



DENVER
THE MILE HIGH CITY

Denver Landmark Preservation

Land Use, Transportation and Infrastructure Committee

November 14, 2017

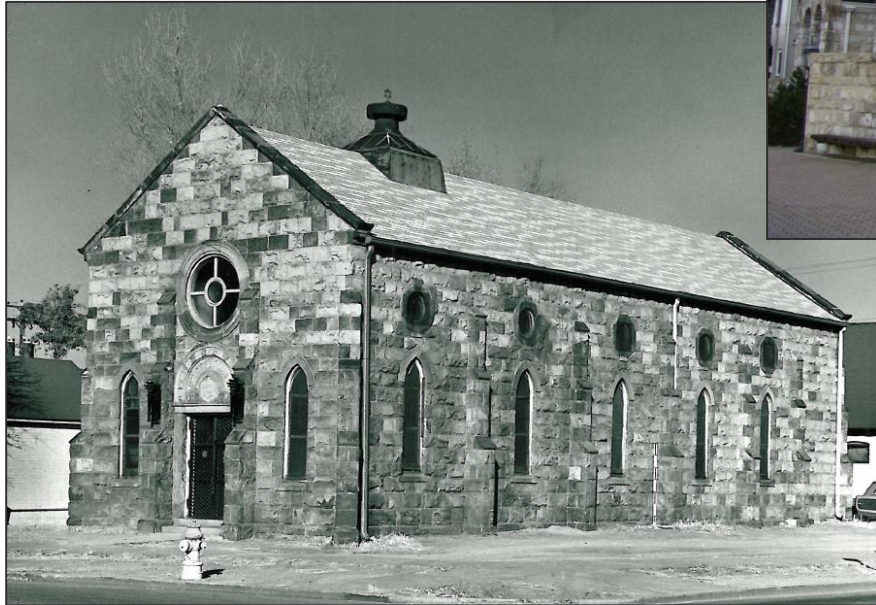
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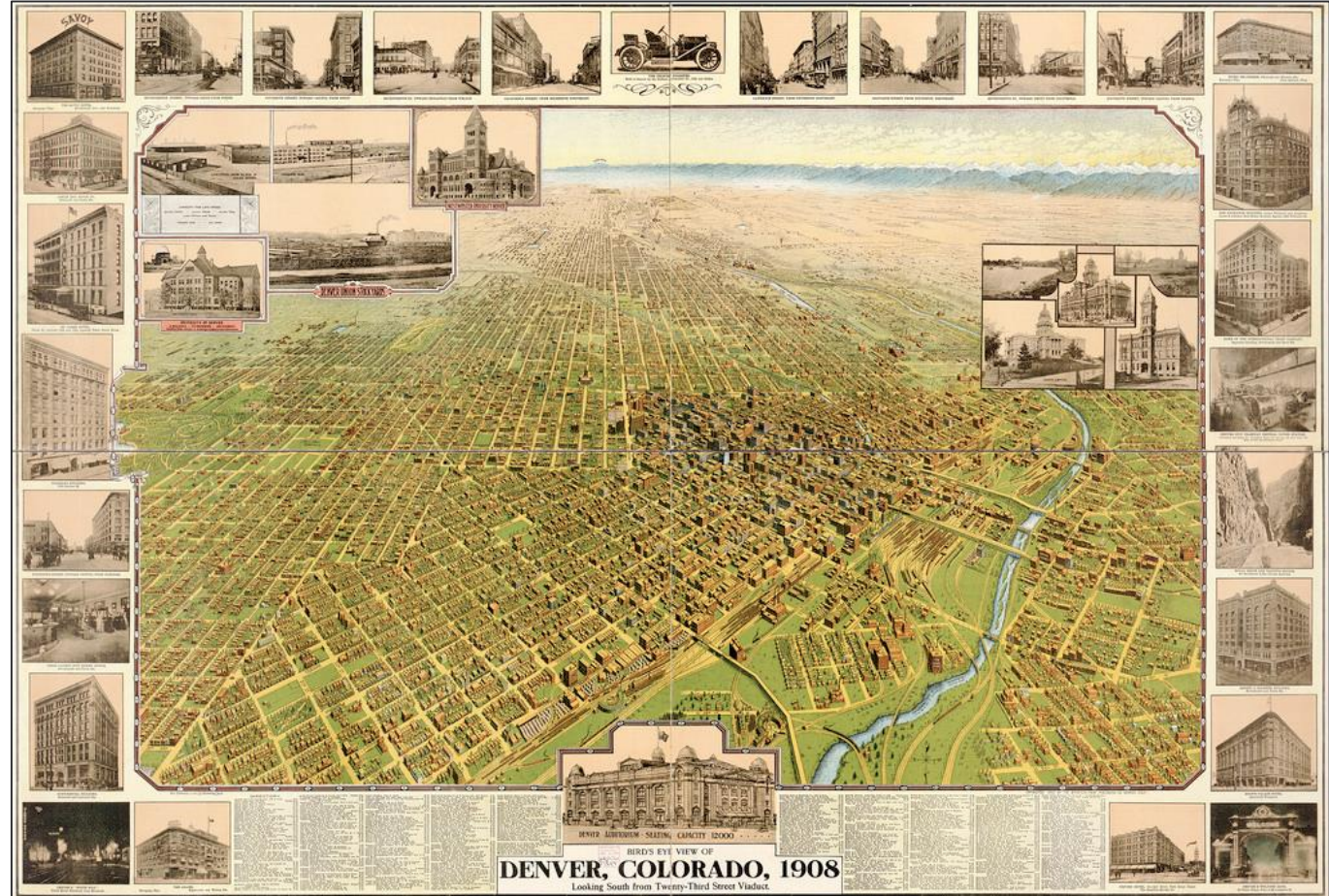


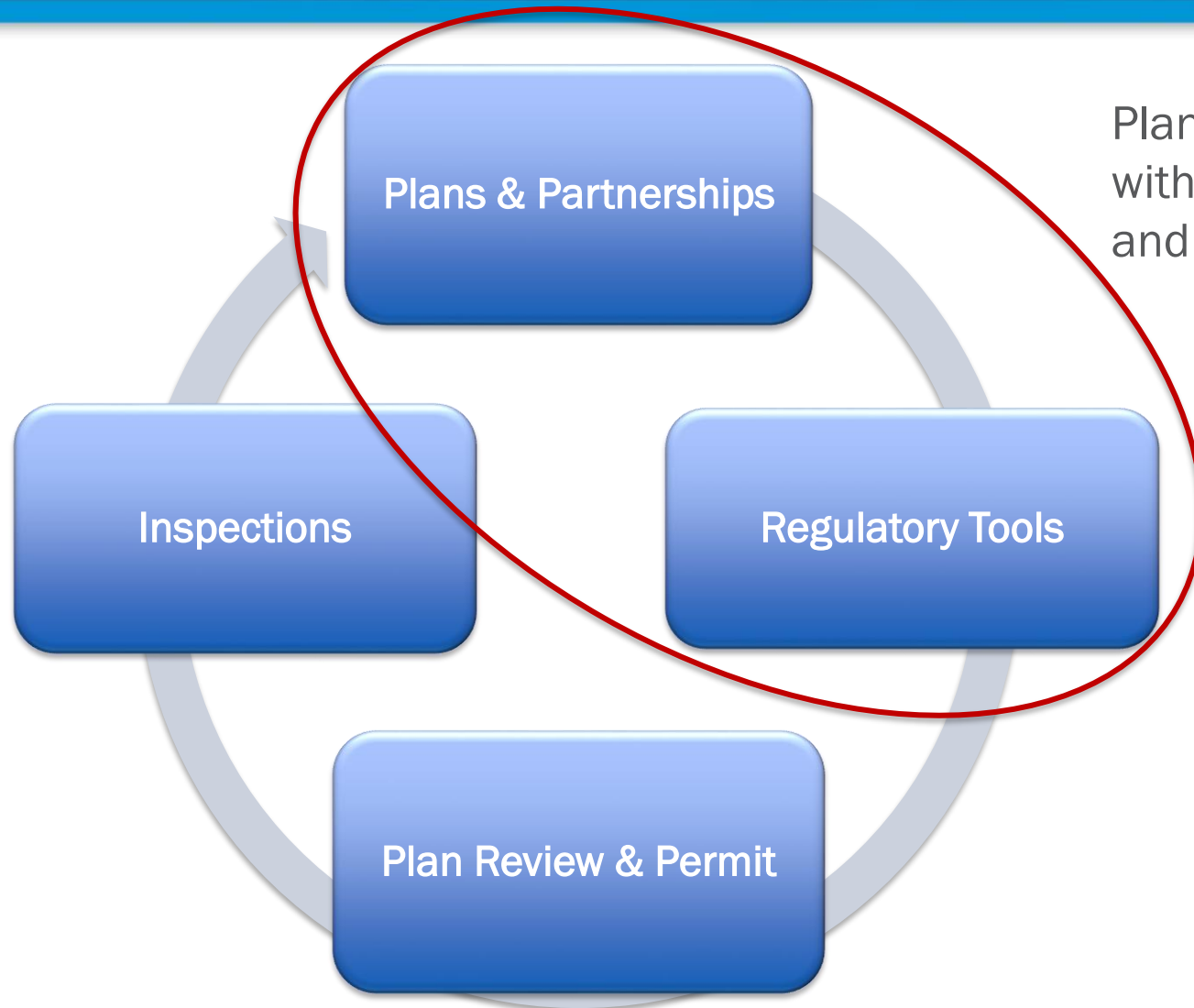
DENVER
THE MILE HIGH CITY



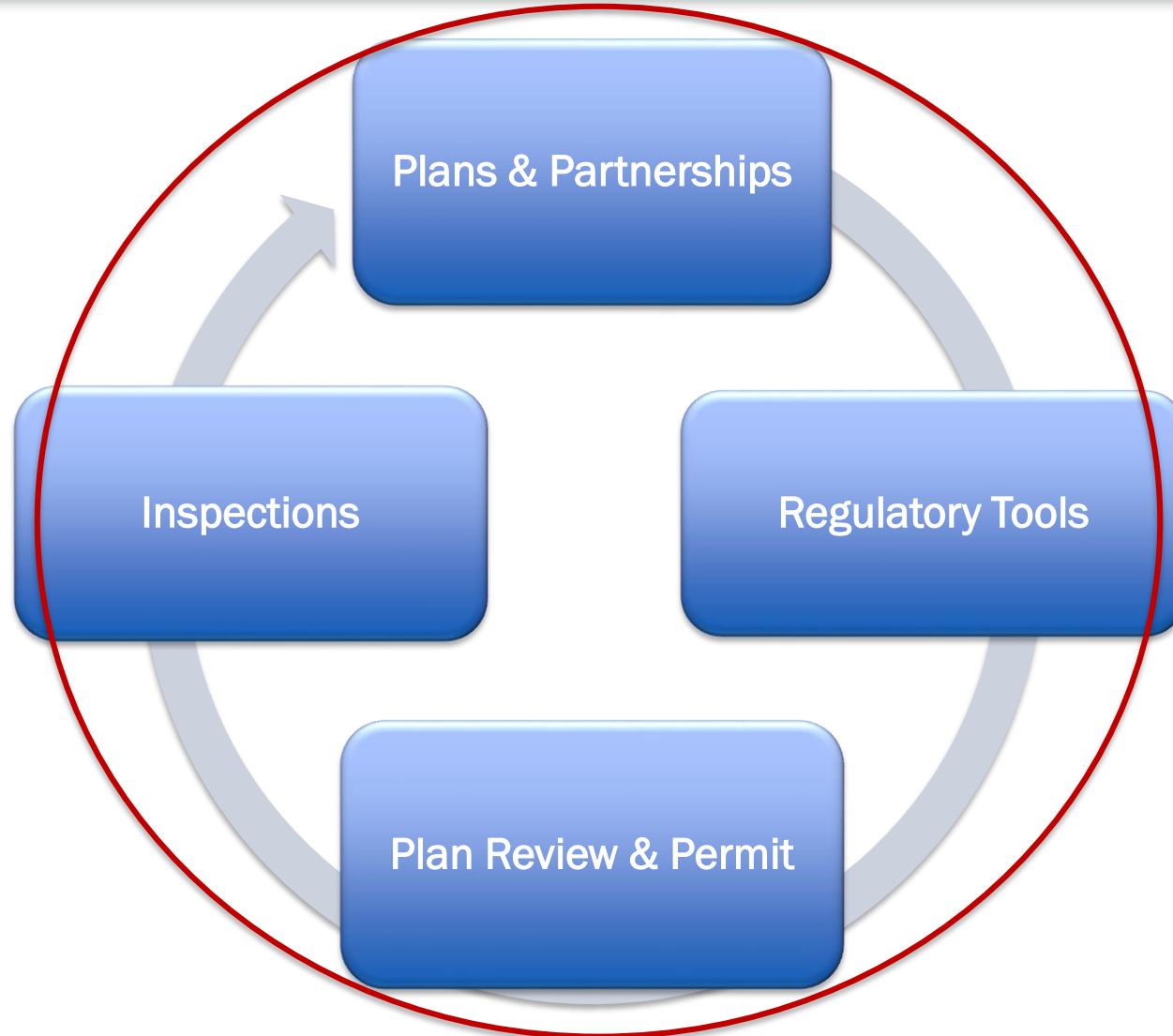
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- Introduction
- Plans and Partnerships
- Regulatory Tools
- Plan Review and Permitting
- Inspections
- Chapter 30 Updates





Planning Service's Role
within Community Planning
and Development



Plans and Partnerships

Comprehensive Plan 2000

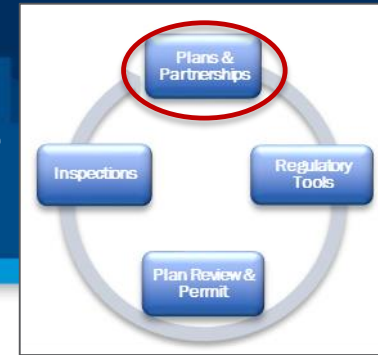


Legacies

- Denver believes historic preservation of significant structures, features, and landscapes contribute to its distinctive character, environment, culture, economy and quality of neighborhoods
- Preserve Denver's architectural and design legacies while allowing new ones to evolve



- Historic preservation contributes to the sense of place and community across Denver's neighborhoods
- Designation is one of the most successful and common tools for Areas of Change and Areas of Stability



Denverright.

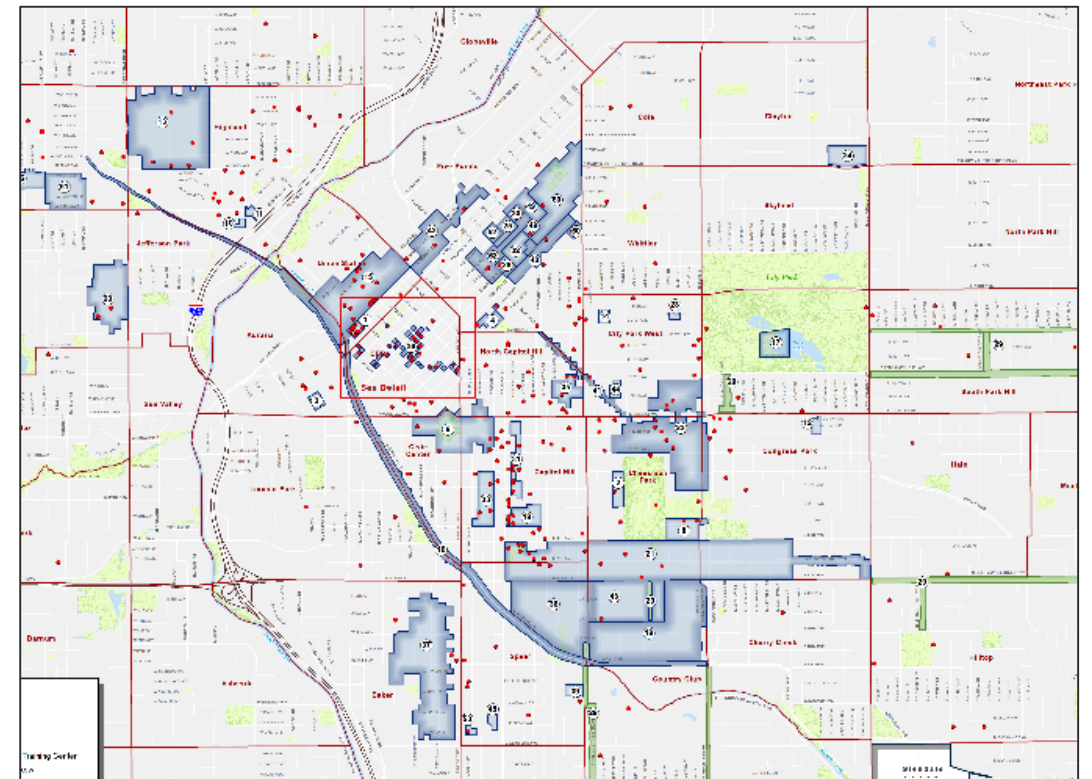
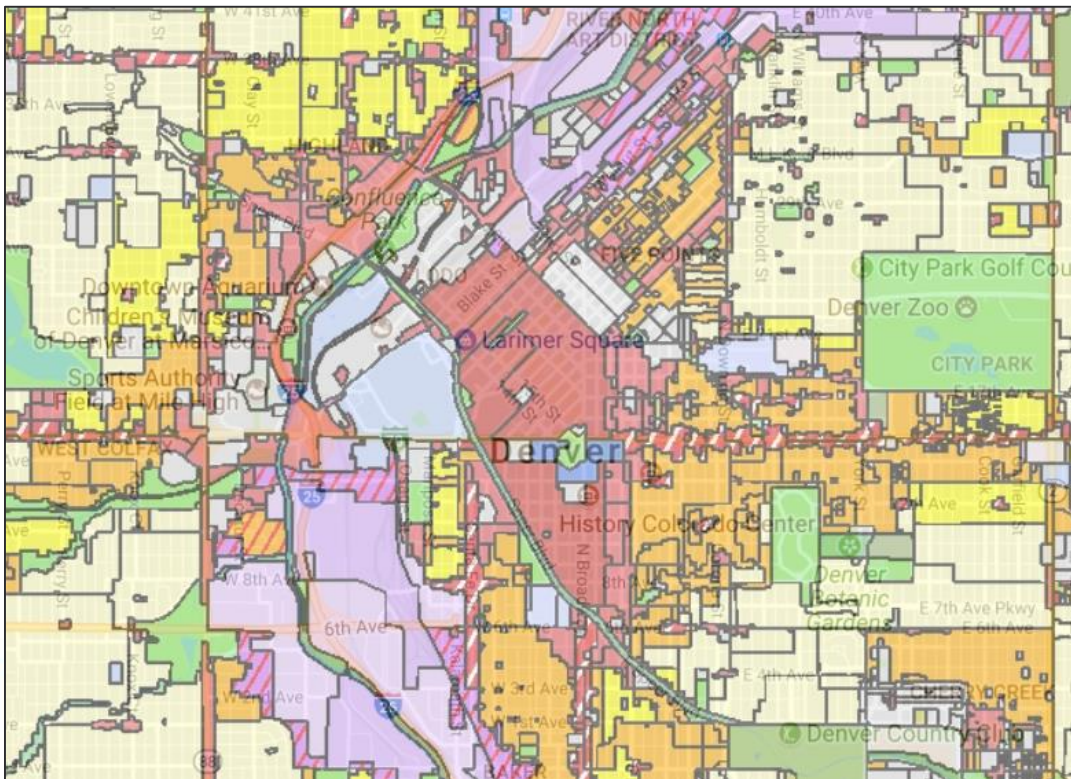
Blueprint Denver





Chapter 30 and Design Guidelines are the regulatory tools

- Implement preservation goals and policies





Ordinance established in 1967



Establishes authority and procedures for:

- District and individual designations
- Review, permitting, and enforcement
- Demolition Review
- Landmark Preservation Commission
- Lower Downtown Design Review Board

Regulatory Tools

Current Landmark Districts and Structures



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





Possible applicants for designations:

- Owner(s) of the property
- Three people who are:
 - Residents of Denver
 - Property owners in Denver
 - Have a place of business in Denver
- Manager of Community Planning and Development
- Member(s) of City Council

Landmark Preservation staff is not the applicant.

We guide applicants through the process, but we are not the applicant.
Designations are community driven.

Regulatory Tools

Designations vs. Map Amendments

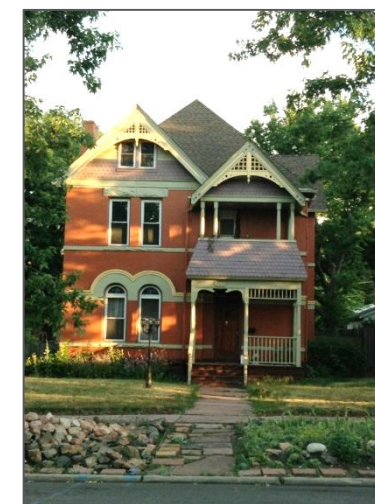


Process	Landmark Designations	Map Amendments
CPD staff has pre-application meeting with applicant to discuss process	✓	✓
Applicant contacts City Council member and performs community outreach	✓	✓
Applicant prepares application	✓	✓
Application submitted to CPD	✓	✓
CPD staff reviews application	✓	✓
CPD staff analyzes criteria and writes staff report	✓	✓
Public Hearing at CPD Board/Commission	✓ Landmark Preservation Commission	✓ Planning Board
City Council Public Hearing	✓	✓



Chapter 30, DRMC – Property must:

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





Designation Criteria:

1. History

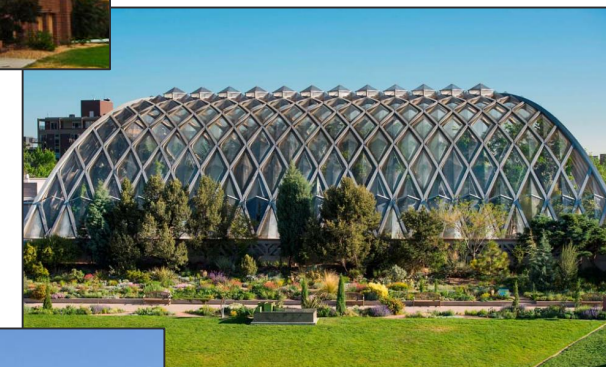
- a. Have direct association with the historical development of the city, state or nation;
- b. Be the site of a significant historic event; or
- c. Have direct and substantial association with a person or group of persons who had influence on society.

2. Architecture

- a. Embody distinguishing characteristics of an architectural style or type;
- b. Be the significant work of a recognized architect or master builder;
- 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



Denver Landmark Preservation

• 2 of 3

History

Historical **development** of the city, state or nation; Significant historic **event**; or Person or group of **persons** who had influence on society

Architecture

Distinguishing characteristics of style or type; Work of a recognized architect or master builder

Geography

Prominent **location** or orienting **visual feature**; Rarity; Contribution to Denver's character

National Register

• 1 of 4

A: Event

Events and broad **patterns** of our history

B: Person

Significant **persons** in our past

C: Design/Construction

Distinctive characteristics of a type, period, or work of a master

D: Archaeology

Important in history or prehistory

Colorado Register

• 1 of 5

A: Event

Events that contribution to history

B: Person

Persons significant in history

C: Design/Construction

Distinctive characteristics of a type, or period, of construction, or artisan

D: Geography

The **geographic importance** of the property

E: Archaeology

Important in prehistory or history



- Provides clear and predictable regulations
- Addresses wide range of topics
- Includes character-defining features for historic districts

Design Guidelines for Denver Landmark Structures & Districts



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



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 fretwork on the projecting front porch, the arched windows on the first floor with decorative jack arch and corbels.

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).



Plan Review and Permitting –
greatest volume of work by
Landmark staff

- Design Review
- Demolition Review
- Certificate of Non-Historic Status (CNHS) Review



Plan Review and Permitting Design Review



70-80% of Landmark design reviews are administrative approvals

- Must meet the Design Guidelines
- Landmark staff receives ~1500 applications annually

Quick Reviews typically approved in 1 business day

- Reroofing with same material
- Replacing existing rear or side fences
- Replacing existing AC units
- Replacing existing rear decks

Smaller projects typically approved in 10-15 business days

- New fences
- Garages
- Solar panels
- Small rear additions
- Alterations at side or rear





Landmark Preservation Commission

- Commission Reviews
 - Infill construction
 - Large additions
 - Accessory Dwelling Units (ADUs)
 - Historic window replacements
 - Projects that do not meet Design Guidelines
- Appointed by the Mayor



Plan Review and Permitting Design Review



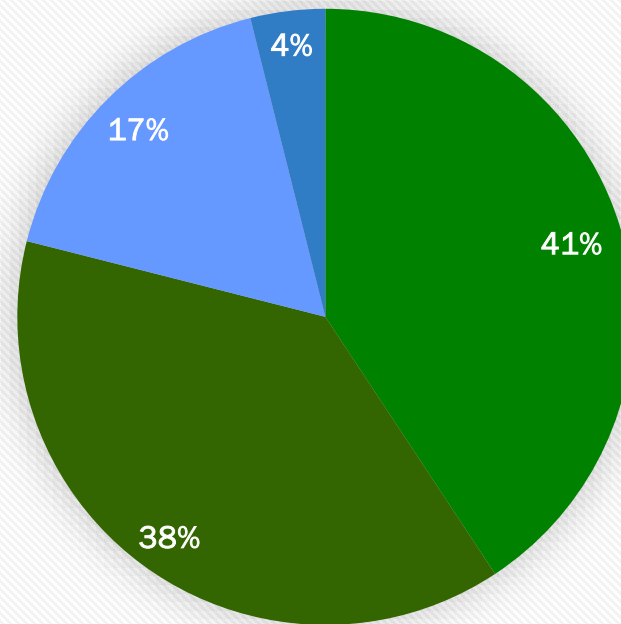
Lower Downtown Design Review Board

- Appointed by the Mayor
- Board reviews projects in Lower Downtown Historic District
 - Infill construction
 - Large additions
 - Historic window replacements
 - 3D projecting signs
 - Projects that do not meet Design Guidelines

Plan Review and Permitting Design Review



2017 Landmark Design Review –
Jan. 1 to Oct. 31



Total Number of Applications: 1378

Total percentage of administrative reviews: 79%

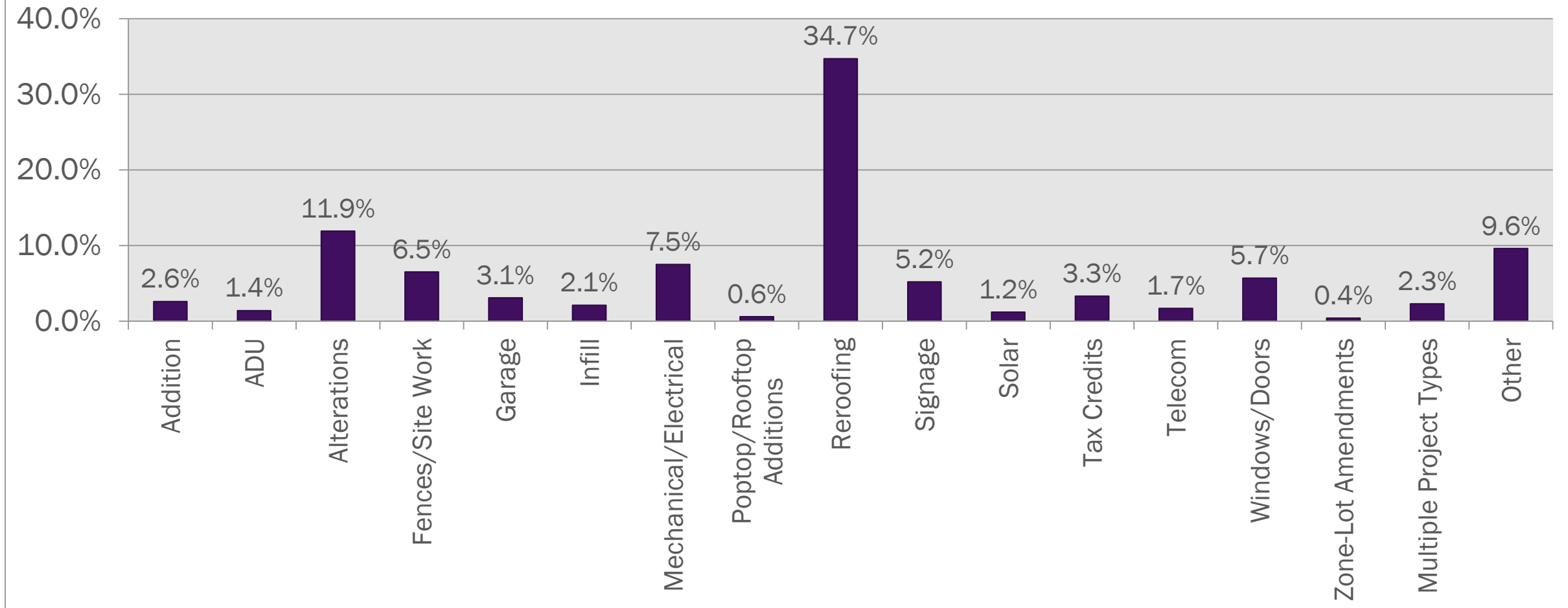


Plan Review and Permitting

Design Review



Percentage of Reviews per Project Type

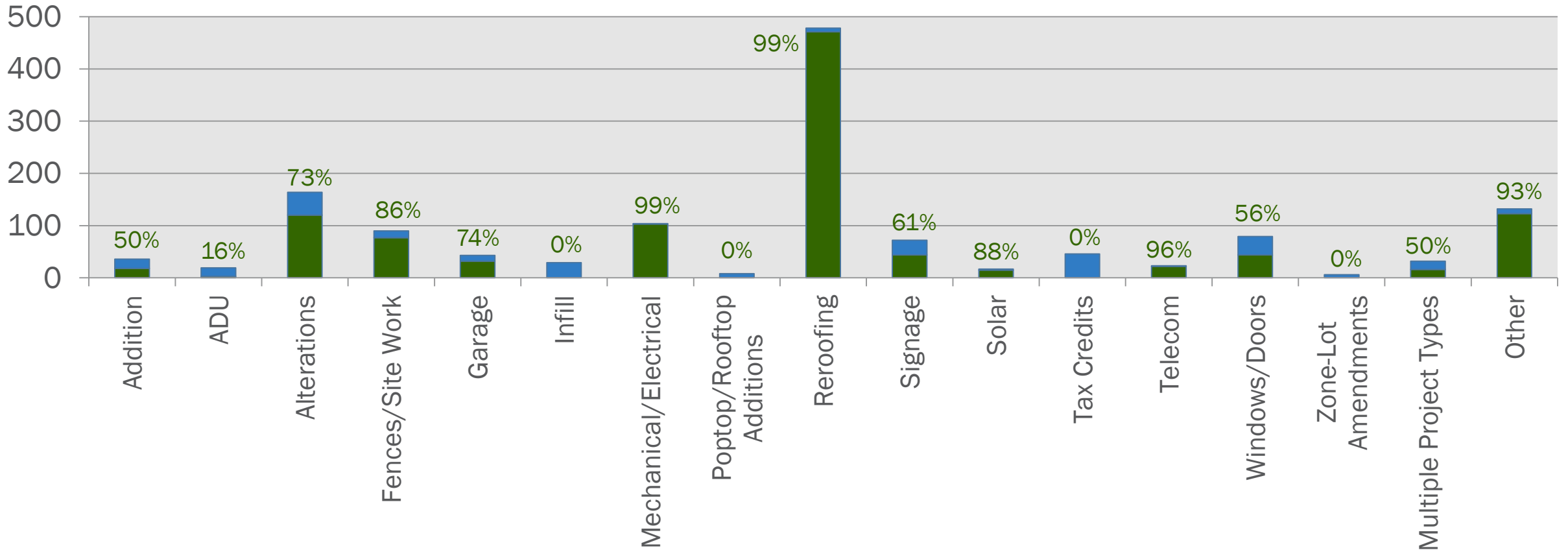


Plan Review and Permitting

Design Review



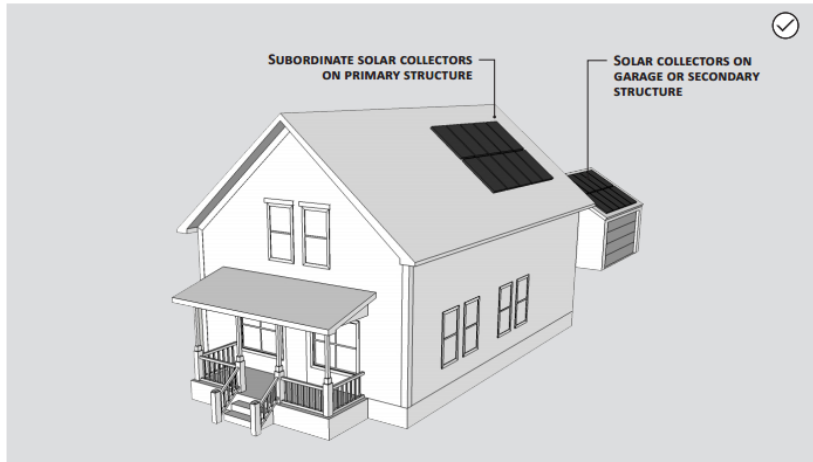
Reviews per Project Type:
Administrative Reviews (green) vs. Board/Commission Reviews (blue)
 (Number corresponds to percentage of project type that is administratively reviewed)





Installing Solar Collectors on a Historic Property

When installing solar collectors on a historic property, it is important to minimize visibility from the street and potential impacts on the historic character of the property. As illustrated below, the ideal location for solar collectors is in an unobtrusive location on the property, including an addition, garage or secondary structure. If solar collector are installed on a historic primary structure, they should be located on the rear portion of a roof plane and sized to be subordinate to the historic structure.



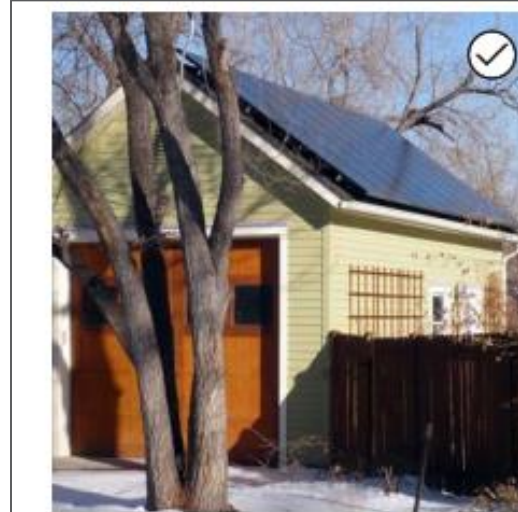
1. PREFERRED SOLAR COLLECTOR LOCATION, IF ON A HISTORIC PRIMARY STRUCTURE

If the existing structure has a high level of historic significance, the surrounding context has many intact historic structures, or the roof is highly visible, solar collectors should be set back from the front façade and flush-mounted to the roof. Features include:

- » Panels located on the rear 2/3 of the roof length, behind the front façade
- » Panels flush with the roof

2. INAPPROPRIATE LOCATION FOR SOLAR COLLECTORS ON A HISTORIC PRIMARY STRUCTURE

In most cases, the LPC will consider solar collectors that are not located on the rear 2/3 of the roof length behind the front façade of a historic structure to be inappropriate. Installation of smaller or less visible collectors may sometimes be considered in this location on a case-by-case basis.



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.



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.

Plan Review and Permitting Solar



- 17 applications for solar installation this year to date
- 1.2 % of design review applications
- 88% of solar applications were administratively approved

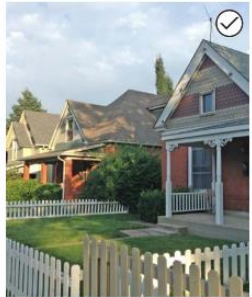


Plan Review and Permitting Fences and Site Work



Residential Site & Landscape

Fences & Walls



114. Design a new front yard fence to minimize impacts on the historic context.

115. Where they are part of the historic context, preserve and repair historic front yard, and street facing fences, masonry site walls and retaining walls.

GUIDELINES FOR FENCES & WALLS

- 5.6 Where they are part of the historic context, preserve and repair historic front yard and street facing fences, masonry site walls and retaining walls.
- Replace only those portions of an original fence, site wall or retaining wall that are deteriorated.
 - Preserve the character of the original mortar joints when re-pointing an original masonry site wall or retaining wall.
 - Preserve an original wire fence when it is a character defining-feature of the historic district (a new chain link fence is not allowed).
- 5.7 Add a new front yard or street-facing fence only where at least one of the following conditions is present:
- An open front yard is not a character-defining feature of the historic property or district
 - Historic or legally built fences or site walls are present on several properties in the surrounding context/block
 - It is not possible to create a usable enclosed side or rear yard area
 - Constructing a low fence at the top of a "Denver Hill" sloping front yard area would provide a compatible alternative to removing the slope. See "3. A Fence at the top of the slope" on page 98 for more information.

FENCES & MASONRY SITE WALLS

Front yard fences and site walls are not common in most of Denver's historic districts. Where present, they combine with gates, pillars and low hedges to help define the public edges of private yards without blocking views of the property. The most common fence materials were wrought iron and wood. Site walls (freestanding walls) and retaining walls (walls used to hold back earth) were most often constructed using stone, although other masonry materials such as brick were sometimes used.

New front yard fences are discouraged because they often interrupt the pattern of historic front yards. Where they are part of the surrounding historic context, low open hedges or shrubs may provide alternatives to constructing a new fence. New site walls are generally not allowed.

DENVER ZONING CODE FENCE AND WALL STANDARDS

Article 10 of the Denver Zoning Code sets forth base standards for the location and height of new fences and walls in front and side yard areas. The Design Guidelines promote maintenance of historic fences and walls, and provide strategies for the compatible design of new fences.

- 90 applications for fences and site work this year to date
- 6.5% of design review applications
- 86% of fence/site work applications were administratively approved



Plan Review and Permitting Window or Door Replacement

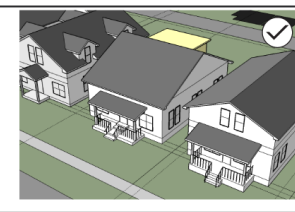




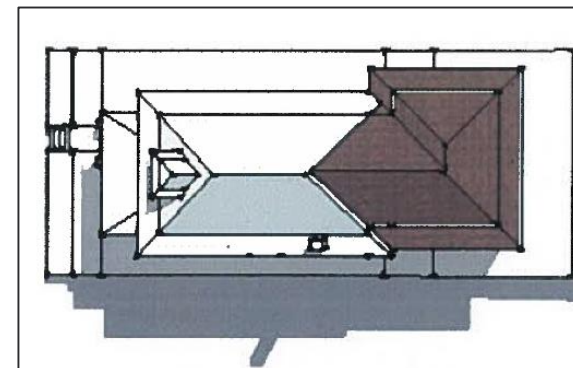
- 79 applications for window or door replacement this year to date
- 5.7% of design review applications
- 56% of window/door applications were administratively approved



Plan Review and Permitting Additions













<p>3. REAR DORMER ADDITION</p> <p>This new shed dormer provides a compatible small-scale addition because it is located on the rear slope of the existing roof line and is minimally visible from the public right-of-way. See "Dormer Location" on page 35 for more information.</p>		
<p>4. SIDE DORMER ADDITION</p> <p>This new shed dormer provides a compatible small-scale addition because it is subordinate to the roof form and is located substantially to the rear of the front facade. A shed roof dormer, as illustrated should not be used if shed roof dormers are not seen in the surrounding historic context.</p>		



Location & Design of a Residential Addition (continued)

The location and design of the first two additions illustrated on this page (scenarios 5 & 6) may be acceptable in some contexts or situations, while the remaining additions (scenarios 7-9) illustrate incompatible approaches.

<p>5. TWO-STORY REAR ADDITION WITH CONNECTING ELEMENT</p> <p>This rear-addition is taller than the original structure but is still clearly differentiated with a connecting element to achieve an acceptable level of compatibility with the historic structure and context in most cases.</p>		
<p>6. GABLE-FRONT ROOFTOP ADDITION WITH SETBACKS</p> <p>This rooftop addition is set back from the front and side facades. The illustrated design may not be appropriate in all cases and would require sensitivity to ensure that the integrity of the historic house is retained.</p>		
<p>7. INCOMPATIBLE TWO-STORY REAR ADDITION</p> <p>This two-story rear addition is not compatible with the historic structure and context because it overpowers the original structure. It is also wider than the original structure, which makes it more visible from the public right-of-way.</p>		
<p>8. INCOMPATIBLE ROOFTOP ADDITION WITH SETBACKS</p> <p>This rooftop addition is set back from the front and side. However, it is not compatible with the historic context because it overpowers the original structure, extends onto the front-facing roof plane, and destroys a significant proportion of the historic roof.</p>		
<p>9. INCOMPATIBLE ROOFTOP ADDITION</p> <p>This rooftop addition is not compatible with the historic structure and context because it overpowers the original structure and adversely affects its historic integrity. The minimal setback from the front facade makes it highly visible from the public right-of-way.</p>		



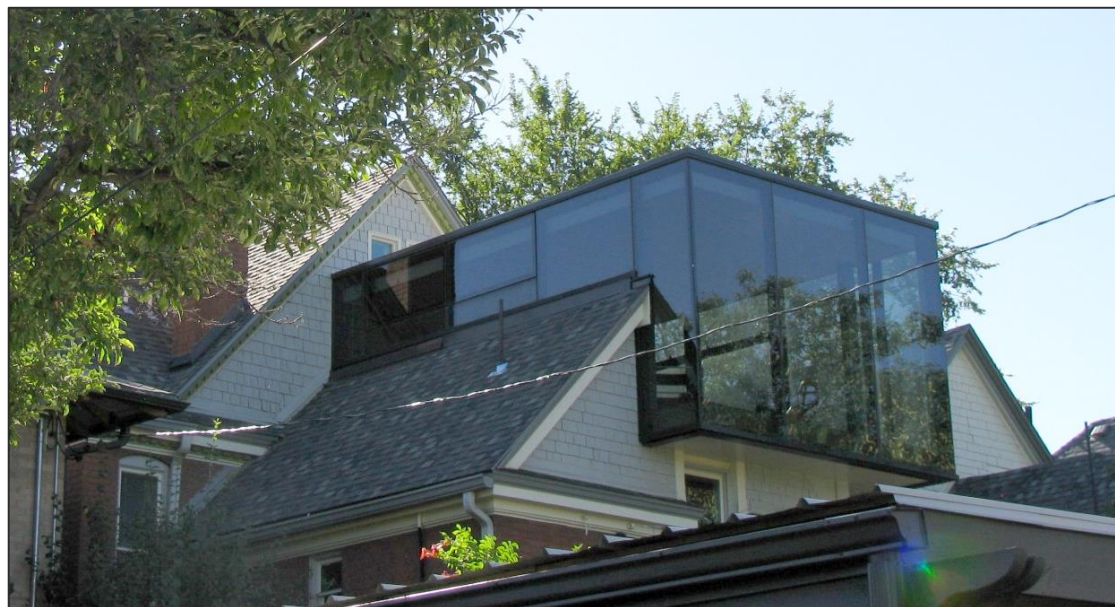
Rooftop Additions and Poptops

- 8 applications for rooftop additions and poptops this year to date
- 0.6% of design review applications
- Rooftop additions and poptops are all reviewed by LPC or LDDRB



Other Additions to Historic Structures

- 36 applications for rear or side additions this year to date
- 2.6% of design review applications
- 50% of additions were approved administratively



Plan Review and Permitting

Accessory Dwelling Units



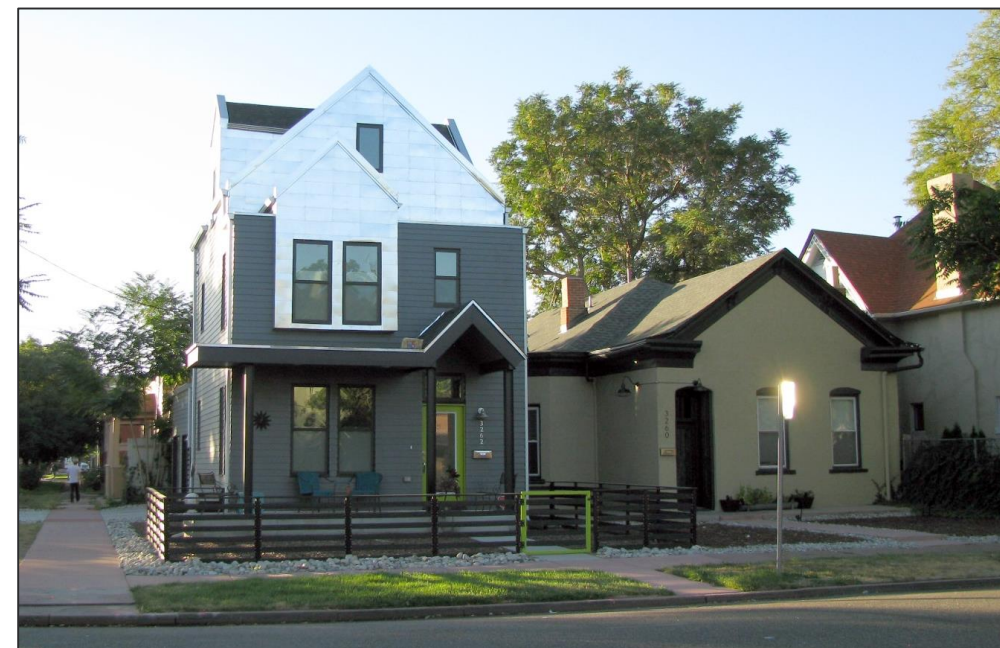
- 19 applications for Accessory Dwelling Units (ADUs) this year to date
- 1.4% of design review applications
- 16% of ADU applications were administratively approved



Plan Review and Permitting Infill Construction



- 29 applications for infill construction this year to date
- 2.1% of design review applications
- Infill projects are always reviewed by LPC or LDDRB



Plan Review and Permitting Infill Construction

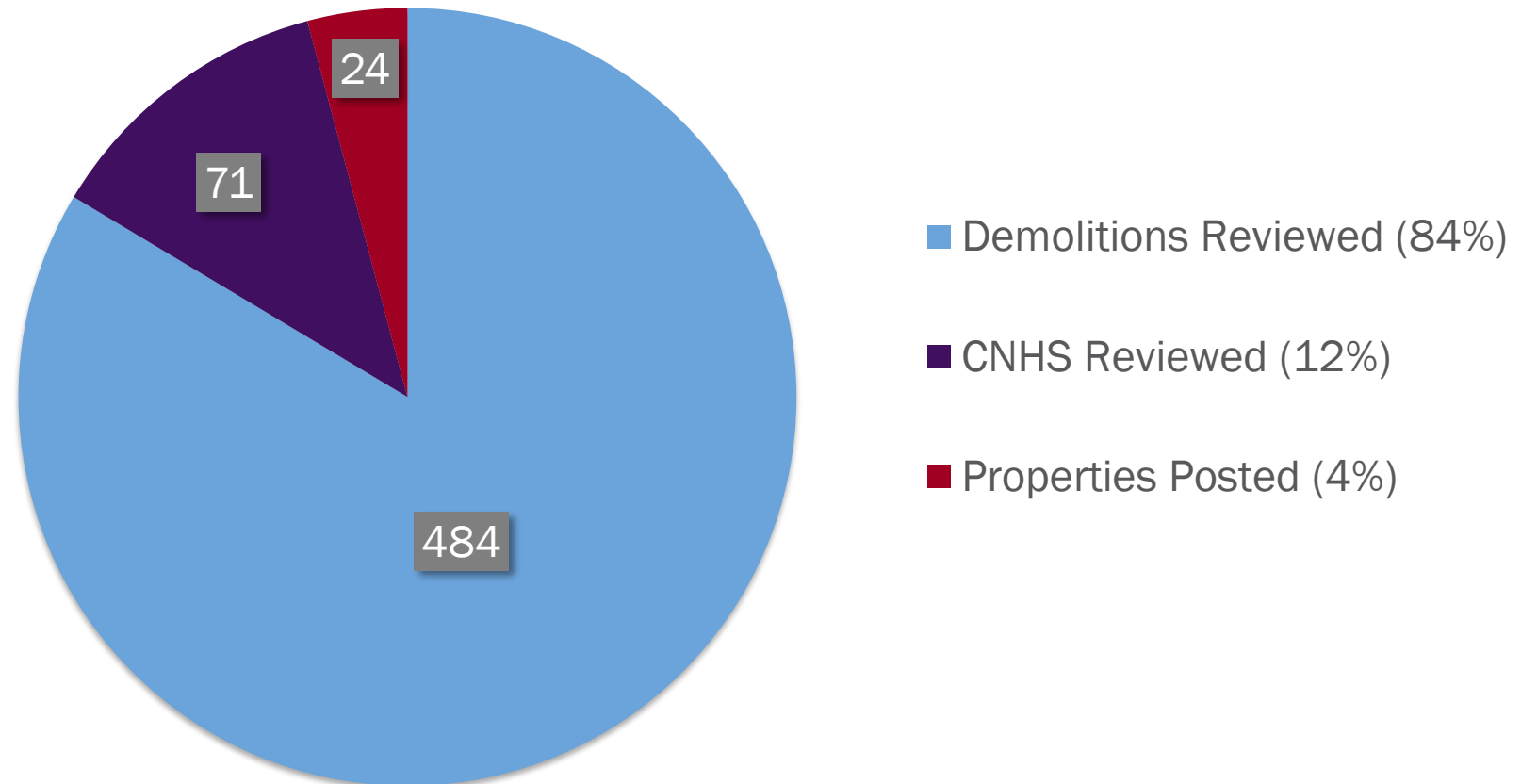


Plan Review and Permitting

Demolition and CNHS Review



Demolition and Certificates of Non-Historic Status Applications Reviewed by Landmark Preservation - Jan. 1 to Oct. 31, 2017



Plan Review and Permitting Demolition and CNHS Review



ADDENDUM A: LANDMARK PRESERVATION COMMISSION DEMOLITION REVIEW AND RESEARCH CHECKLIST

Property Address: 4101 East Shangi-La Drive

A. Initial Application Review Date Completed: 18 Dec 15

Step	Description	Result
1	Review Application - Ensure application is complete, including parcel information and photographs.	Yes
2	Examine Assessor's Record - Verify property owner and structure age - must be at least 30 years old to be considered.	Yes ca. 1946
3	Review Photographs - Ensure that primary facades are visible. Conduct site visit if necessary.	Yes
4	Review Maps - Consult current Aerial Maps, Sanborn Fire and other historical and current maps (as available) to confirm age, rarity, alterations & geographical context	Yes

B. Preliminary Evaluation Date Completed: 15 Dec 15

Step	Evaluation	Yes/No	Explain
1	Integrity: Does property have historical and physical integrity per Section 30.2 Denver Revised Municipal Code (D.R.M.C.)?	Yes	The property appears to retain good integrity, with minimal alterations.
2	History: Is property 30 years of age or more [Section 30-3(1)]?	Yes	
3	Architecture: Does structure have design quality [Section 30-3(2)], and convey distinguishing characteristics of an architectural style or type [Section 30-3(2)]?	Yes	
4	Geography: Does structure meet one or more of the following: <i>Criteria 3(a):</i> Does it have a prominent location? <i>Criteria 3(b):</i> Is it an established, familiar, and orienting visual feature of the contemporary city? <i>Criteria 3(c):</i> Does it promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity? <i>Criteria 3(d):</i> Does it make a special contribution to Denver's distinctive character?	Yes	It is located across from Platte Park. This is a rare resource, that promotes to Denver's distinctive character.
5	IS ADDITIONAL RESEARCH WARRANTED?	Yes	

EXPRESSIONISM

Expressionism is a rare style in post-war American architecture but it found ready acceptance in the Denver area. Expressionism is only vaguely related to the German Expressionist style of the early 20th century, which is why it may be inappropriate to call the American style Neo-Expressionism, as some do. Expressionism's reliance on theatrical sculptural forms contrasted both the woody charm of the Usonian, on the one hand, and the crisp rationality of the International Style and Miesian on the other.

The Expressionists picked up the tradition of dramatic building forms that had earlier manifested itself in the United States in the Moderne, such as the many buildings constructed for the 1939-1940 New York World's Fair. Whereas Moderne buildings often evoked the speed of a locomotive, it was the jet age that many Expressionist buildings suggested. Eero Saarinen's 1962 Dulles International Airport in Chantilly, Virginia outside Washington, D. C. clearly makes the case with its smooth and continuous lines.


Expressionism in American architecture was broadly conceived and included the more clearly hard-edged and geometric approach taken by Walter Netsch for Skidmore Owings and Merrill in the design of the Air Force Academy Chapel of 1962 outside Colorado Springs, Colorado.

The Expressionist style was never dominant in American architecture because the soaring forms it favored and the experimental materials it preferred were too costly. It was also this same fiscal issue that guaranteed that most Expressionist buildings, with notable exceptions such as Dulles and the Air Force Academy Chapel, were in the form of luxurious houses.

The origin of the term is unknown.

Defining Characteristics of Expressionism

- sculptural forms
- irregularly-shaped windows
- non-traditional structural elements
- use of experimental materials
- use of cast-in-place concrete
- same materials used inside and out
- organic or geometric floor plans
- organic or geometric ornamental programs
- use of the cantilever
- dramatic site planning, use of topography as a design element
- butterfly or other unconventional roof designs
- roofs as continuations of the walls



4101 SHANGRI LA DRIVE
HIGHLAND, DENVER
BUILT: 1964



MASTER PROPERTY RECORD				CARD NO.	
FROM		TRANSFERRED		TO	
4101	SHANGRI LA DR	04/21/72	YOC 1964	26-08	
06073-26-002		ZONE RO -			
LEVENTHAL, HAROLD & FRAYDE & LEVENTHAL, JAMES MARK		TAX TYPE FT			
#21 CHERRY CRK SHOPPING CENTER		ASSESSED VALUE			
* 80206		LND 3,510			
L 1 & PT L 2 BEG AT SW COR L 2		IMP 12,570			
TH ELY ALG S 1/4 L 2 30.21 FT		TOT 16,080			
TH N 04 DEG 56 MIN 40 SEC W 92.93		ACTUAL TAXABLE			
FT TH W ALG N LI L 2 51.86 FT		LND 11,700			
TO NW COR L 2 TH SLY ALG WLY		IMP 41,900			
LI L 2 99.97 FT TO POB		TOT 53,600			
BLK 1 SHANGRI-LA HTS		ACTUAL EXEMPT			
		LND 0000/0000			
		DATE 00/00/00			
		NC-17* SQ-120B			
11.5F.01.33*72*.23T66.07 L-N7R12A					
BATCH NO.	NAME OF GRANTEE	BOOK	PAGE	INSTRUMENT DATE	MEMO, OR NAME OF GRANTOR
2110A					

*9-8-75
Compl
to 26-12*



NOTICE

THE CITY AND COUNTY OF DENVER HAS RECEIVED A
Demolition Application

The City and County of Denver, Community Planning & Development, has found this property to have potential for landmark designation pursuant to Section 30-6 of the Denver Revised Municipal Code.

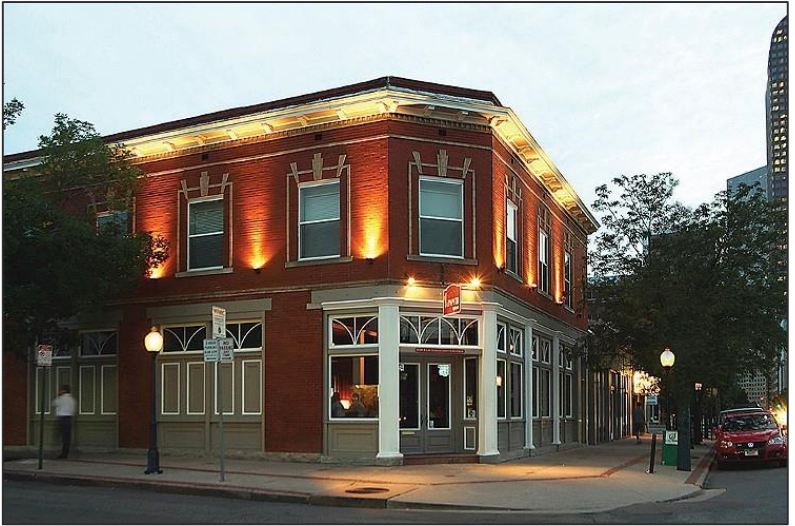
- To designate, a landmark designation application must be filed with Community Planning and Development by **January 12, 2016** before 4:30 pm.
- If a notice of intent to file a designation application is received by **January 5, 2016**, the period for submitting an application is extended to **January 19, 2016** before 4:30 pm.
- If a complete landmark designation application, including applicable fee, is not received within the above time periods, landmark approval for the demolition permit will be issued on either **January 13, 2016** or **January 20, 2016** allowing demolition permits to be issued upon compliance with all state and city requirements.

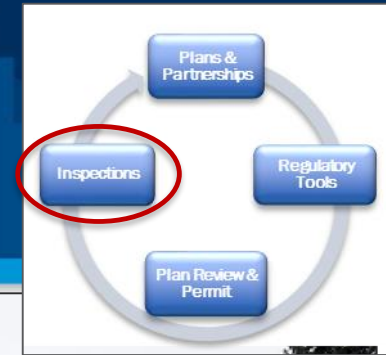
Property Address: 4101 E. Shangi La Drive
Posted December 22, 2015 to January 12, 2016

For more information: denvergov.org/preservation
Submit notice of intent to file to: Community Planning & Development, Landmark Preservation, landmark@denvergov.org 720-865-2709

Plan Review and Permitting

Demolition and CNHS Review





- Reported violations, not proactive inspections
- Inspections by Zoning Neighborhood Inspection Services (ZNIS)
- Most violations are for work done without Landmark approval and without a building or zoning permit





Chapter 30 DRMC Landmark Ordinance

- Established 1967
- Numerous updates over the past 50 years

- 2006
 - Amended to include demolition and Certificate of Non-Historic Status review
 - Community-initiated designation applications
- 2012
 - Amended to allow designation applications to be submitted by Manager of CPD, City Council members
- Proposed Ordinance Update
 - Will establish taskforce
 - Working with facilitator
 - Address biggest issues that will make highest impact
 - Minor cleanups and clarifications will be addressed separately

- Is there room for mediation in the designation process?
- What improvements can be made when designations come from demolitions/Certificates of Non-Historic Status?
- How to document support and opposition of historic district designations?
- How can we reduce the environmental impact of demolitions?
- What are options for preserving neighborhood character?

- Diverse group of members
 - Provide differing perspectives
 - 12-16 members
- City Council member(s)
- Member of Landmark Preservation Commission or Lower Downtown Design Review Board
- Preservation organizations
- Developers and Architects
 - Who work in and outside of Landmark districts
- Community members
 - Residents in and outside of Landmark districts

- Working with facilitator now
 - Facilitator will meet with potential taskforce members in 2017
- Begin taskforce meetings in 2018
 - Meetings ~every 6 weeks
 - Projected 6 to 8 meetings
- Conclude process in ~12 months



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Questions?

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