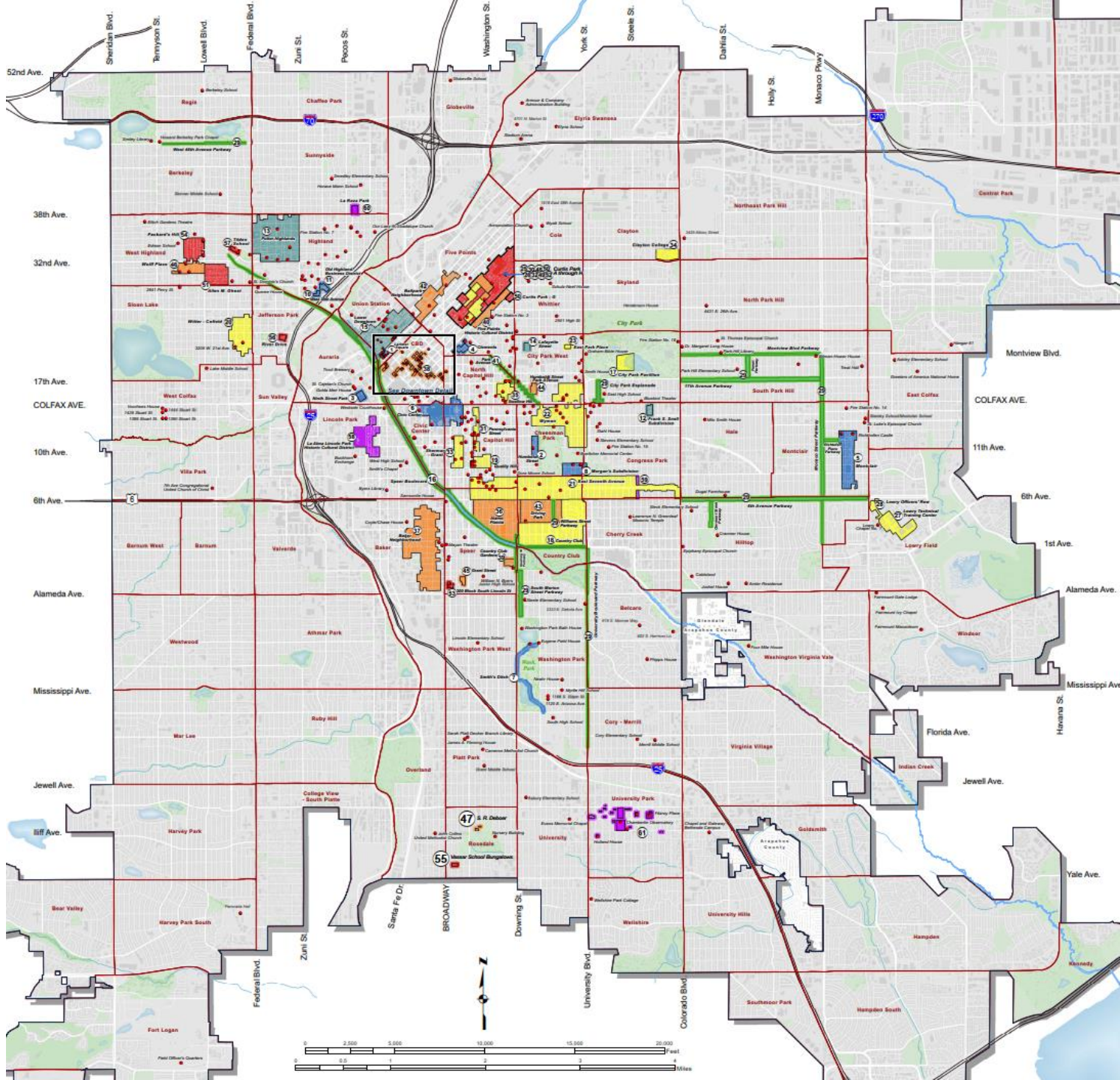


1967 Landmark Preservation Ordinance

- Purpose:
 - Designate, preserve, and protect
 - Foster civic pride
 - Promote good urban design

Individual Landmarks & Historic Districts

- 369 Individual Landmarks
- 60 Historic Districts
 - ~ 7,200 landmark buildings
 - ~ 160,000 buildings within city
- District composition
 - Primarily residential
 - Five commercial or downtown
 - Three Historic Cultural
 - Two discontinuous



~4.5% of the city,
or 1 in 25 structures,
are designated



Who Can Apply for Designation?

Community-driven process

- Property owner
- Community Planning & Development manager
- City Council Member
- Three residents of Denver





Landmark Designation Eligibility

Structure(s) must meet following *:

1. Maintains integrity
2. More than 30 years old, or is exceptionally important
3. Meets at least three of ten criteria
4. LPC considers historic context

*Per Landmark Ordinance (Chapter 30, DRMC)

Designation Criteria: Meets 3 out of 10

History

A. Historic development of city

B. Recognized persons who had influence on society

C. Visible characteristics of architectural style or type

Architecture

D. Significant example of recognized architect or master builder

E. Significant innovation or technical achievement

Geography

F. Familiar feature of neighborhood, due to physical character

G. Understanding of urban environment through physical characteristics or rarity

Culture

H. Cultural understanding of how the site was used by past generations

I. Physical attribute that is source of pride or cultural understanding

J. Social movements, institutions, or patterns of growth that contributed to culture

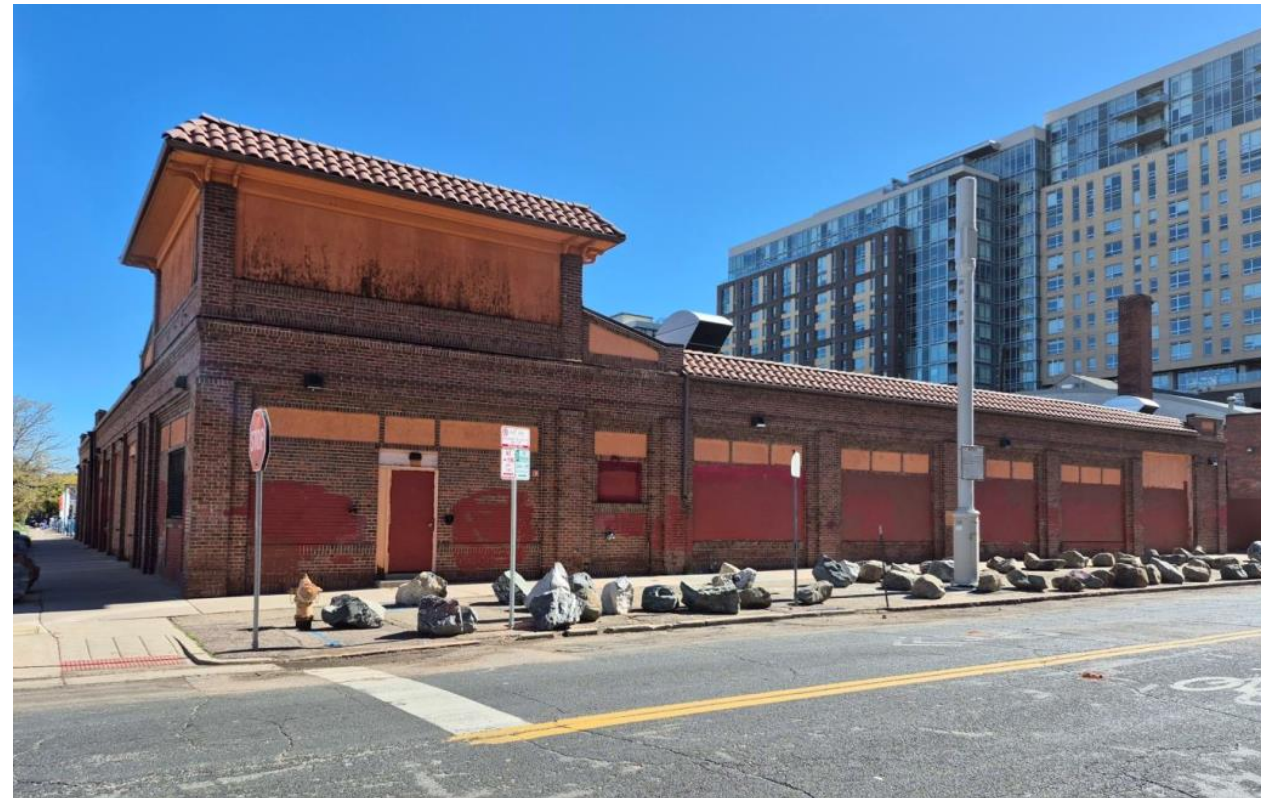
A. Direct association with a significant historic event or with the historical development of the city, state, or nation

- Development of Transportation
 - Railroad ridership decline
 - Increase in roadways
 - RR Purchase bus lines
- Denver-Colorado Springs-Pueblo Motor Way
 - Maintenance and repair home
 - 1925/26
 - 1938
 - 1947



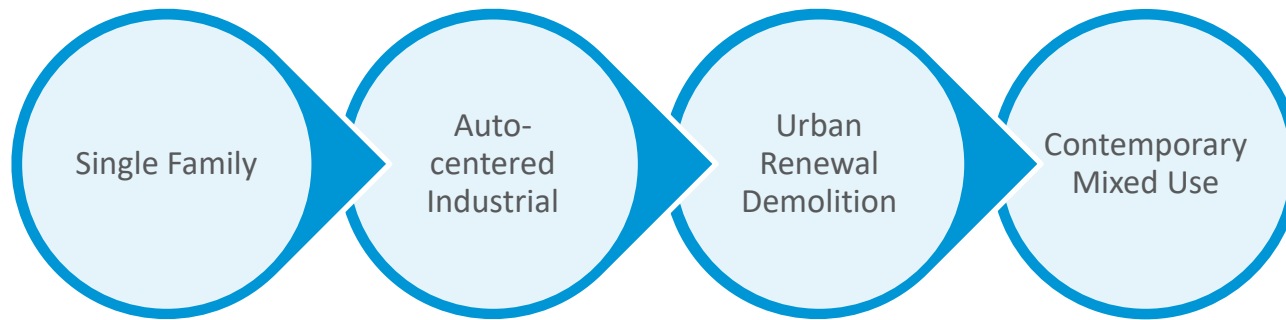
C. Embodies the distinctive visible characteristics of an architectural style or type;

- Spanish Colonial Revival style
 - Popular 1915 - 1940
 - 1938 addition
 - 1947 complementary
- Vernacular Expression
 - Tiled pent roof
 - Red/brown brick walls
 - Stucco accents
 - Corner tower



G. Promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

- Few industrial buildings remain in Arapahoe Square





- Garage's original purpose seen
 - Understanding of former use
 - Rarity in area





Integrity: Would prior residents recognize the property today?



Integrity

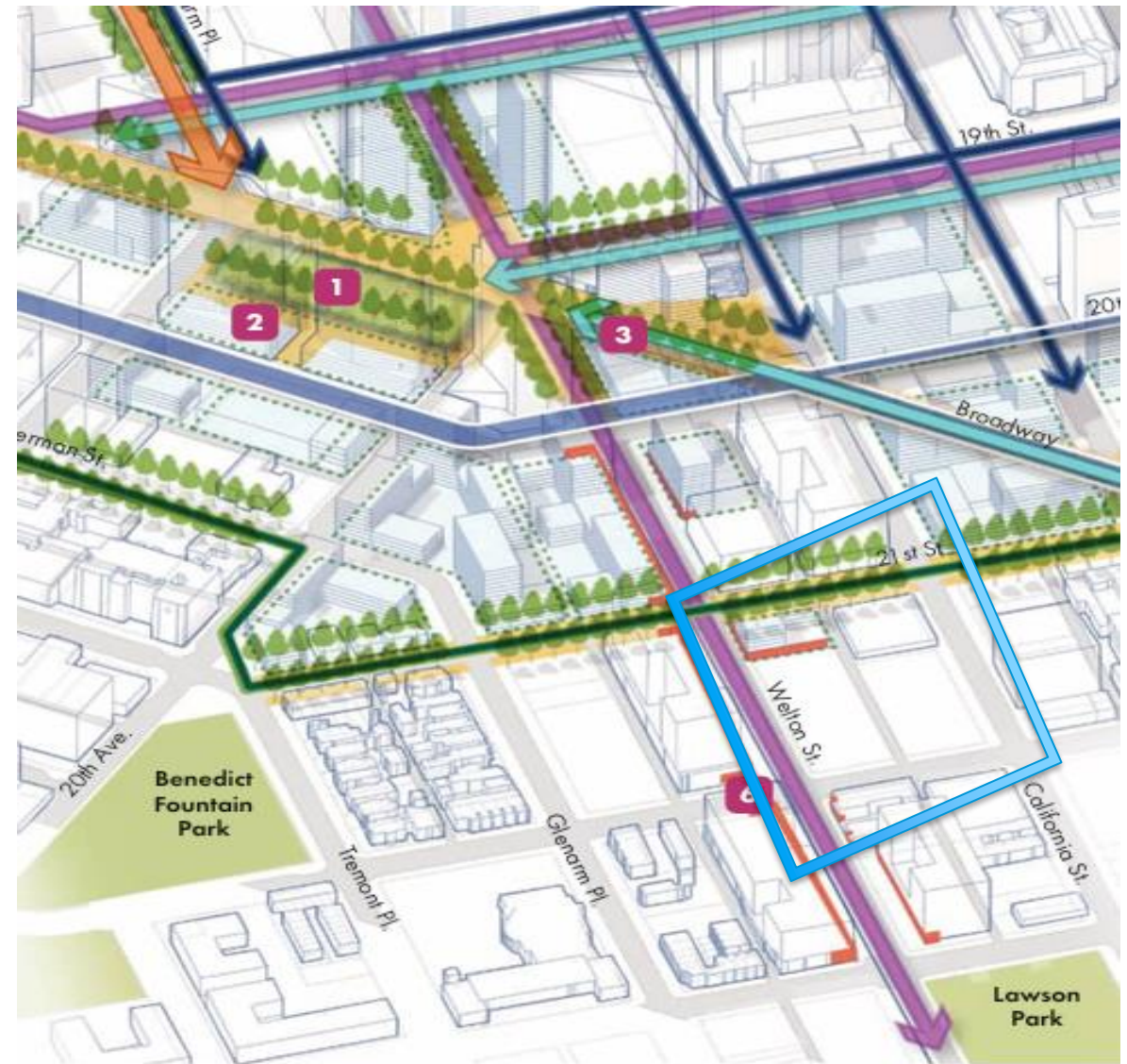
- Maintains integrity
 - Location
 - Original
 - Setting
 - Widespread change
 - Design, materials, and workmanship
 - Roof tiles removed
 - Windows and doors covered
 - Feeling and association
 - Continued use



Downtown Area Plan

Arapahoe Square/Upper Broadway

- Activated ground level
- 5280 Trail
- Welton St transit priority corridor



Public Comment

LPC Public Hearing May 19, 2026

- 1 Comment in favor – Historic Denver



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;
 - G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- Retains Integrity
- LPC considered the historic context

Based on the ordinance designation criteria and on the findings of the Landmark Preservation Commission (LPC) that the application meets the criteria for designation of a structure, CPD staff recommends this structure be designated an individual landmark.