



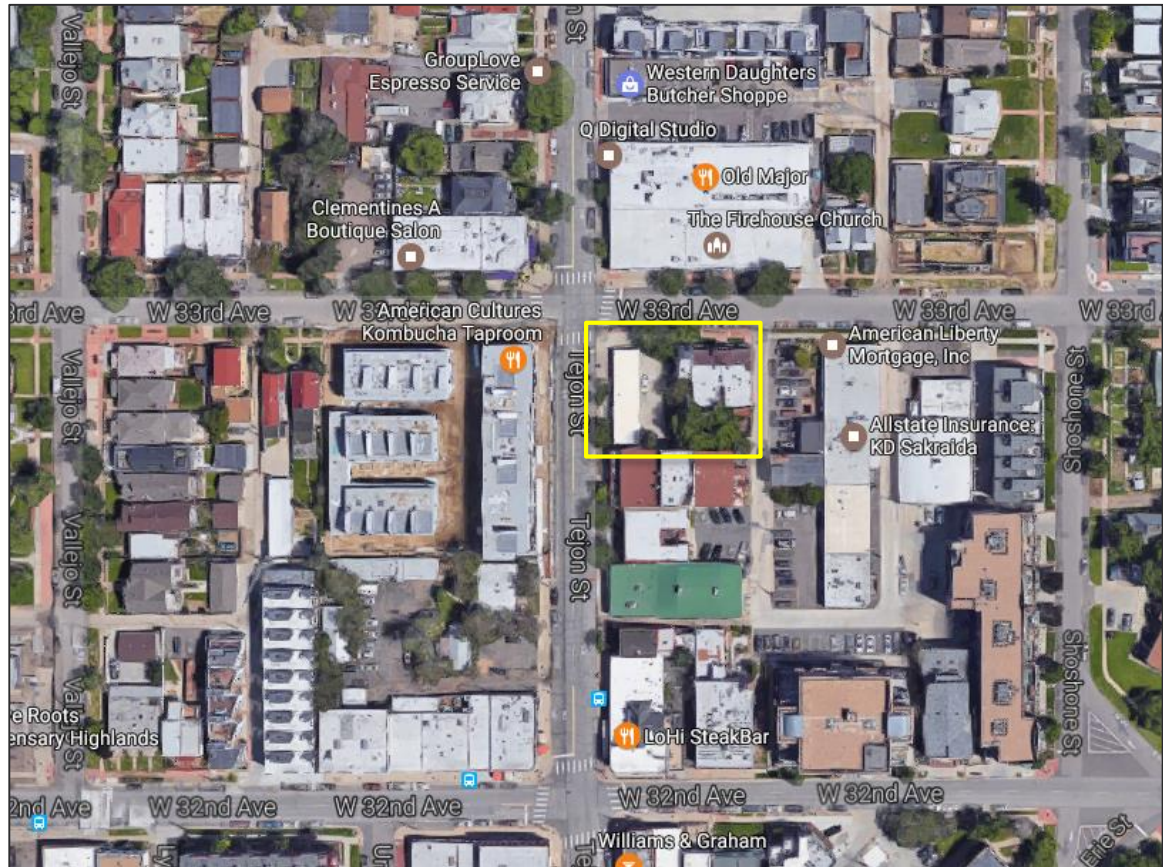
DENVER
THE MILE HIGH CITY

Amendment for the Designation of 1940-1946 West 33rd Avenue

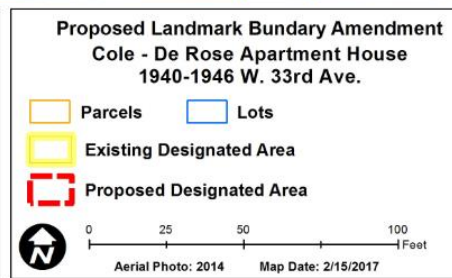
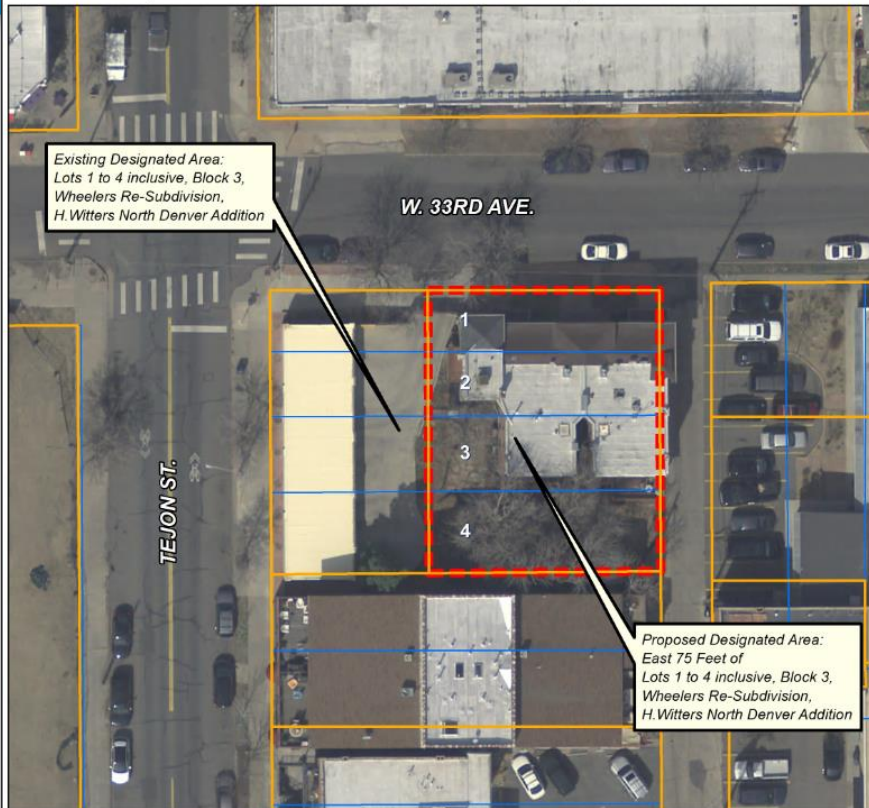
Land Use, Transportation, & Infrastructure Committee
June 6, 2017

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

1940-1946 West 33rd Avenue

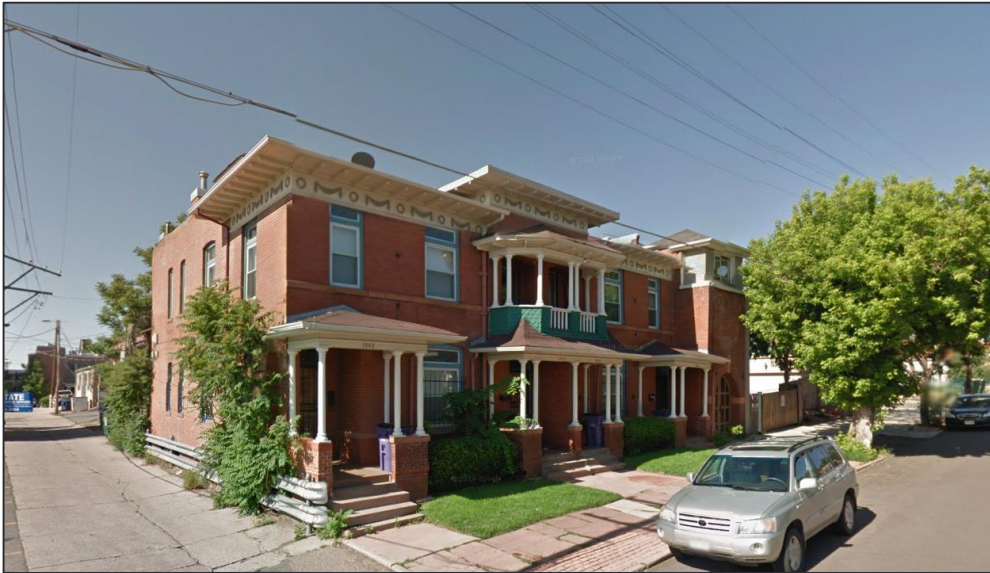


Proposed Landmark Boundary Amendment



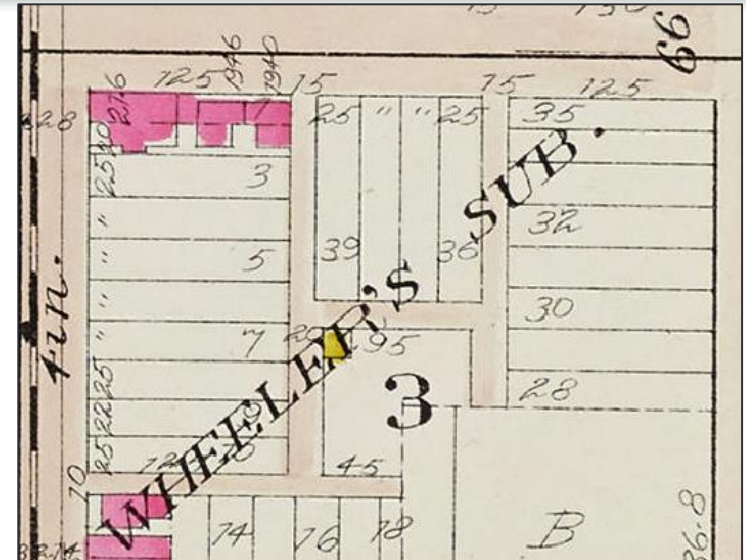
- Address
 - 1940-1946 West 33rd Avenue
- Owner/Applicant
 - Elmer Wayne Steinhall, Jr.
 - Andre Couvillion (author)
- General Location
 - Tejon Street and 33rd Avenue
- Zoning
 - C-MX-5; OU-1, OU-2 (former B-4)
- Blueprint Denver
 - Area of Change
- Council District
 - #1, Rafael Espinoza

1940-1946 West 33rd Avenue



Overview of Property

- Mixed-use residential (apartments) and commercial (grocery store) constructed
 - 1892, per building permit
 - Corner of Tejon St. and 33rd Ave
- Adjacent apartment building constructed
 - Ca 1895
 - 1940-1946 West 33rd
- Mixed-use building demolished
 - 1980s
- Apartment Building (Lots 1-4, Block 3) designated as a Denver Landmark
 - 1995
- Non-contributing garage constructed
 - 2004
- LPC approved Zone Lot Amendment
 - 2015
- LPC approved demolition of non-contributing garage
 - 2016



Landmark Preservation Commission Notifications

1.	Landmark Staff pre-app meeting and ongoing communication with owner/applicant	
2.	Owner and Applicant Notifications & Letters	04/21/2017
3.	Registered Neighborhood Organization: <ul style="list-style-type: none"> • United Northside Neighborhood • Inter-Neighborhood Cooperation (INC) • Denver Neighborhood Association, Inc. • Highland United Neighbors, Inc. 	04/21/2017
4.	City Council, Planning Board, and Building Inspection Notifications	04/21/2017
5.	Posted signage for the LPC Hearing	05/01/2017
6.	Legal Notice in Daily Journal	05/02/2017
7.	Notification of owner/applicant of City Council meetings	05/22/2017
8.	LPC notification of recommendations to Building Official, Director of Department, and City Council of recommendations	05/31/2017

- Chapter 30-5 DRMC
 - Procedures to amend or rescind designation of structures and districts for preservation
 - “The designation of a structure or district for preservation may be amended or rescinded in the same manner as the original designation was made under the provisions of section 30-4”
 - “Any application to amend the area of a district or structure ... shall be forwarded to city council with the commission’s recommendation.”

Chapter 30, 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...to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”

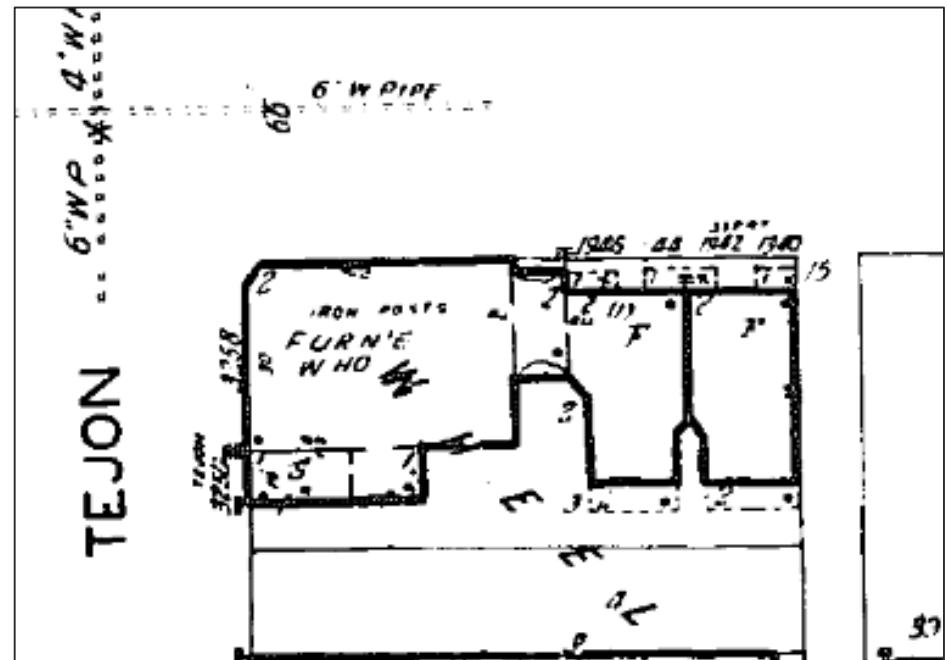
- Extant Building
 - Minimal alterations
 - “Carriage House” alterations
- Retains Integrity
 - Design, materials, workmanship, location, setting, feeling, and association



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.”

- Vacant Lot
 - Historic building demolished in 1980s
- Does not Retain Integrity
 - Location
 - Design, materials, workmanship, setting, feeling, and association



Sanborn Map 1962 (corrected 1967)

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:

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

- Extant Apt Building

- Linus C. Cole

- Original owner
- Noted as a Denver Pioneer
- Constructed in growing town of Highlands

- Frank DeRose

- Little Italy
- Rumored association with mafia

- Vacant Lot

- Historic mixed-use building associated with both Cole and DeRose
- Building demolished in 1980s
- Lot no longer retains integrity to convey historic association

2. Architecture – design quality and integrity, and:

A. Embody distinguishing characteristics of an architectural style or type;

- Extant Apt Building
 - Per 1995 designation application
 - Victorian Eclectic Style
- Vacant Lot
 - Building demolished in 1980s
 - Lot no longer retains integrity to convey architectural style



- Historic Context or Theme
 - Ordinance amended in 2012
 - Original designation did not fully address
 - Examine structure based on relevance to Denver history, geography, or architecture
 - Compare to other similar structures
 - Physical feature that convey significance
- Boundary Amendment application
 - Late-nineteenth century, apartment building
 - Reflects the development and growth of Highlands Denver during early boom years
 - Vacant lot, since it does not retain integrity, does not relate to, or convey a historic context or theme

- No written public comments received
- No public comment at the LPC public hearing

1. Maintain its Historic and Physical Integrity
 - Apartment Building ✓
 - Vacant Lot

2. Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - 1c - Associated with persons who had influence on society
 - Apartment Building ✓
 - Vacant Lot

 - Architecture
 - 2a - Embody distinguishing characteristics of an architectural style or type
 - Apartment Building ✓
 - Vacant Lot

3. Theme and context
 - Apartment Building ✓
 - Vacant Lot

LPC Vote: 6-0

“To recommend approval of amendment of the boundaries of the structure for preservation, based on History Criterion 1c and Architecture Criterion 1a.”