



# 2900 S. University Blvd.

Landmark Designation Application

# 2900 South University Boulevard

## Location:

- Council District 4
- Wellshire Neighborhood
- University Blvd. and Bates Ave.

## Property Details:

- Constructed in 1926, prior to incorporation into city

## Owner:

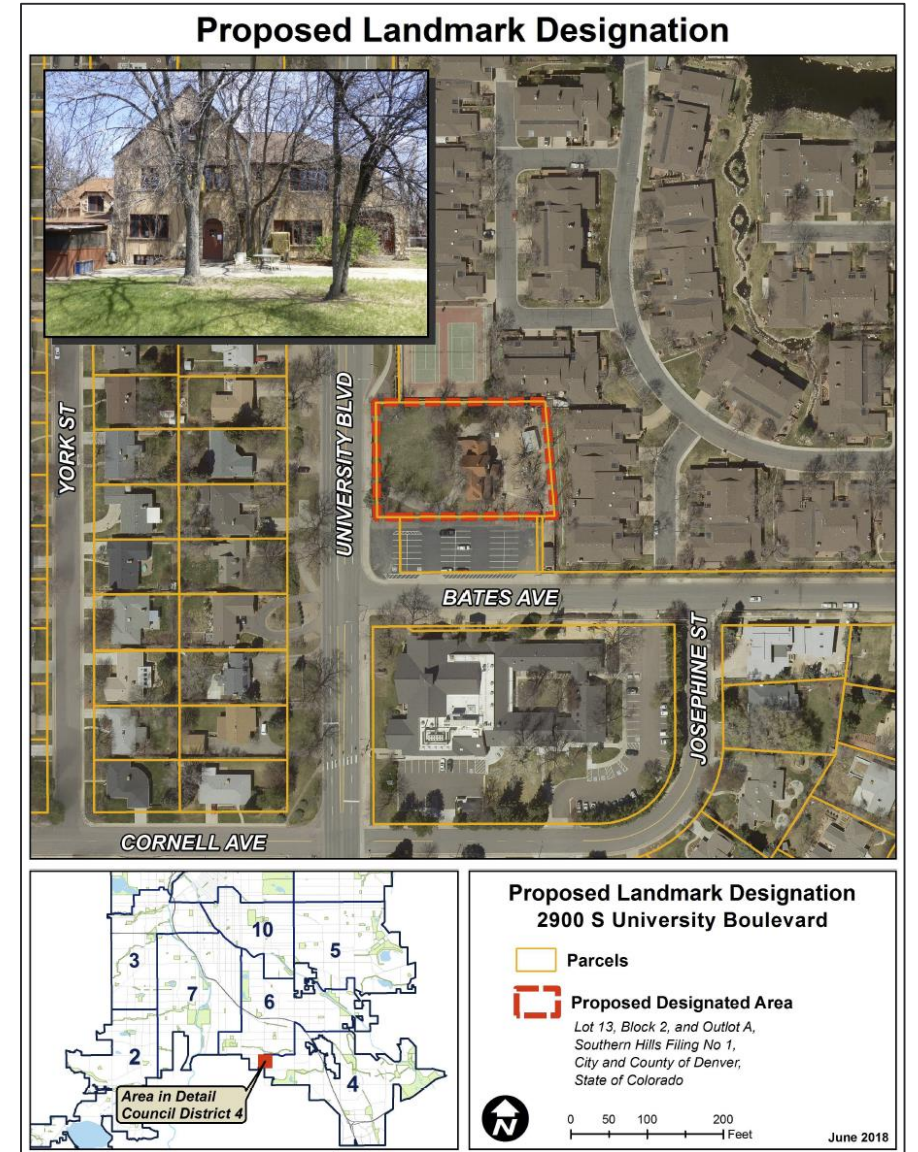
- PPG Homes, LLC / PJ Patierno

## Current Zoning:

- S-SU-F

## Request:

- Landmark Designation



Process	Date
1. Applicant/Owner Submitted Designation Application	5/21/2018
2. Planning Board (Rezoning, unanimous recommendation of approval)	6/6/2018
3. Landmark Preservation Commission Public Hearing (unanimous recommendation of approval)	6/19/2018
4. LUTI Committee of City Council	6/26/2018
5. Mayor/Council	7/3/2018
6. City Council First Reading (Rezoning)	7/9/2018
7. City Council First Reading (Landmark Designation)	7/30/2018
8. City Council Public	8/6/2018
9. Effective Date	8/9/2018*

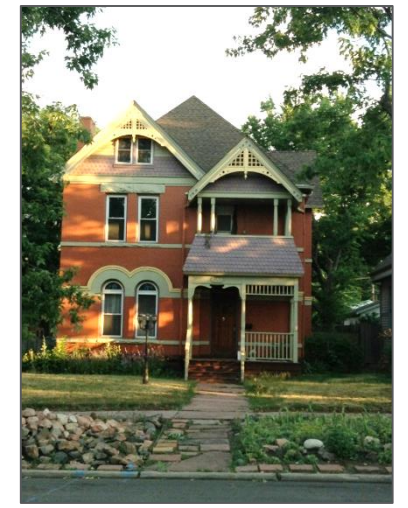


# Landmark Designation Criteria

## Property Required to\*:

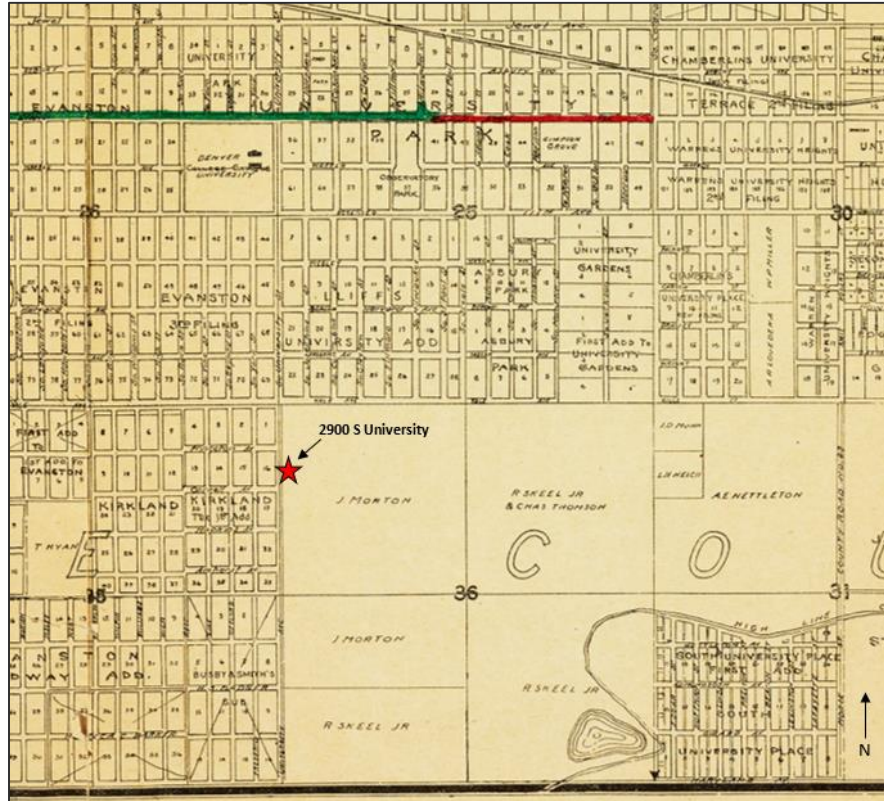
1. Meet a designation criterion in at least 2 of the following categories
  - History
  - Architecture
  - Geography
2. Maintain historic and physical integrity
3. Consider how relates to a historic context or theme

\*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

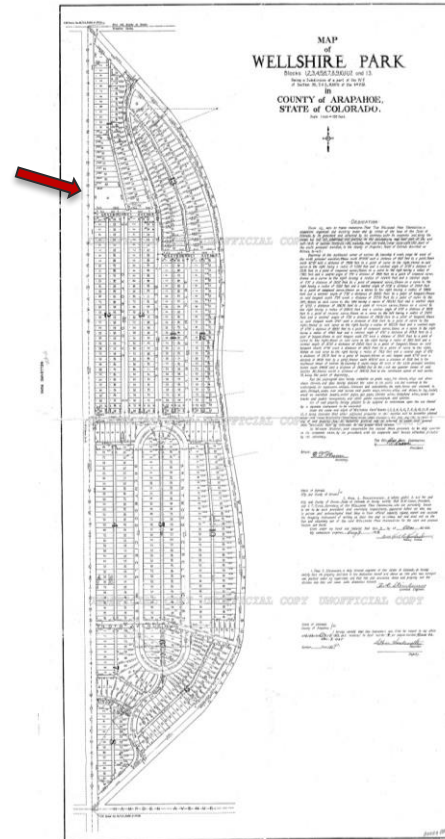


# Landmark Designation Criteria

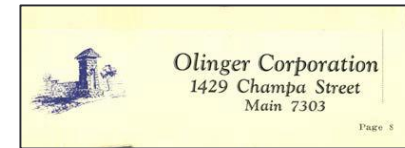
1. History – 30 years old, and shall:
  - A. Have direct association with the historical development of the city, state, or nation



1904 Denver Tramway Map



1925 Wellshire Park Plat



1960 Aerial

# Landmark Designation Criteria

2. Architecture – design quality and integrity, and:

A. Embody distinguishing characteristics of an architectural style or type



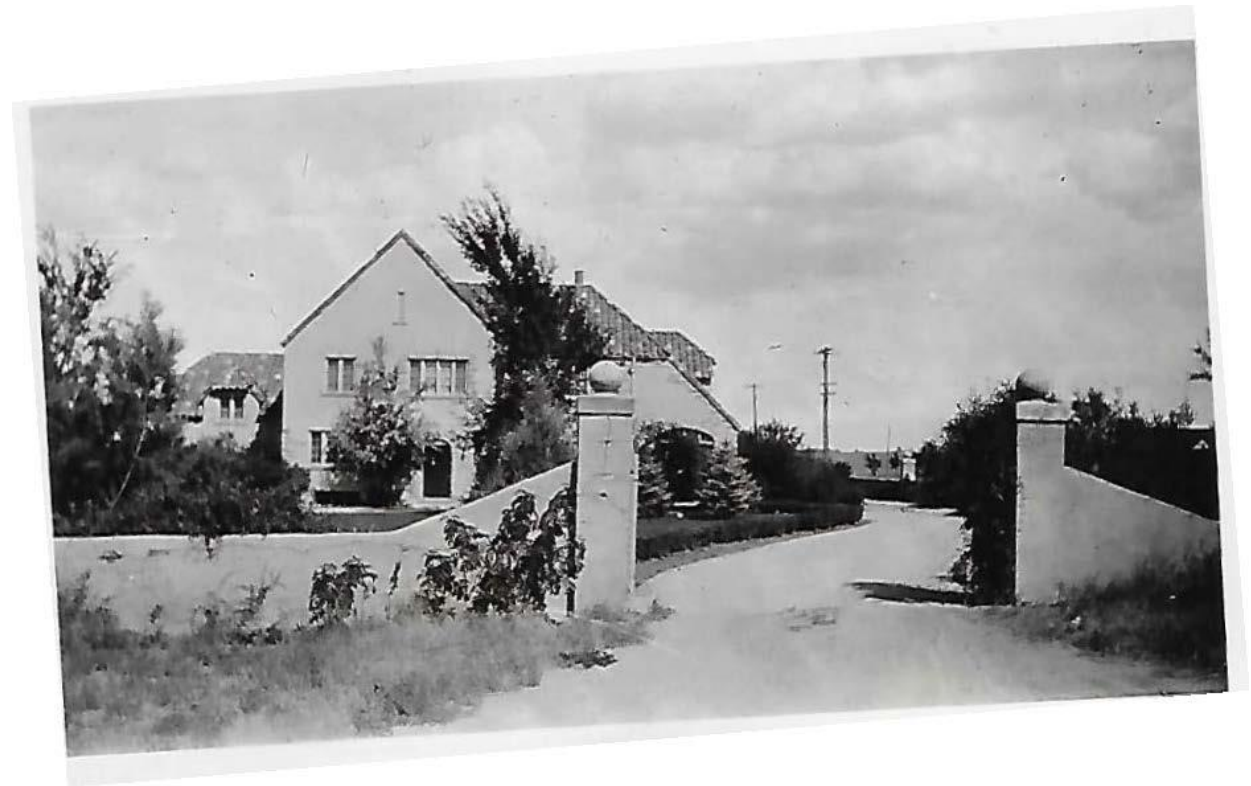
- French Eclectic Style
  - 1926 construction
  - Steeply pitched complex roof
  - Hipped dormers
  - Stuccoed walls
  - Stone as whimsical decoration
  - Multi-pane windows and French doors
  - Entry doorway arch and simple stoop without porch

# Landmark Designation Criteria

## 3. Geography:

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

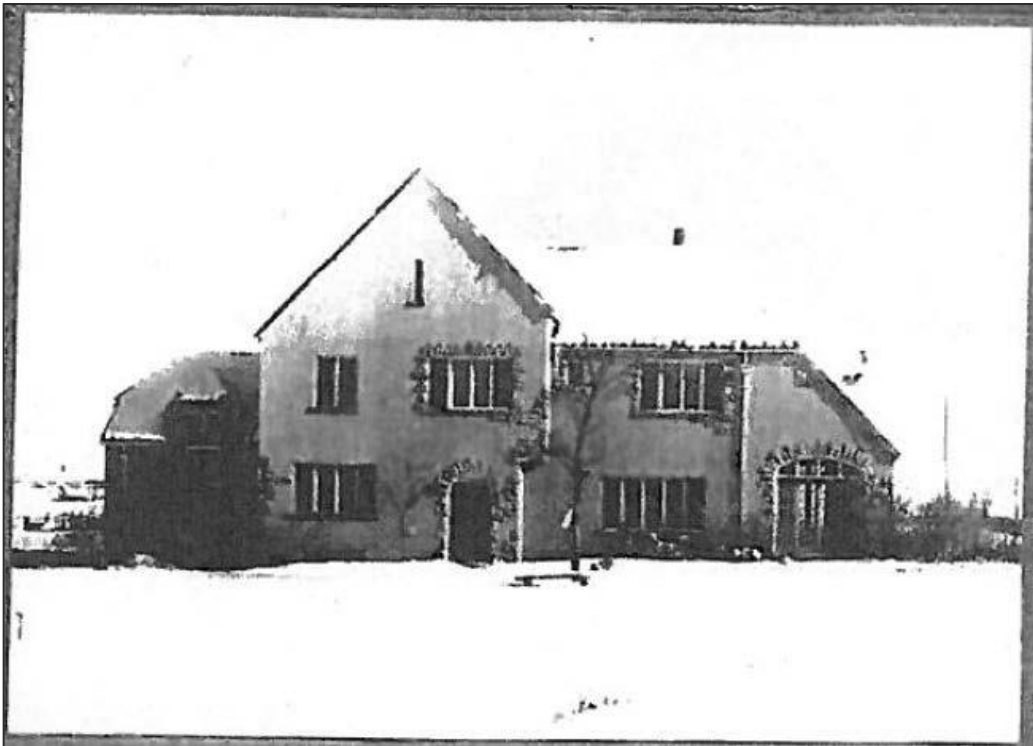
- Rare and distinctive
- French Eclectic
- Rare style in Denver
- Rarer in post-war, ranch neighborhood
- Distinctive style and size for the area



# 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.”





# 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
- Alterations
  - Front porch
  - Small side and rear additions
  - Infilled garage
- Compatible size and material

## Additions/Alterations Key:

- a. Enclosure of original garage, c. 1930
- b. Rear (East) one story addition, c. 1940
- c. Rear porch enclosure, c. 1960

- d. Addition on northwest corner of house, c. 1960
- e. Wood shed addition, c. 1970



# Landmark Designation Criteria

Chapter 30, DRMC –consider how a structure relates to historic contexts or themes

- Projected development and growth of area
  - Similar to Bonnie Brae
  - High-style homes and golf course
  - Decline and bankruptcy in late 1920s

# Review Criteria

- Meet one designation criterion in two or more categories
  - History
    - 1a. Have direct association with the historical development of the city, state, or nation
  - Architecture
    - 2a. Embody distinguishing characteristics of an architectural style or type
  - 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