

To: Denver City Council
From: Kara Hahn, Landmark Planning & Regulatory Supervisor, Community Planning & Development (CPD)
Date: April 11, 2024
RE: Landmark Designation for University Park Historic District

Staff Recommendation:

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 historic district as well as the recommendation from Denver Planning Board, staff recommends approval of the application.

Request to Designate a District:

Application: #2024L-002
Address: Various (please see Section 7 of the designation application)
Location: Roughly bounded by University Blvd. on the west, Monroe St. on the east, Evans Ave. on the north, and Wesley St. on the south
Zoning: OS-A, U-SU-C, U-SU-D, G-MU-3, UO-3
Council: Council District 6, Paul Kashmann
Owner: Various
Applicant(s): Councilmember Paul Kashmann

Case Summary:

Designation Development and Community Outreach:

Several years ago, community members in the greater University Park neighborhood began an initial study of the history of the area. The study was funded by a Historic Denver Action Fund grant, with matching funds provided by the University Park community. Based on the findings of the initial report and in consultation with preservation consultants and Landmark Preservation staff, the residents began a process to create a discontinuous thematic historic district. The University Community Council Registered Neighborhood Organization (RNO), Community Preservation Committee worked with consultants on the history and themes of the neighborhood, while simultaneously engaging in extensive community outreach. The Community Preservation Committee visited each property multiple times, providing property owners with flyers, notes, and the report written from the initial study; they also sent several letters to the owners. Additionally, the committee wrote numerous articles in the RNO newsletter about the history of the neighborhood, individual properties, and the proposal for historic designation. The committee hosted multiple community meetings and invited Landmark staff to attend many of them. Landmark staff also hosted several meetings, both in-person and virtual. Based on historic research as well as community input and RNO, the boundaries for the historic district were established. During this process Councilmember Kashmann came forward as the formal applicant for the district.

Discontiguous Thematic District:

Typically, while historic districts are based on the significance of a specific area, they are also proposed to follow traditional development patterns of an area, and are thus fairly uniform in shape. The majority of Denver's historic districts follow this pattern, encompassing both sides of a street, or an entire block when possible. However, a less frequent configuration for historic districts is the thematic district: a

discontiguous district where properties are thematically linked but may not be directly adjacent to one another. A discontiguous district protects properties that have a shared historic, architectural, or cultural significance but are not immediately adjacent and allows them to be formally recognized for that significance. Denver's first, and only, discontiguous thematic district is the Downtown Denver Historic District, which includes 43 buildings throughout downtown. The proposed University Park Historic District would be the second thematic district.

University Park Historic District: A Utopian Methodist Suburb on the South Denver Plains, 1886-1967:

The discontiguous district is thematically centered around the neighborhood's development and its relationship to the establishment of the University of Denver (DU) and Iliff School of Theology in south Denver. In the 1880s, DU was located in downtown Denver. To escape the urban core and its associated temptations, prominent Methodists leaders encouraged the university to move south of town. To show their support, the leaders also moved south and helped established the University Park neighborhood. This theme is organized around three primary subcategories and one secondary subcategory:

Primary Subcategories

- Original Founders, Residents, and Supporters of University Park, 1886–1894
- Neighborhood Development by DU Educators and Promoters, Affiliated Organizations, and Women, 1892–1967
- Methodist Influences in University Park, 1886–1963

Secondary Subcategory

- Progressive Architectural Laboratory for Denver, 1887–1963

All properties in the proposed historic district meet at least one primary subcategory and many also meet the secondary subcategory. There were other properties in the neighborhood that are related to the theme but did not retain integrity. As integrity is a requirement of the Landmark Ordinance, they were not included in the district. This discontiguous district is to the east of the University of Denver with Observatory Park at its center. The boundary is comprised of the parcels for each property. The boundary and legal descriptions were submitted in the application and then verified and updated for accuracy by the City Surveyor. Within the district, all primary structures and a few secondary structures (such as carriage houses) as well as a feature in the park are contributing. There are also several non-contributing accessory structures and features (such as park equipment and modern garages).

Upon submittal of the designation application, Landmark staff reviewed the application and found it to be complete and to be eligible for designation. As such, staff set the public hearing at the Landmark Preservation Commission for March 5, 2024. The LPC unanimously recommend approval (8-0-0). The application then went before Denver Planning Board for review on March 6, 2024. They also unanimously recommended approval (7-0-0) of the proposed district with respect to conformance with the Comprehensive Plan, effect upon the surrounding neighborhood, and other planning considerations. On March 19, 2024 the Land Use, Transportation, and Infrastructure Committee forwarded the case to the full City Council. At first reading, Denver City Council ordered the bill published and the public hearing is set for April 15, 2024.

LPC - Designation Criteria and Evaluation, Chapter 30, Denver Revised Municipal Code:

To meet landmark designation criteria, in accordance with Chapter 30, Denver Revised Municipal Code, the application must be complete, and the district must meet the following criteria:

1. The district maintains its integrity
2. The district is more than 30 years old, or is of exceptional importance
3. The district meets at least three of ten criteria
4. The LPC considers the district's historic context

Criteria Evaluation:

Landmark staff found that the application demonstrates that the district meets the following criteria.

A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;

The University Park Historic District is directly associated with the development of the city. In 1886, the Colorado Seminary was a modestly successful Methodist-affiliated but interdenominational college in downtown Denver that taught men and women liberal, mechanical, and medical arts. That year the Seminary's founders, leaders, and supporters acted to build a new "University of Denver" campus along with a theology school (Iliff School of Theology) and associated residential neighborhood far outside the city center to a location where the university would have room to grow and where students could achieve academic excellence in a healthful environment. Their search led to a donation of 80 acres of undeveloped prairie about 6 miles southeast of Denver by potato farmer Rufus Clark, centered on a rise they called the "Hilltop," with unobstructed views to the west of the Rocky Mountains. DU then acquired 400 acres on the east side of their new Hilltop campus and initially platted 28 residential blocks as part of the "University Park" subdivision. DU sold lots to its supporters as a way to fund the university.



Excerpt from the 1889 Denver Land and Security Company Map showing the 80 acre "donation" by Rufus Clark for the DU campus in green, and the adjoining acres the Colorado Seminary purchased for its residential settlement, University Park. Source: Denver Public Library (DPL).

Due to water shortages, a remote location, and inconsistent streetcar connections from Denver, the University Park residential neighborhood grew slowly, following a pattern of large residences built by DU and its supporters, scattered around the neighborhood's blocks closest to DU. To stimulate development, DU commissioned builders to construct numerous small and large houses on lots it owned

to host a combination of professors, staff, and students. Early homeowners in the neighborhood boarded DU students and professors, while early investors in University Park built houses explicitly to serve as boarding houses and rental properties. Given the area's remote location, slow development, dispersed locations, and plentiful availability of land, many of the early neighborhood homes were also built on 3 or more lots, allowing residents to have large gardens and livestock. This pattern of lofty homes on generously spaced lots is still evident in University Park today. By the early 1890s, University Park promoters had secured water connections, reliable streetcar services, and electricity for residents, a tremendous feat given the community's isolation and then-considerable distance from Denver. The Silver Panic of 1893 stalled South Denver's economy and the growth of DU and University Park, but with national and regional recovery in the late 1890s, the local neighborhood began to grow again steadily as a Denver streetcar neighborhood more independent from DU.



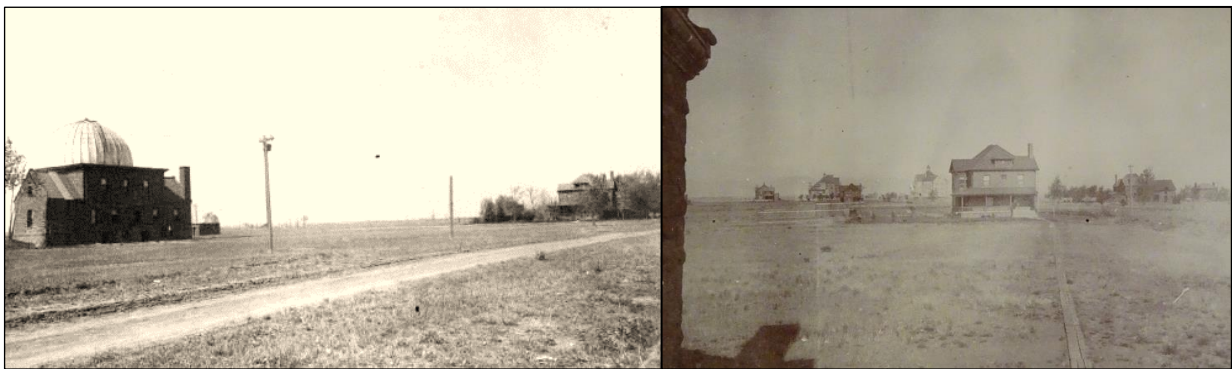
Historic photos of University Park in 1895, just after annexation by Denver, showing the slow and dispersed development pattern of the early neighborhood. The Iliff family member who took this image in 1895 climbed to the cupola of University Hall to face east and record the progress of the University Park community. S. University Ave. is in the forefront, and E. Warren Ave. is at right with the Observatory's shiny dome evident to its right (south) in the distance. The Colorado Seminary's early commitment to tree plantings is evident in this photo. Source: DU Archives.

DU's bold experiment, to relocate its educational institution and establish an intellectual and residential outpost south of Denver in the 1880s, eventually brought prosperity and stability to both DU and its adjoining University Park neighborhood. As Denver's population boomed in the early- to mid-20th century, DU had the resources and space it needed to grow physically and to expand its academic

programs and facilities on its core 80-acre campus and on other lands it owned in the University Park subdivision. The early investments by DU and its residential proponents to build infrastructure and community in University Park laid the groundwork for tremendous residential development both in University Park itself but also in surrounding South Denver neighborhoods in the early- to mid-20th century.

B. It has direct and substantial association with a recognized person or group of persons who had influence on society;

The historic district has direct and substantial association with multiple persons who had influence on society. The greater University Park neighborhood was established in the 1880s by a cadre of Methodist educators and supporters associated with the Colorado Seminary and DU. The early residents of the University Park Neighborhood were so committed to the DU cause that they built homes without reliable water service, or ready and fast access to the amenities of downtown Denver, and often had to improvise and use personal influence and resources to bring basic infrastructure, services, and amenities to the fledgling community. Their decision to expand DU outside Denver changed the university and area's course.



Left: Historic photo of the Chamberlin Observatory of 1889-1894, standing prominent amidst a stark landscape, with its companion Students Observatory; to the west (far right) is the 1891 home of Herbert and Fannie Howe. Right: Historic photo of Professor Herbert Howe meticulously guided construction of the observatory and his new house at 2201 S. Fillmore, which were connected to one another by a wooden boardwalk. Both the Observatory and the Howe House are contributing to the UPHD. Photos. c. 1895. DU Archives.

These included early persons of note such as Professor Herbert Alonzo Howe and his wife Fannie Shattuck Howe—she the daughter of renowned Methodist educator and DU supporter Joseph C. Shattuck. Dr. Howe was a nationally recognized astronomer who was instrumental in the development of Observatory Park, and in the design, location, and oversight of DU's Chamberlin Observatory that DU still operates in the park today. He is responsible for increased size of the southern half of the park to expand the distance from the observatory to the road, and thus limiting traffic vibrations to the telescope. Two other towering figures in University Park's history were Henry W. Warren and Henry A. Buchtel. Warren was the first Colorado Methodist Episcopal bishop, served on the DU Board of Trustees along with his wife, Elizabeth Iliff Warren, and raised very large contributions for DU and the Iliff School of Theology. Buchtel, a Methodist minister, became DU Chancellor in 1900 and addressed the crippling debt of DU. While living in University Park, Chancellor Buchtel was offered the Republican nomination for Colorado governor, winning the election in 1906. While in office, his residence in University Park

served as the Governor's Manion. Multiple other significant professors and DU staff are associated with the historic district.

University Park supported an unusually large number of progressive and highly accomplished women residents, many of whom owned and built houses in the neighborhood. The founding and early development of University Park is intricately linked to early resident and DU patron Elizabeth Iliff Warren. Mrs. Warren was a successful Singer sewing machine salesperson who married renowned Colorado cattle merchant John Wesley Iliff in 1870, and inherited his extensive land and cattle holdings when he died in 1878. She subsequently married Methodist minister and bishop Henry White Warren in 1883. Elizabeth Warren's offer to endow a school of theology for the University of Denver was conditioned upon a permanent university location away from downtown Denver, and led to the institution's relocation to the Hilltop campus southeast of Denver in 1886. Throughout her lifetime, Warren funded associated DU endowments, relieved debts large and small, and helped re-open and refurbish the Iliff School of Theology as a separate institution in 1910 (after its closure in 1900). In 1884 she became the first female member of the DU Board of Trustees, and in 1903, she was appointed as trustee to the Iliff School of Theology along with her daughter Louise and stepson Will. In addition to Elizabeth Warren and Louise Iliff, numerous other women played an important role in shaping the history, culture, and architecture of University Park.



Early photo of the 1906 bungalow built by DU Chancellor Henry Buchtel and wife Mary at 2100 S. Columbine St. This low-slung informal residential design helped to introduced Denver to the Bungalow as a permanent residential type. Source: DU Archives.

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

The University Park Historic District embodies the distinctive visible characteristics of several architectural styles. Largely due to its residents associated with the adjacent University of Denver, University Park from its beginnings served as a progressive architecture and stylistic-design laboratory for the Denver Basin. Nearly all of the neighborhood's early residents came to Denver from elsewhere, most notably from New England and Midwest where they were likely exposed to other house types and

styles. The community's early architects, builders, and owners experimented and mixed architectural styles, and often introduced new architectural trends to the region.

The earliest homes in University Park followed national and local Victorian-era models of the late 1880s with well-built and relatively large—but not pretentious—versions of the Queen Anne style in brick with fine stone and wood details. University Park entered the 1890s with the imposing Richardsonian Romanesque-style examples of the 1888 Chamberlin Observatory designed by locally prominent architect Robert Roeschlaub, and the 1890 Fitzroy Place designed by nationally prominent New York architects Fuller & Wheeler. The Carriage House and Gardener's Cottage at Fitzroy Place were more whimsical Shingle style characteristics. Foursquares soon appeared in the 1890s and early 1900s throughout University Park, a decade or more before this house type became commonplace in the Denver region. With full recovery of the Denver economy by 1900, the neighborhood quickly embraced the growing popularity of the Bungalow house type and its inspiration from the Arts & Crafts Movement. Examples of the Chicago- and California-influenced Bungalow style appeared as early as 1900 in University Park, reaching a crescendo with the 1906 Buchtel Bungalow. It appeared in the national publication *The Craftsman* magazine through an article by its architect Harlan Thomas. The Buchtel Bungalow was one of the earliest Bungalows in the neighborhood and a very early example for Denver, almost certainly influencing and attracting other Bungalow designs in University Park. Romantic-revival styles appeared in University Park before and particularly after World War I, filling in some of the long-open lots between the initial 19th century houses throughout the neighborhood.

The unusually long buildout of the neighborhood and resulting scattered and mixed examples of successive architectural styles make University Park unique in Denver and identifiable to its rich history through associated creative individuals.

F. It represents an established and familiar feature of the neighborhood, community, or contemporary city, due to its prominent location or physical characteristics;

The historic district represents an established and familiar feature of the neighborhood due to its physical characteristics. The relocation of the University of Denver from downtown Denver to its current location in 1886 was largely due to Elizabeth Iliff Warren and her pledge to bolster the finances of the fledgling university only if it would relocate the campus to a suburban site outside of Denver. The remote location and sparse population of University Park in the late 19th century were in stark contrast to other well-known streetcar suburbs in Denver at the time, such as Highlands, Jefferson Park, and Berkeley in Northwest Denver, as well as Lincoln Park, Washington Park, and Baker that were closer to downtown Denver and were much more established and densely populated communities. Unlike traditional streetcar neighborhoods often developed by one or two builders over a relatively short timeframe, the isolated residential-outpost origins of the greater University Park neighborhood led from its beginning to a more dispersed development pattern and more lengthy development period. DU and other early builders of homes in University Park also tended to build substantial 2-story residences, often on the north end of expansive lots of ¼ acre or more. The generous spacing of late 19th century and early 20th century homes on large lots allowed owners to have large gardens and livestock such as goats, cattle, and chickens to support their families and could also accommodate DU staff and students.



While some of the contributing homes in the historic district have lost their historically associated open lots, many still remain on extensive parcels. Early neighborhood homes also tended to be commissioned by individual owners, not constructed in pairs or groups by speculative developers as was common in Denver during the late 19th and early 20th centuries. This led to a greater diversity of architectural styles and more one-of-a-kind houses in University Park relative to other early neighborhoods in Denver.

The majority of contributing residences in the neighborhood are substantial and unique 2-story homes that are physically prominent, readily recognizable and familiar features of contemporary southeastern Denver. Other subdivisions and neighborhoods surrounding the University Park Historic District consist primarily of 1-story post-World War II tract homes on more conventional lots; a major part of the University Park neighborhood itself consists of tract housing from the 1950s and 1960s plus more recent infill development. Because of University Park's slow and dispersed development history, the properties in this discontinuous historic district stand out and are physically distinguished from the rest of the neighborhood.

Several non-residential properties included in this designation that are also established and familiar features of the neighborhood include: Observatory Park (2667 S. Fillmore St./2930 E. Warren Ave.), laid out by DU trustees with its unique observatories built for educational purposes; Fitzroy Place (2160 S. Cook St.), the grandiose Richardsonian Romanesque home of Elizabeth Iliff and Henry Warren now serving as the private Accelerated Schools; and University Park United Methodist Church (2180 S. University Blvd.), strategically juxtaposed between the DU campus and the residential neighborhood. All these properties occupy prominent locations in the neighborhood and are established and well-known features that contribute substantially to the identity of the University Park neighborhood and South Denver.

Integrity:

Chapter 30 requires that a landmark designated property maintain its integrity. Integrity is defined as "the ability of a structure or district to convey its historic, geographic, architectural, or cultural significance...recognized as belonging to its particular time and place in Denver's history." The seven qualities that, in various combinations, define integrity are location, setting, design, materials, workmanship, feeling and association.

The properties selected for inclusion in the University Park Historic District not only exemplify the unique history of University Park, but also retain sufficient integrity to convey the neighborhood's geographic, architectural, and cultural significance. The district features 17 primary structures and 6 accessory structures retain high to relatively high degrees of historic integrity. They retain the vast majority of their character-defining architectural details and key stylistic elements.

All of these properties retain integrity of location. The building stock in the historic district also retains strong integrity of design, materials, and workmanship. The residences included in this designation have kept their historic forms, such as their original asymmetrical massing for Queen Anne houses and blocky squarish shapes for Foursquares and Bungalows. They also largely retain their original or early decorative details, such as towers, porches, turned porch columns, barge boards, and shingled gable ends.

The front porches on several houses have been reconfigured or updated over the years; for a house to be included, the current porch must be in keeping with historic versions and consistent with the home's architectural character. A number of brick residences have been painted. Window replacements are also common for contributing properties, but the new windows typically follow the patterns and sizes of previous fenestration. One house at 2300 S. Monroe St. is enclosed by a tall solid masonry wall, but that is a particularly substantial home and the wall most likely dates from the 1940s, within the period of significance for this historic district.



Historic and contemporary photos of University Methodist Church

The properties included in this designation also retain a high degree of integrity of setting, feeling, and association. Virtually all of the included residences remain in residential use. Many of the earliest homes in the neighborhood remain on 3 platted lots or more, reflecting University Park's original rural and somewhat remote location south of central Denver. The residences included in this designation also typically feature generous spacing between homes, and open front and side yards. The setting of properties in non-residential use typically features some paved parking, accessory structures, and modern recreational facilities such as playgrounds, pavilions, and tennis courts; however, these modern amenities do not significantly diminish the architectural and historic character of these properties.

Relates to a Historic Context and Period of Significance:

As is appropriate for a district proposed for designation, the historic context is strongly interrelated to the areas of significance, period of significance, and theme. The historic context provides extensive

background on the development of the area, the significant individuals involved, and the architectural types and styles found throughout the neighborhood. This information is linked to the growth of the new campus for DU and the establishment of the Illif School of Theology. The significance of the district, as well as the theme (and subcategories) are related to the period of significance. The period begins with the construction of the first property (Clough House, 2525 E. Evans Ave.) in 1886 and extends through the deaths of Alberta Illif and Louise Illif, two stalwart and influential residents of University Park, in 1967.

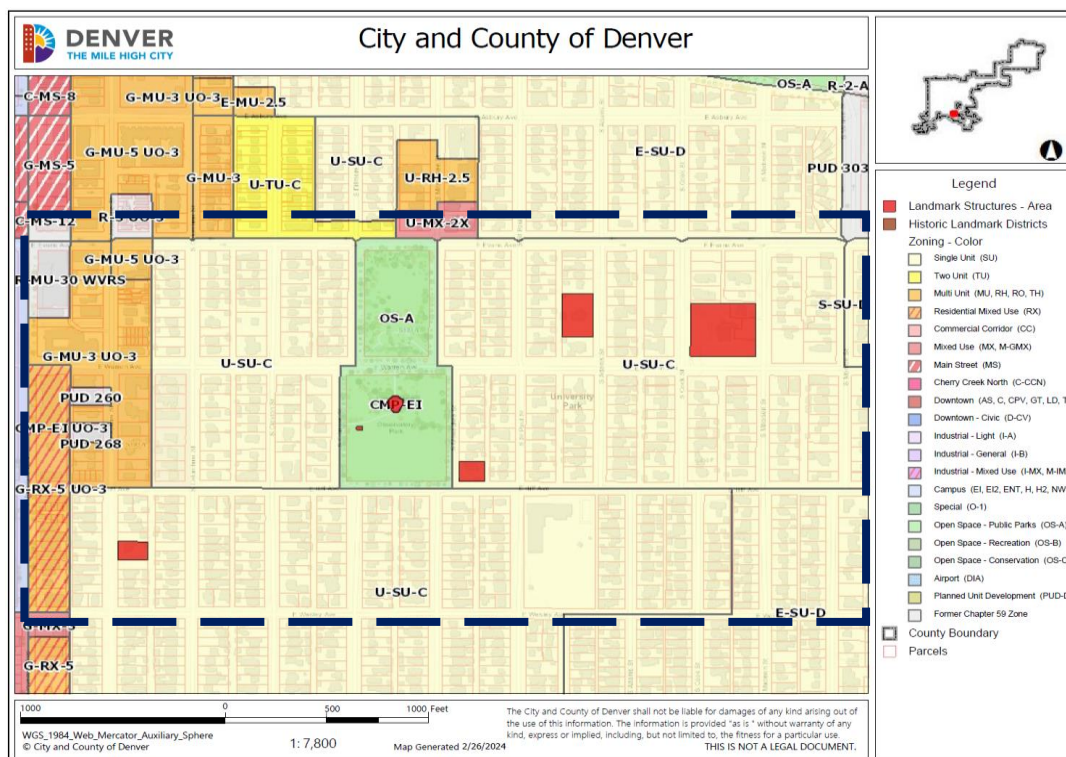
Denver Planning Board Considerations, per Chapter 30-4.6, DRMC:

The Landmark Ordinance provides the opportunity for the Planning Board to make a recommendation to City Council regarding designation of districts. The ordinance specifically directs the Planning Board to consider a proposed designation with respect to:

1. Its relationship to the Denver Comprehensive Plan;
2. The effect of the designation upon the surrounding neighborhood; and
3. Such other planning considerations as may be relevant to the proposed designation or amendments.

Zoning Context:

The historic district is zoned OS-A, U-SU-C, U-SU-D, G-MU-3, UO-3.



Map of Zone Districts

The black dashed outline represents the discontiguous districts general bounds - University Blvd. on the west, Monroe St. on the east, Evans Ave. on the north, and Wesley St. on the south

Relationship to the Comprehensive Plan (2040), Blueprint Denver (2019), and University Park Neighborhood Plan (2008)

The proposed district is consistent with the Comprehensive Plan, Blueprint Denver, and the University Park Neighborhood Plan.

Comprehensive Plan

The proposal is most directly consistent with the Comprehensive Plan 2040 vision element for Strong and Authentic Neighborhoods. The most applicable goals and strategies are noted below.

Vision Element: Strong and Authentic Neighborhoods

Goal 1: Create a city of complete neighborhoods

Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

Goal 2: Enhance Denver's neighborhoods through high-quality urban design

Strategy B: Establish a scalable, predictable and adaptable approach to improve design quality across the city.

Strategy C: Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.

Goal 3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture

Strategy B: Continue the city's commitment to existing historic districts and landmarks and increase public awareness of the benefits of historic preservation through education and outreach.

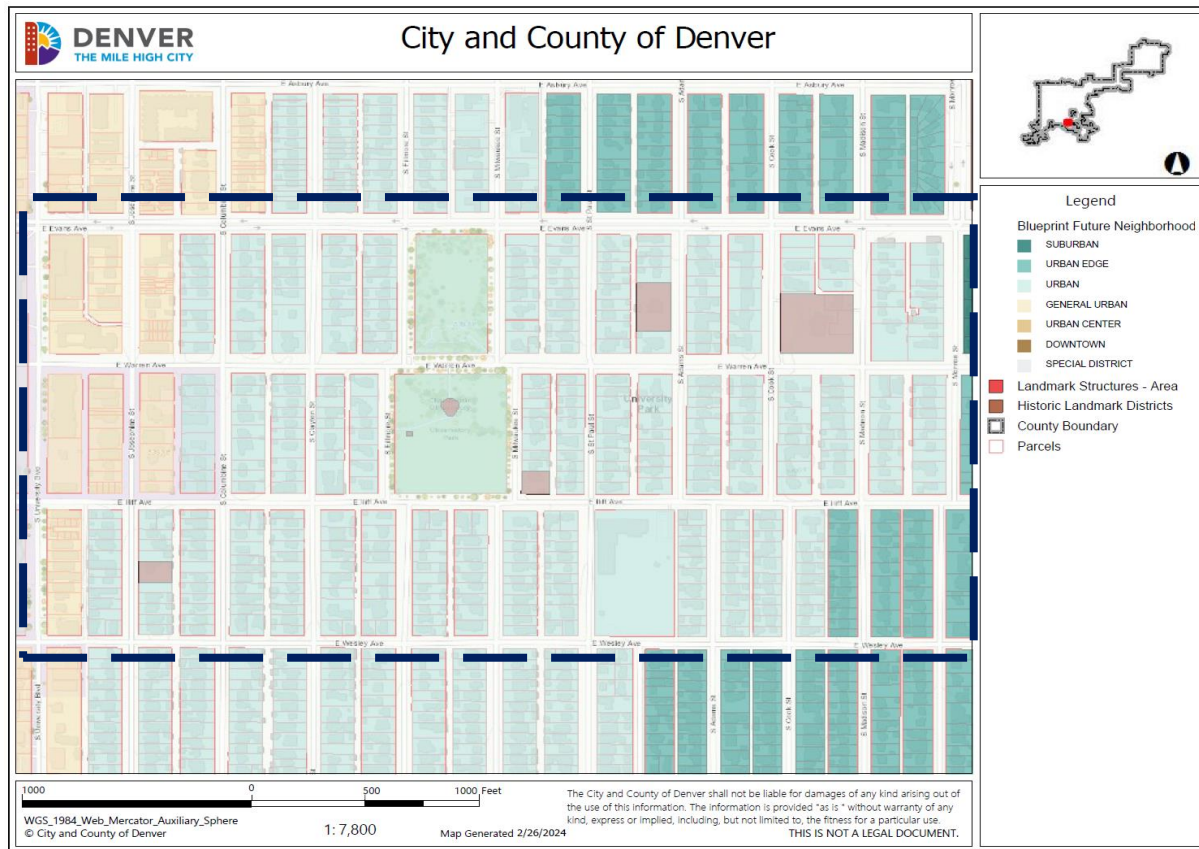
Strategy C: Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most.

Strategy E: Support the stewardship and reuse of existing buildings, including city properties.

The proposed University Park Historic District reinforces the vision of Comprehensive Plan 2040 through the preservation of a community assets in the University Park neighborhood. It preserves the city's authentic historic character, enhances design excellence, and contributes to a strong sense of community identity. Additionally, it encourages the stewardship of city properties through the continued use of Observatory Park.

Blueprint Denver

The district also aligns with Blueprint Denver, which was adopted in 2019 as a supplement to Comprehensive Plan 2040 and establishes an integrated framework for the city's land use and transportation decisions.



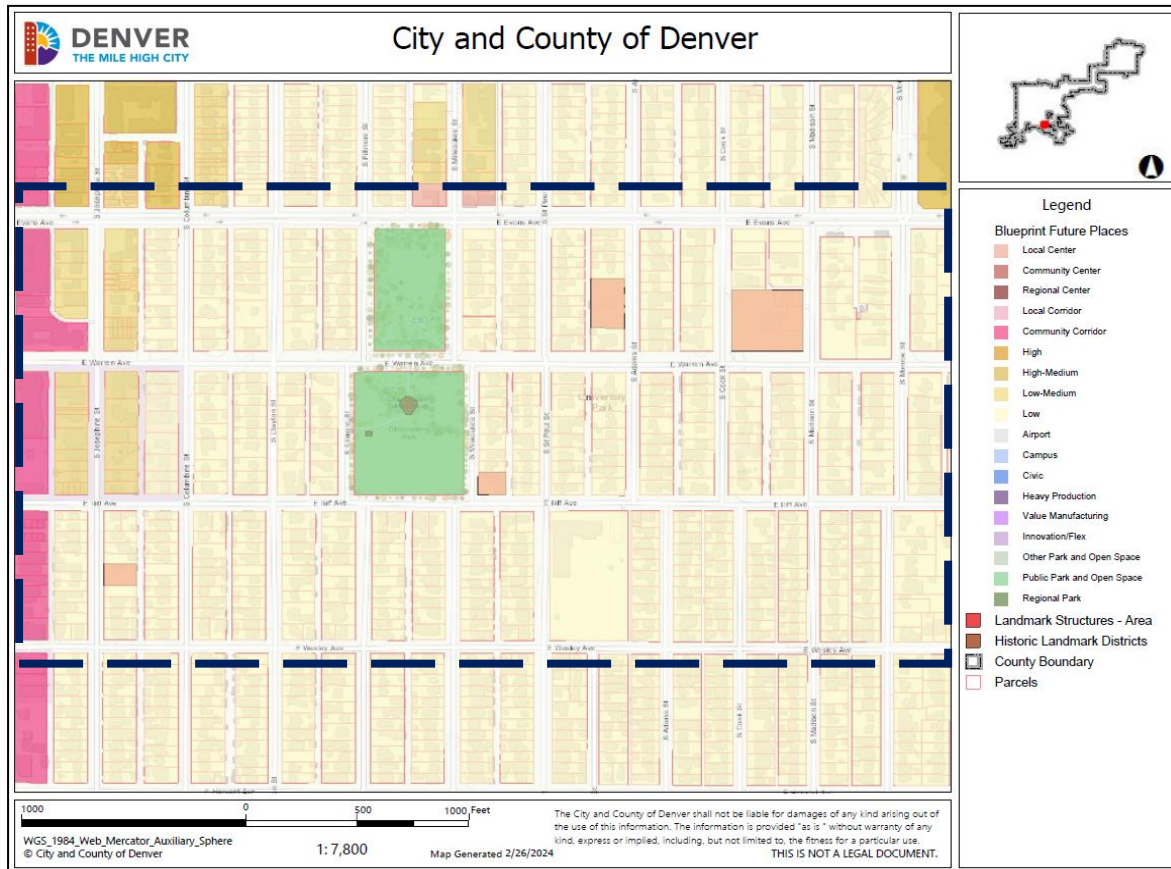
Map of Future Neighborhood Context

The black dashed outline represents the discontinuous districts general bounds - University Blvd. on the west, Monroe St. on the east, Evans Ave. on the north, and Wesley St. on the south

The proposed district is consistent with the future neighborhood context, which is primarily Urban with properties closer to the university General Urban, and another further east Urban Edge. The plan states that the Urban neighborhood context consists of small multi-unit residential and mixed-use areas that are typically embedded in 1-unit and 2-unit residential areas. The buildings are lower in scale and closer to the street, typically with alley access. Regarding General Urban, the plan says multi-unit residential is the most common with some single-unit and two-unit residential, commercial and mixed-use embedded. For Urban Edge Blueprint states, the areas generally contain a mix of elements from Urban and Suburban, the areas may have been developed before annexation, and are predominantly single and two-unit uses.

Based on Blueprint Denver mapping, the future places within the district are public park and open space for the park, Low residential for the majority of the district, with a small portion Low Medium, and Community Corridor along University Blvd. Blueprint Denver notes that public parks are vital components of the quality-of-life infrastructure and as city-owned spaces are planned to remain parks. The plan states that Low residential areas include predominately single-and two-unit; expanded to

small-scale multi-unit buildings being interspersed between single- and two-unit residential in Low Medium. And, for Community Corridors provides some mix of office, commercial and residential uses.



Map of Future Places

The black dashed outline represents the discontinuous districts general bounds - University Blvd. on the west, Monroe St. on the east, Evans Ave. on the north, and Wesley St. on the south

The character of the University Park Historic District aligns with both Blueprint Denver's future places and neighborhood context. The district is primarily single-unit with a two-unit building. It also contains a religious building as well as institutional buildings. The buildings are typically one or two stories in height. The proposed designation will help retain the existing character of the district, which also aligns with Blueprint Denver's future places. The district would allow for alterations that are compatible with the existing neighborhood character through Landmark design review, which is based on the *Design Guidelines for Denver Landmark Structures & Districts*.

Designation of the district also aligns with multiple recommendations within Blueprint Denver. Historic designation is consistent with Blueprint's vision to embrace the city's existing character and cultural heritage (p. 94). Through design review, proposed projects would preserve key historic features and ensure it is compatible with the character of the district (p. 96). Under Land Use & Built Form: Design



Quality and Preservation, the designation of the district meets recommendation 2, ensuring residential neighborhoods retain their unique character as infill occurs. It also specifically meets Strategy 2A, which recommends using historic designation to ensure residential neighborhoods retain their unique historic character (p. 99).

Overall, the proposed designation is consistent with Blueprint Denver recommendations and reinforces the plan's policies. It also helps advance the Blueprint Denver metric related to increasing the percent of the city subject to design-focused standards including the *Design Guidelines for Denver Landmark Structures & Districts*.

University Park Neighborhood Plan:

The University Park Neighborhood Plan supports the designation of the district. One of the plan's primary goals calls for promoting high quality design, preserving historic resources, and complementing the traditional urban patterns of development. Additionally, under Parks & Preservation Goals, goals 5 and 6 center on historic preservation, with recommendations to "[s]upport historic landmark designations of structures and districts that reflect outstanding elements of the neighborhoods and city's cultural, geographic, artistic, social, economic, political, architectural or historic heritage."

Effect on Surrounding Neighborhoods:

The University Park Historic District designation would help preserve the character defining features of the properties but will have little impact on the surrounding neighborhoods. The intent of the designation is to recognize this unique district and the buildings that define it.

Boundary:

The designation application proposes to designate the lots of each parcel. The legal descriptions for each are included in the designation application (Section 7).

Public Review Process:

Community Planning & Development has met all posting and notification requirements delineated in Chapter 12 (Article III, Section 12-96) and Chapter 30 of the DRMC.

Notifications:

- Owner notification letters regarding the LPC public hearing
- City Council and Community Planning and Development email notifications
- Registered Neighborhood Organization and courtesy email notifications
 - Inter-Neighborhood Cooperation
 - University Park Community Council
 - Strong Denver
 - Historic Denver
 - Colorado Preservation, Inc
 - History Colorado
- Posted signage for Landmark Preservation Commission public hearing

Public Comments:

As of 11:00am April 11, 2024, CPD has received 25 letters and emails regarding the application, 23 in support and 2 in opposition.

- RNO and Organization comments
 - University Park Community Council (UPCC) letter of support
 - UPCC Community Preservation Committee letter of support
 - Denver Parks and Recreation letter of support
 - Historic Denver letter of support
 - Children's Art School letter of support
 - Accelerated School letter of support
 - University of Denver letter of opposition
- Public Comments submitted to CPD from community
 - 17 letters and emails in support
 - 1 email in opposition to inclusion of Buchtel Bungalow

Attachments Provided by CPD:

- Designation Application - including inventory forms and community outreach
- Map of proposed district
- Public comments received