

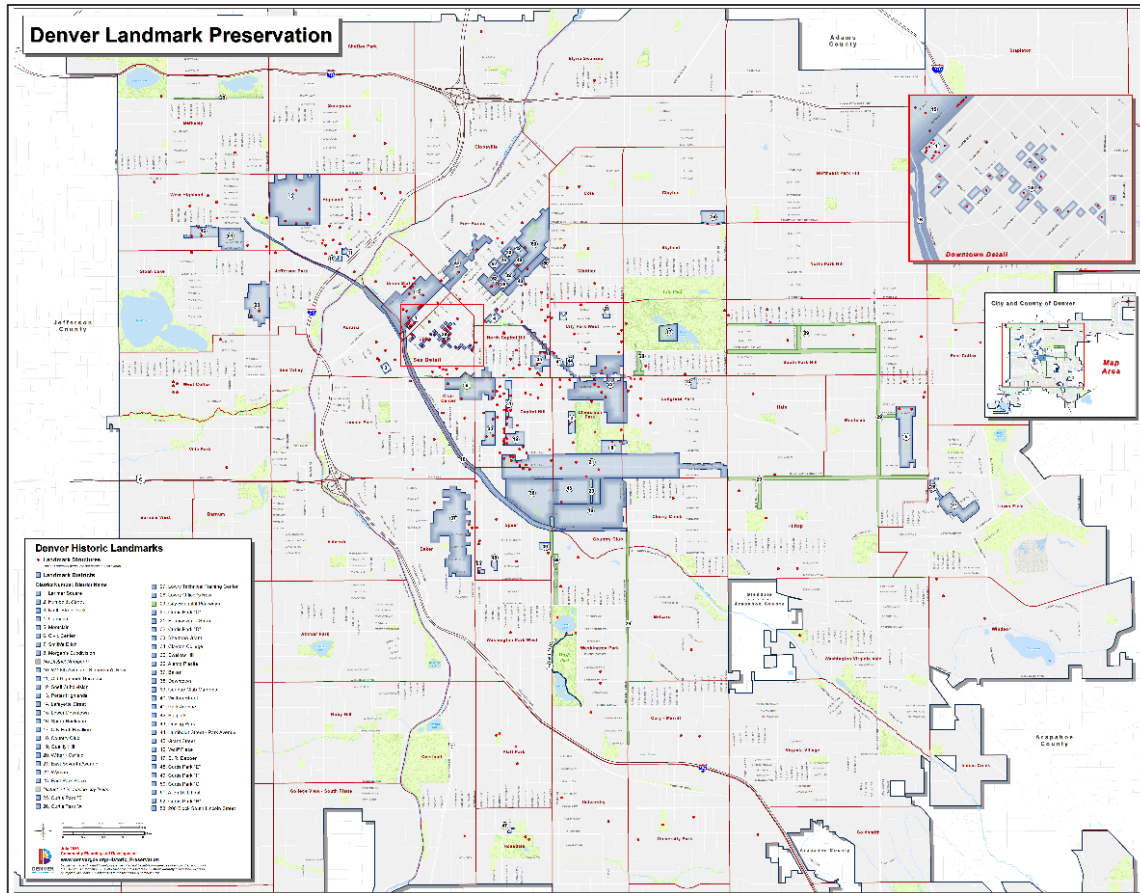


**DENVER**  
THE MILE HIGH CITY

# Packard's Hill Historic District Application

September 25, 2017

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



- **1967 Ordinance**
  - Designate, preserve, and protect
  - Foster civic pride
  - Stabilize and improve aesthetic and economic vitality
  - Promote good urban design
- **Landmarked Properties**
  - 336 Individual Landmarks
  - 52 Historic Districts
    - 6,600
  - 160,000 structures citywide
  - Landmark approx. 4%

- **Who can submit applications?**
  - 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
- **How submit applications?**
  - Proactively through surveys or community and grassroots efforts
    - Demolition or Certificates of Non-Historic Status applications

## Design Guidelines for Denver Landmark Structures & Districts



Collax Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.

### DESIGN AND DEMOLITION REVIEW:

- Properties designated “as is”
  - No required improvements
- Preserve historic character of the district
- Design review ONLY required for exterior changes tied to building or zoning permits
  - No review of work on interiors
  - No review of exterior paint colors
  - No review of general maintenance
  - Building is not frozen in time
  - Objective design review process
- Demolitions highly discouraged

## Design Guidelines

- Provide objective review parameters
- Address wide range of topics
  - Preservation of historic materials
  - Fences and retaining walls
  - Solar panels and sustainability
  - Roofing
  - Additions to buildings
  - New infill construction
  - Secondary structures
- Character defining features for historic districts

### Environmental Sustainability & Historic Properties (continued)



35. Place collectors in an unobtrusive location on the property. Such locations may include a garage as illustrated above, or the rear of a primary structure as illustrated at right.



STANDARDS FOR SUSTAINABILITY



36. On a side-facing roof plane of a primary structure, minimize visual impacts by locating solar collectors on the rear 2/3 of the roof length. The collectors illustrated above do not minimize visual impacts because they are located on the front 1/3 of the roof length.

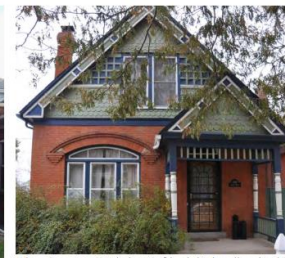
GUIDELINES FOR ENVIRONMENTAL SUSTAINABILITY (Continued)

### A.M. Ghost Historic District

### Character-defining Features



3. Simplified Classic cottage. Note the masonry porch piers, the large overhanging roof eave, the dormer window in the hipped roof, and the jack arch window.



4. Queen Anne cottage. Note the decorative fish scale shingles and barge boards in the forward facing gable, the spindle columns and newel on the projecting front porch, the arched windows on the first floor with decorative jack arch and corbel.

#### PRIMARY BUILDINGS

##### Mass & Form

**Building Height:** Varying from one-story to two-story residences.

**Building Shapes:** Predominantly single family residences with a few duplexes. A few homes have been converted into small apartments. Boxy residences with relative symmetry and no complex massing.

##### Materials

Red or beige brick is the dominant material, a small number of wood frame buildings can be found. Raised concrete and stone foundations common.

##### Roofs

Forward facing gable roofs and hipped roofs with hipped roof dormers most prevalent. A small number of gambrel roofs can also be found. Overhanging eaves prominent. Boxed eaves on most styles, exposed rafters and purlins on Craftsman Bungalow style. Historically, flat roofs were used only on second structures. Composite roofing material common.

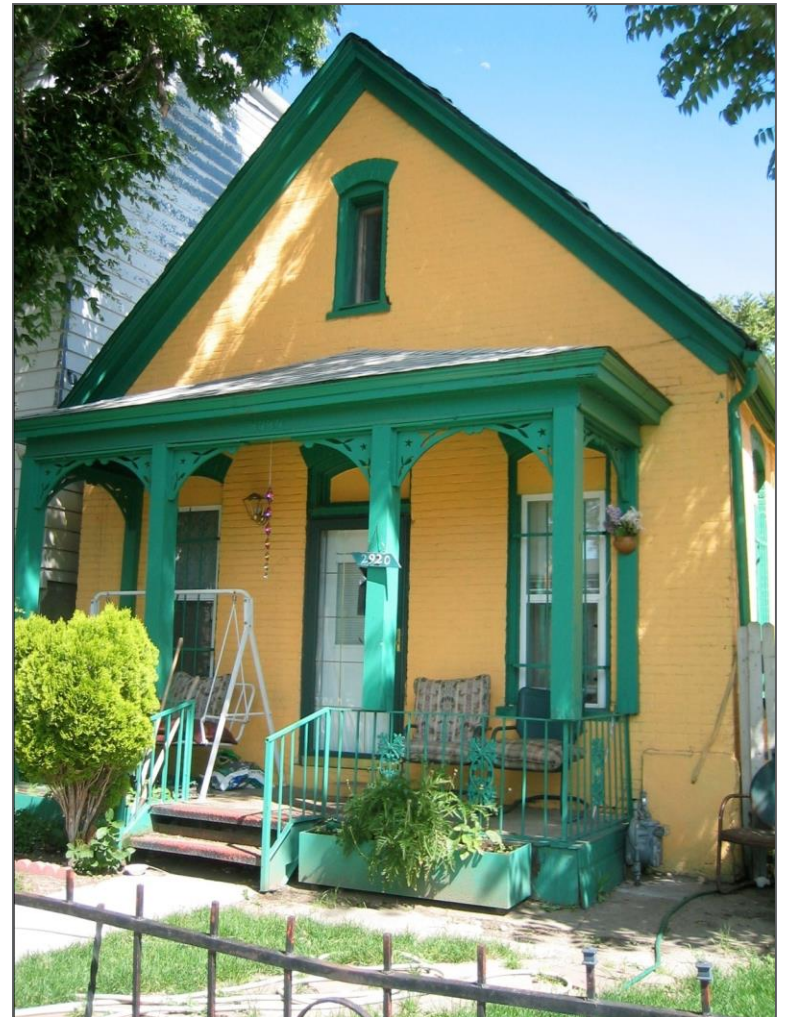
##### Entries & Doors

Typically an offset front single entry with transom window above wooden door.

##### Windows

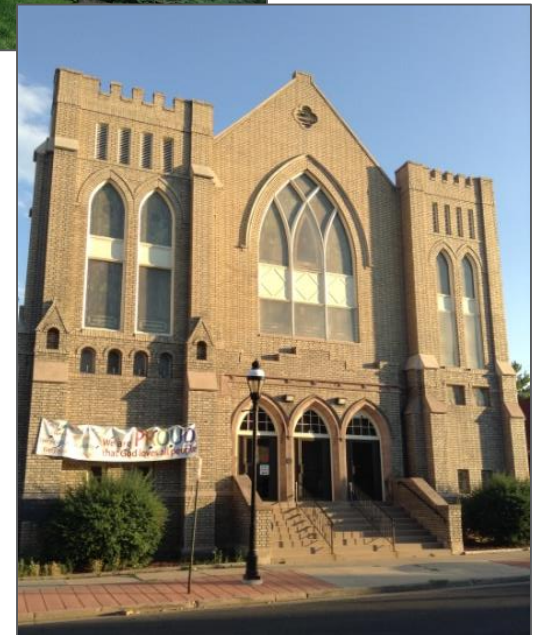
Large rectangular first floor single one-over-one windows are common, although grouped windows can be found. Decorative lintels (wood or stone) common; most have stone sills. Single, double, grouped and tripartite windows have a less vertical and "square" like appearance due to the group arrangement. Historically, windows were recessed in the wall (not flush).

- 70% of landmark design reviews are administrative
  - Reviewed by Landmark Staff
  - Must meet the Design Guidelines
  - Landmark staff reviewed 1258 applications in 2016
- 1. Quick Reviews typically approved in 1 business day
  - Reroofing with same material
  - Replacing existing rear or side fences
  - Replacing existing AC units
- 2. Smaller projects typically reviewed in 10-15 business days
  - Fences
  - Garages
  - Solar panels
  - Small rear additions



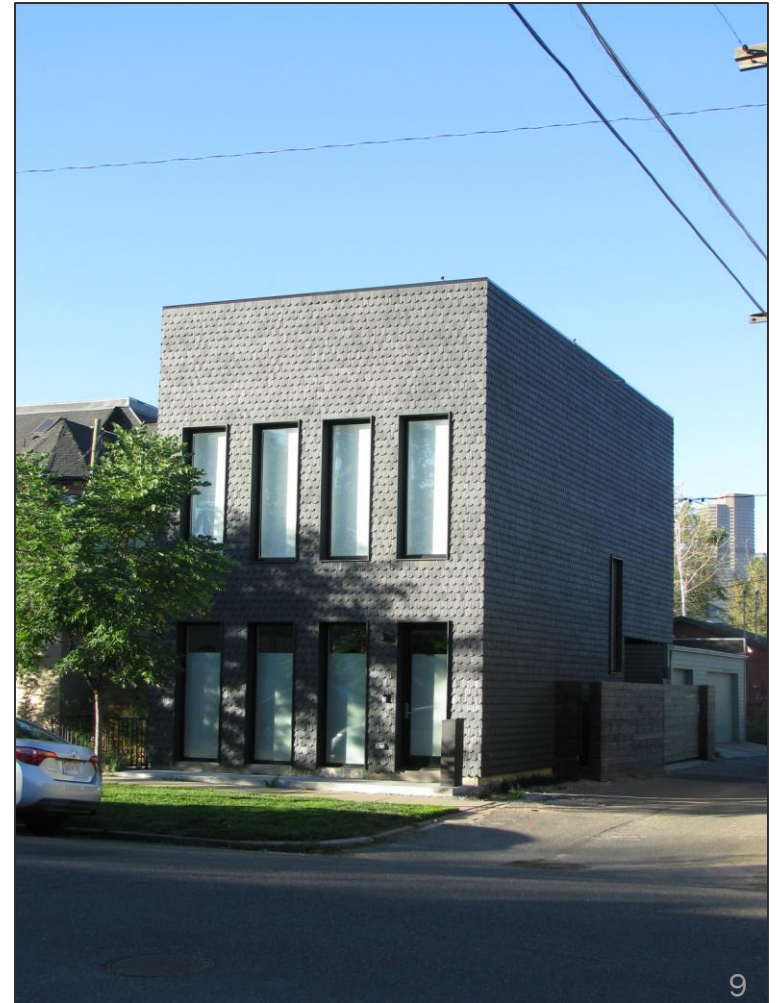
# Denver Landmark Preservation Commission

- Commission Reviews
  - Infill construction
  - Large additions
  - Historic window replacements
  - Projects that do not meet Design Guidelines
- Appointed by the Mayor
  - 9 Commissioners
    - 2 Members American Institute of Architects
    - 1 Members American Society of Landscape Architects
    - 2 Members Denver Planning Board
    - 2 Members History Colorado
    - 2 Members At large



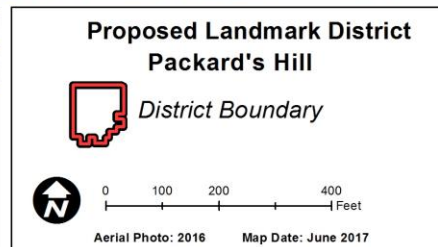
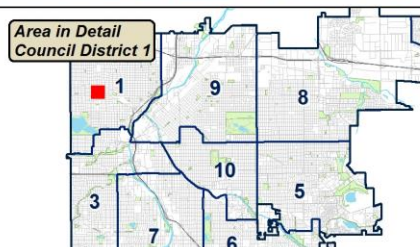
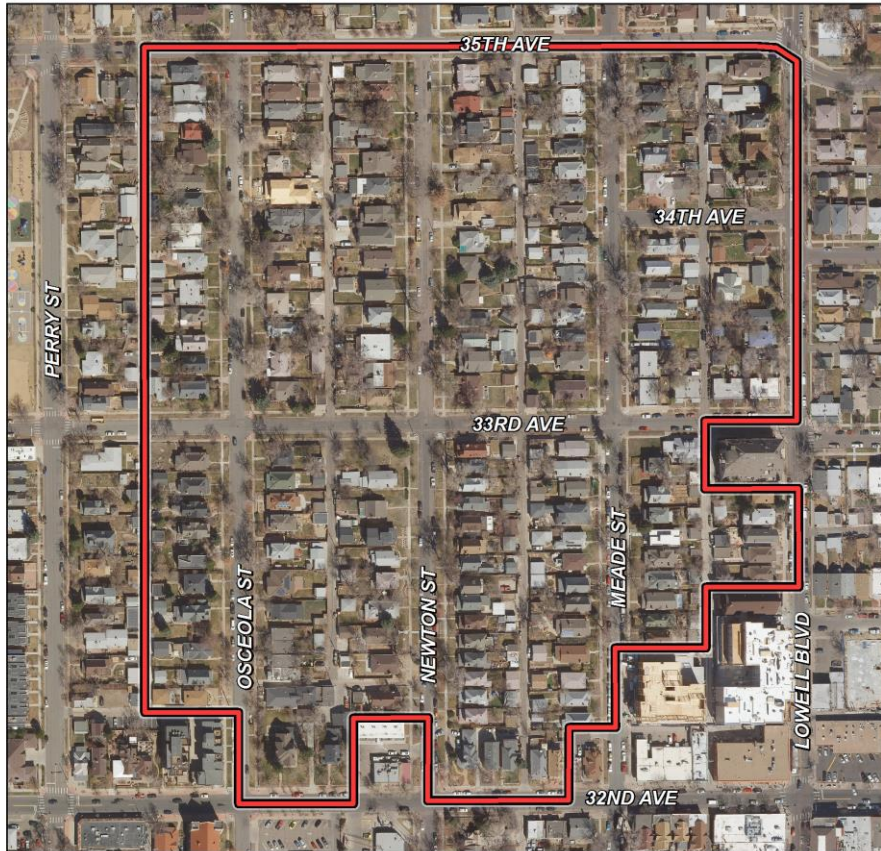




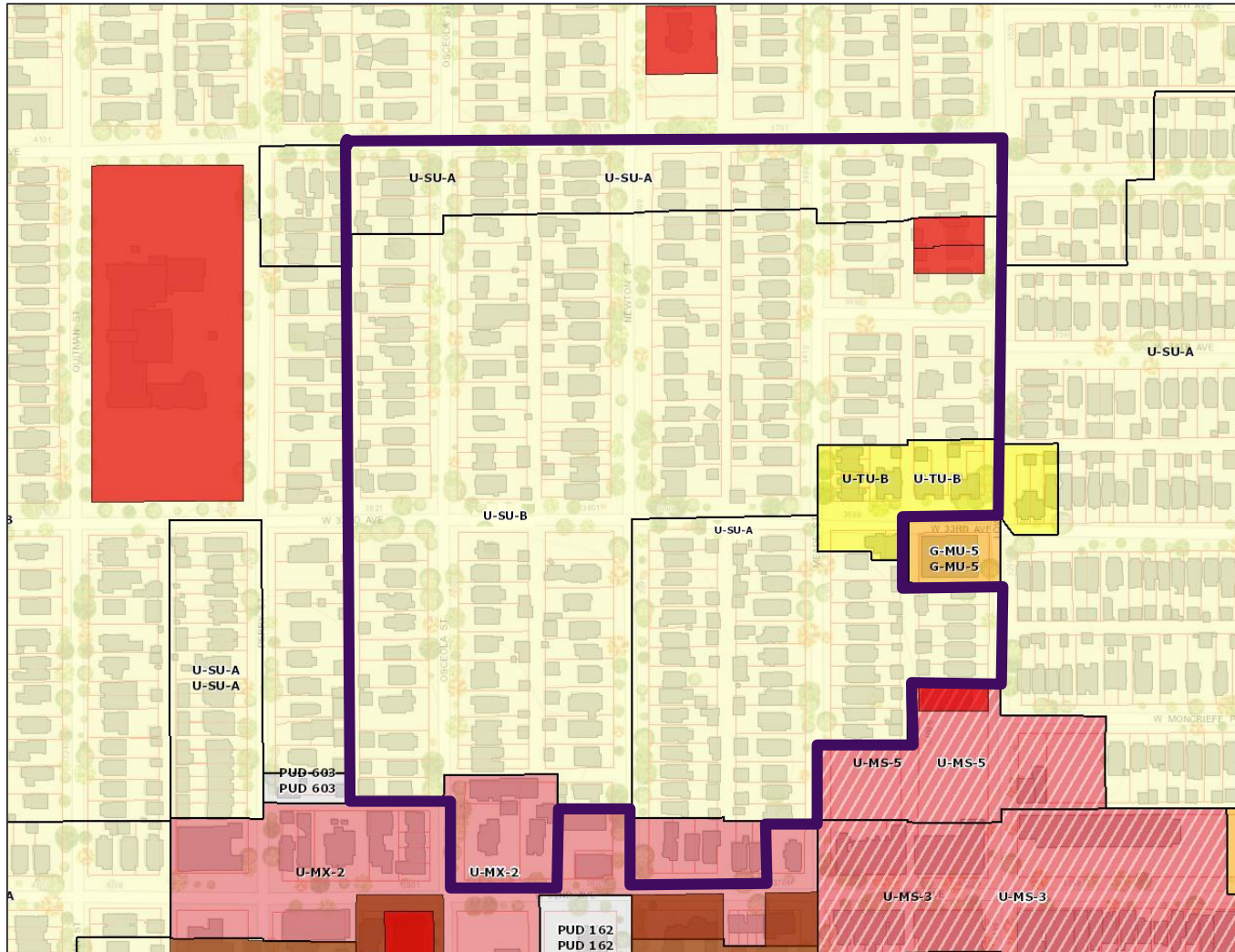




## Proposed Landmark District



- Applicants
  - 17 community members
  - Live or own properties within boundaries
  
- Council District
  - #1, Rafael Espinoza
  
- Location
  - Roughly bound by
    - Lowell Boulevard and the alley between Osceola Street and Perry Street
    - 32nd Avenue and 35th Avenue
  
- Blueprint Denver
  - Area of Stability
  
- Zoning
  - U-SU-A, U-SU-B, U-TU-B, U-MX-2



## Landmark Preservation Commission Notifications

1.	Landmark staff attended public meetings	Feb & March 2017
2.	Owner notification letters	June 15, 2017
3.	Registered Neighborhood Organization and Courtesy: <ul style="list-style-type: none"> <li>• United North Side Neighborhood</li> <li>• West Highland Neighborhood Association</li> <li>• Inter-Neighborhood Cooperation (INC)</li> <li>• Denver Neighborhood Association, Inc.</li> <li>• Historic Denver, Inc</li> <li>• Colorado Preservation, Inc</li> <li>• National Trust for Historic Preservation</li> <li>• State of Colorado Office of Archaeology and Historic Preservation</li> </ul>	June 15, 2017
4.	City Council, Planning Board, and Building Inspection Notifications	June 15, 2017
5.	Posted signage for the LPC Hearing	June 28, 2017
6.	Legal Notice in Daily Journal	July 5, 2017
7.	Owner notification letters	August 10, 2017

## Chapter 30-4, DRMC – Property Required to:

1. Maintain Historic and Physical Integrity
2. Meet One Designation Criterion in Two or More of the Following Categories
  - History
  - Architecture
  - Geography
3. Relate to a Historic Context or Theme

## Maintain its Historic and Physical Integrity

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

- 82 % Contributing
  - Minimal infill or alterations to existing buildings
- Retains Strong Integrity
  - Design, materials, workmanship, location, setting, feeling, and association



## 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.

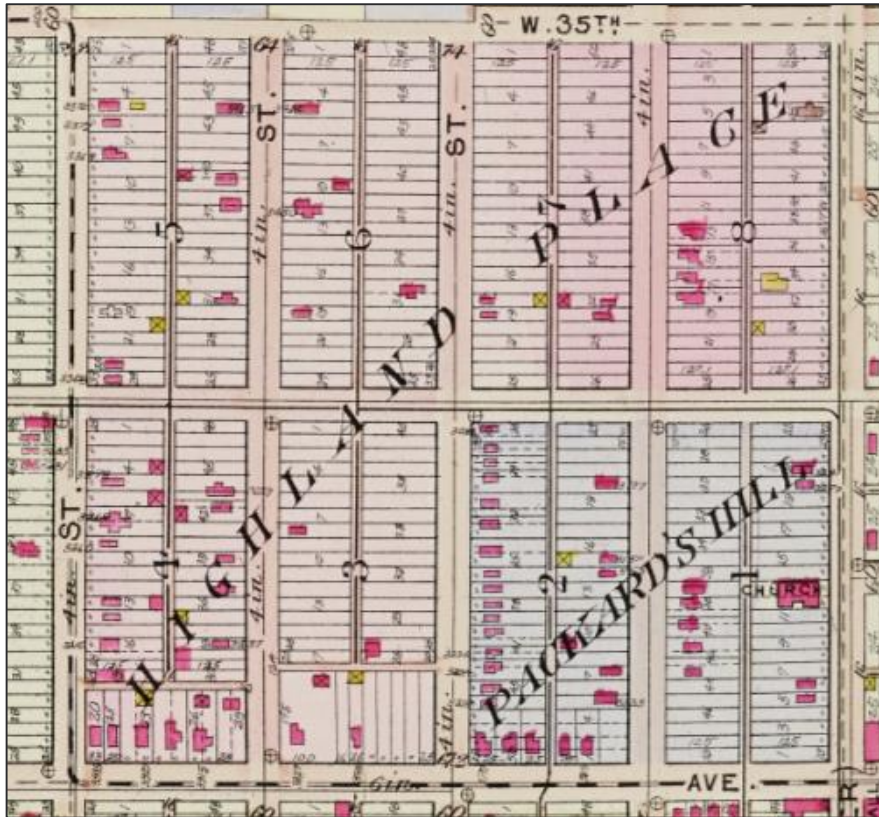
## 3. Geography:

- 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 Atlas



2016 Overview Map

## 1. History – 30 years old, and shall:

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

- Denver's Women's History

- Active women's rights movements

- Suffrage
- Women's organizations
- Temperance

- Actively employed

- Real estate
- Development



Reporter and author  
Eva Bird Bosworth

## 1. History – 30 years old, and shall:

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

- Elwin Theodore Webber
  - Livestock raiser and mining investor
- Minnie Ethel Luke Keplinger
  - Artist and helped establish Denver's first art museum
- Spring Byington
  - Acclaimed actress of stage and screen
- Dr. Mary E. Ford
  - Early and long-term female doctor
- Bird Bosworth
  - Writer and reporter, temperance
- William Fitz Randolph Mills
  - Mayor for two years
- Benjamin F. Stapleton
  - Mayor

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



# Queen Anne Edwardian



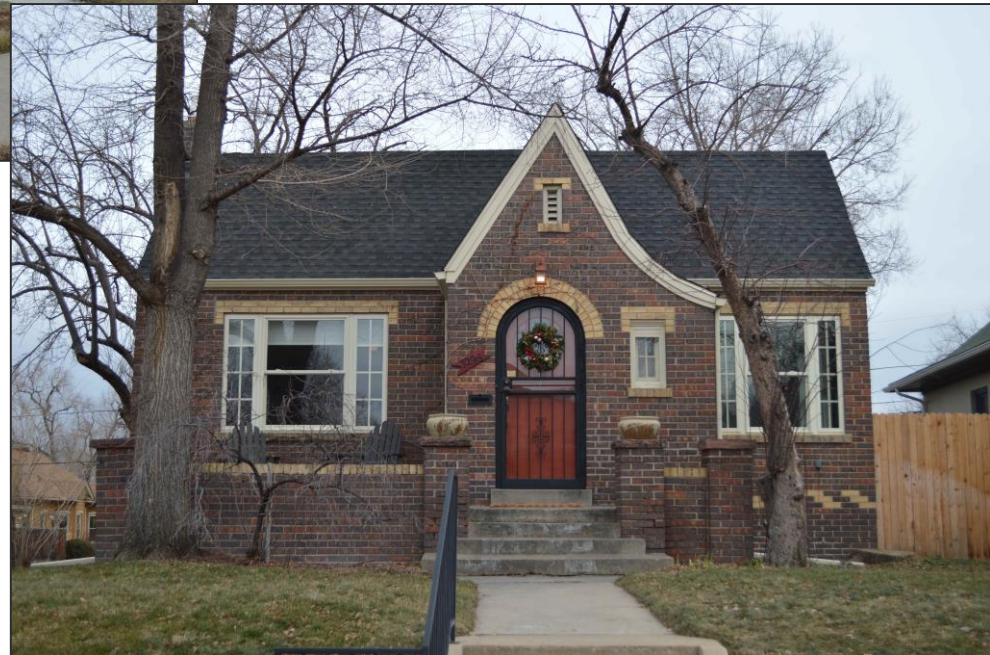
# Classic Cottages

## Denver Squares





# English Cottages





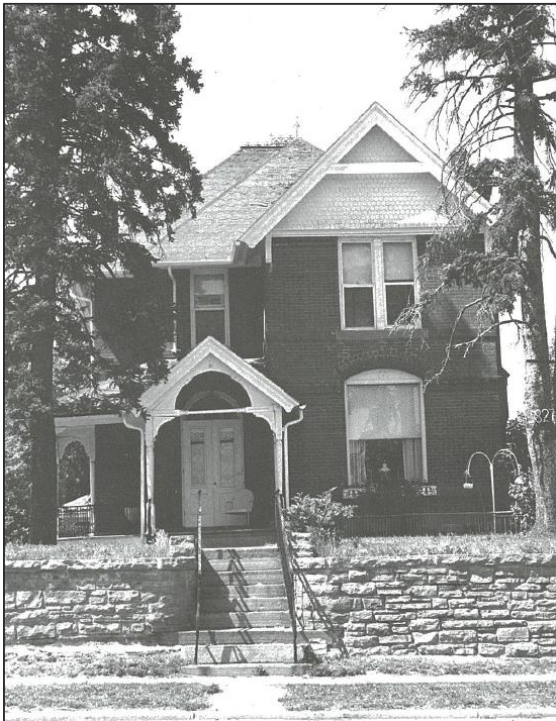
# Terrace Type



## 2. Architecture – design quality and integrity, and:

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

- William Quayle
  - Noted Denver Architect
- David and Tilden Cox Family
  - Master stonemasons



- Historic Context or Theme
  - Late-nineteenth century growth of the Highlands
  - Expansion of the tramway system that helped further development
  - Annexation
  - Continued growth of the area up to World War II
- Period of Significance
  - 1886 -1940
  - Reflects the historic context
  - Initial development
  - Continued expansion
  - Slow-down due to WWII

1. Maintain its Historic and Physical Integrity ✓
2. Meet One Designation Criterion in Two or More of the Following Categories:
  - History
    - 1a - Associated with the historical development of the city, state or nation ✓
    - 1c - Associated with persons who had influence on society ✓
  - Architecture
    - 2a - Embody distinguishing characteristics of an architectural style or type ✓
    - 2b - Significant example of the work of a recognized architect ✓
3. Theme and context ✓

**LPC Vote: 5-0**

*“To recommend landmark designation based on History Criterion A and C and Architecture Criteria A and B.”*

- **Per Chapter 30-4.6, DRMC:**
  - Planning Board make recommendation to City Council
  - Consider a proposed designation with respect to:
    - Its relationship to the Denver Comprehensive Plan
    - The effect of the designation upon the surrounding neighborhood
    - Such other planning considerations as may be relevant to the proposed designation or amendments

## Land Use

- Preserve historic resources and requires quality urban design consistent with Denver's traditional character
- Citywide Land Use and Transportation Plan ... encouraging preservations of historic buildings, districts, and landscapes

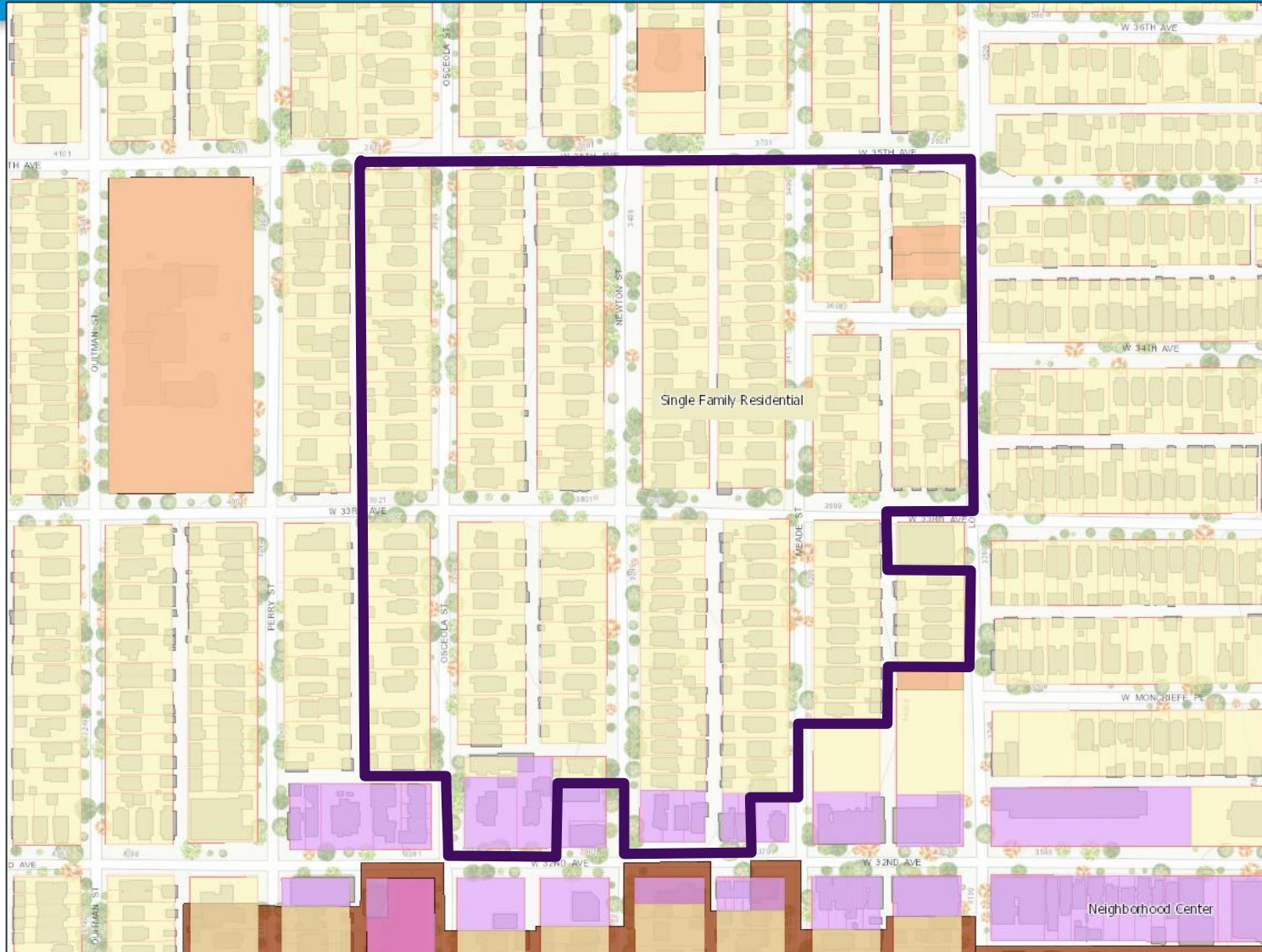
## Legacies

- Preserve Denver's architectural and design legacies while allowing new ones to evolve
- Preserve Denver's historic resources.....support historic preservation in neighborhoods

## Neighborhoods

- Values its heritage
- Respect the intrinsic character and assets of individual neighborhoods
- Ensure high quality design by enhancing distinctive natural, historic, and cultural characteristics

# Blueprint Denver Concept Plan Use



- Located within an Area of Stability
- Guiding principles for Areas of Stability
  - Keeping valued community characteristics in older and stable neighborhoods
  - Identifying and maintaining the character of an area while accommodating some new development and redevelopment
- Historic designations identify and help retain the character defining features of a district and provide stability





# Planning Board Recommendation

- Packard's Hill Historic District Designation
  - Help preserve the character defining features of the district
  - Recognize this unique district and the buildings that define it
- Consistent with plans
  - Comprehensive Plan
  - Blueprint Denver
  - Will have little impact or effect on the surrounding neighborhoods
- Planning Board voted 9-1 to recommend approval of the proposed district with respect to conformance with the Comprehensive Plan, effect upon the surrounding neighborhood, and other planning considerations

- RNO comment
  - Letters of support from the West Highlands Neighborhood Association
- Public Comments (emails, letters, and signature cards submitted to CPD) from 222 individuals
  - 187 in support
  - 35 in opposition
  - Received by 11:30am, Sept.21<sup>st</sup>
- 24 member of the public commented at LPC public hearing
  - 14 in support
  - 10 in opposition
- 9 members of the public commented at Planning Board
  - 9 in support