



To: Neighborhoods and Planning Committee of the Denver City Council
From: Kara Hahn, Senior City Planner, Community Planning & Development (CPD)
Date: April 20, 2016
RE: Landmark Designation for 200 Block South Lincoln Street Historic District

Staff Recommendation:

Based on the findings of the Landmark Preservation Commission (LPC) that the property meets the criteria for designation of a structure set out in Section 30-3 of the Denver Revised Municipal Code and the recommendation of the Denver Planning Board, Landmark Preservation staff in Community Planning and Development Department recommends approval of this application.

Landmark Preservation Commission Recommendation:

The LPC recommended landmark designation of the application #2016L-002, 200 Block South Lincoln Street Historic District, to City Council based on History Criterion 1a, Architecture Criterion 2a and b and Geography Criterion 3a, citing as findings of fact for this recommendation the application form, public testimony, and the March 15, 2016 staff report. Vote 8-0.

Request for Landmark Designation:

Application: #2016L-002
Address: 201, 207, 209, 213, 214, 218, 223, 224, 227, 233, 238, 241, 242, 243, and 246 South Lincoln Street
Zoning: U-TU-B, UO-3
Council: #7, Jolon Clark
Blueprint Denver: Single-Family Duplex
Applicants: Three owners from the proposed district

Legal Description:

A portion of the Re-Subdivision of Blocks 1, 2 & 3, and a portion of the Re-Subdivision of Blocks 10, 11 & 12, Gallup's South Broadway Subdivision as originally recorded in Arapahoe County, located in the SE ¼ of Section 10, Township 4 South, Range 68 West of the 6th P. M., City and County of Denver, State of Colorado, more particularly described as follows:

All of Lots 27 through 38, Re-Subdivision of Blocks 1, 2 & 3, Gallup's South Broadway Subdivision.

The South ½ of Lot 4 and All of Lots 5 through 12, and the North 3.5 feet of the West 60 feet and the North 5 feet of the East 60 feet of Lot 13, Re-Subdivision of Blocks 10, 11 & 12, Gallup's South Broadway Subdivision.

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Case Summary:

Three owners within the proposed historic district submitted a Landmark Designation application for the 200 Block South Lincoln Historic District to CPD on February 16, 2016.

Staff performed an investigation and found the application to be complete and to meet Denver landmark designation criteria. As such, staff set the public hearing at the Landmark Preservation Commission for March 15, 2016.

The Landmark Preservation Commission held a public hearing on March 15, 2016, and recommend the landmark designation be forwarded to City Council. Denver Planning Board reviewed the designation on April 6, 2016, and recommended it be forwarded to City Council.

Comprehensive Plan (2000):

Land Use Chapter

- Vision: “Denver’s highly livable urban environment will be preserved and enhanced through policies that...preserve historic resources, and require quality urban design consistent with Denver’s traditional character” (p. 55).

Legacies Chapter

- Vision: “Denver believes historic preservation of significant structures, features, and landscapes contribute to its distinctive character, environment, culture, economy and quality of neighborhoods. Denver will be vibrant with well-preserved and appropriately used structures representing every era of the city’s history. Quality of life will be enriched by an urban landscape that demonstrates the continuity and evolution of Denver as a unique place in history. ... Preservation and respectful urban design will reinforce the distinctive identities of Denver’s historic neighborhoods, including structures, landscapes and views” (p. 96).
- Strategies, 1-C: “Preserve Denver’s architectural and design legacies while allowing new ones to evolve”; Objective 7: “Support historic preservation in neighborhoods...” (p. 101).

Neighborhoods Chapter

- Vision: “Every neighborhood values its heritage” (p. 148).
- Strategies 1-A: “Respect the intrinsic character and assets of individual neighborhoods” (p. 149); 1-D: “Ensure high quality urban design in neighborhoods by enhancing their distinctive natural, historic and cultural characteristics” (p. 150).

Blueprint Denver (2002):

- Historic preservation is a core value of the plan.
- The proposed district’s Concept Land Use is Single Family Duplex.
- The proposed district is in an Area of Stability surrounded by Areas of Stability, with the exception of an area to the southwest that is an Area of Change.
- Guiding principles for Areas of Stability include: keeping valued community characteristics in older and stable neighborhoods and identifying and maintaining the character of an area while accommodating some new development and redevelopment.
- Historic Designation is one of the most successful and common tools to preserve a neighborhood’s special qualities.

West Washington Park Neighborhood Plan (1991)

- The Neighborhood’s Vision is to preserve and enhance positive qualities of the neighborhood, including the historic buildings and diversity of residential architectural styles.
- The Residential Land Use Recommendations include maintaining and improving existing residential uses and all historic and architecturally significant structures (RLU-4).

- The Lincoln Street Special Area recommendations include rehabilitation of structures on the west side of Lincoln Street (LS-1) and to maintain existing residential uses along both sides of Lincoln Street (LS-2).
- Appendix C focuses on Historic Preservation and emphasizes the importance of historic structures, districts, and landscape characteristics that contribute to the feeling and setting of the neighborhood.
- The appendix also calls for the identification and application for designation of worthy properties.

Designation Criteria and Evaluation, Chapter 30, DRMC:

To meet landmark designation criteria, in accordance with Chapter 30, Denver Revised Municipal Code, a property must be more than 30 years old....and meet the following criteria:

1. Maintain its physical and historical integrity
2. Meet one designation criteria in two or more of the following categories:
history, architecture, and geography
3. Relate to a historic context or theme

Period of Significance and Integrity:

Chapter 30, DRMC requires that a landmark designated property maintain is historic and physical integrity, defined as “the ability of a structure...to convey its historic and architectural significance...recognized as belonging to its particular time and place in Denver’s history.” The seven qualities that define integrity in Chapter 30 are location, setting, design, materials, workmanship, feeling and association.

The district retains very good integrity. The design, materials, and workmanship are still displayed in the individual Queen Anne style buildings. Although there are few modifications to the buildings, the changes are generally limited to the rear of the properties. Additionally, the buildings are in the same location and retain the uniform setback throughout the district. While the increase in traffic on Lincoln Street may have slightly impacted the setting, feeling, and association of the district, the buildings have always flanked a transportation corridor. Overall, the Lincoln Street district has good physical integrity.

Based on the application’s historic context and statements of significance, the proposed period of significance for the district extends through the dates of construction for the properties, ca.1889-1895.

Relate to a Historic Context/Theme, Integrity, and Period of Significance:

The property relates to the historic contexts of: early streetcar development, the growth of Denver as it incorporated the smaller towns to its south, and late nineteenth century Victorian architecture

Criteria Evaluation:

Staff finds that the property met History Criterion 1a, Architecture Criterion 2a and b and Geography Criterion 3a.

Historical Significance

To have historical significance, the structure or district shall be thirty (30) or more years old or have extraordinary importance to the historical development of Denver, and shall:

- a) *Have direct association with the historical development of the city, state, or nation:*
The period from 1890 to the Silver Crisis in 1893 was a time of intense growth in the Denver area. There was competition between developers, the street railway system was rapidly

expanding, and the City of Denver was growing. Developer Henry Brown became one of the first to plot an area parallel to the cardinal direction, when he platted this area in the Town of South Denver. The City of Denver was annexing smaller areas around it and incorporated the Town of South Denver in 1892. The Broadway street line reached Alameda in 1889 and by the early 1890s, there were three different railway companies with routes within walking distance of South Lincoln. This provided easy access to downtown as well as other surrounding areas and helped spurred the growth of development along South Lincoln. The construction of the houses in the district directly correlate to and reflect the growth and change of Denver. The application strongly supports this criterion.

Architectural Significance

To have architectural importance, the structure or district shall have design quality and integrity, and shall:

- a) *Embody distinguishing characteristics of an architectural style or type;*
The district is an intact and excellent example of a Queen Anne style residences, which range from smaller cottages to high-style homes. While the decorative elements vary from house to house, overall, they demonstrate classic Queen Anne style architecture, including asymmetrical forms, steeply pitched roofs, often with front facing gable roofs, corner towers, wrap around porches, turned porch spindles, varying wall textures, verge board or bargeboard decoration, decorative chimneys, and gingerbread detailing and brackets. The application strongly supports this criterion.
- b) *Be a significant example of the work of a recognized architect or master builder;*
The district was primarily designed by two recognized architects, William Lang and F H Perkins. Lang was a prolific Denver architect whose most well-known designs are the Molly Brown house and the Castle Marne mansion. This district contains some of his later work, which are slightly scaled-down versions of those larger mansions and represent a change in his clientele. This row of eight Lang houses, which are located on the west side of the block, is thought to be the largest intact group of Lang homes in Denver.

FH Perkins designed four of the six houses on the east side of the block, all constructed in 1890. Although Perkins left Denver after the Silver Crash in 1893, he continued designing in both California and Washington. He is noted for designing a home for Senator Clark in California and is recognized by the City of Seattle for his numerous works in the city. The South Lincoln district contains an excellent collection of the known works of Perkins within Denver. Both Lang and Perkins are recognized master architects and this district is a significant example of their work. The application strongly supports this criterion.

Geographic Significance

To have geographic importance, the structure or district shall have design quality and integrity, and shall:

- a) *Have prominent location or be an established, familiar, and orienting visual feature of the contemporary city;*
When Henry Brown platted this area, he deviated from the diagonal grid of downtown Denver, which had been laid parallel to Cherry Creek. He established the north-south, east-west grid and changed the orientation of the street layout. Although, at that time, Lincoln Street was a quieter two-way street, it is currently a main artery into downtown Denver that thousands of commuters drive. This change in grid orientation and the collection of Queen Anne homes along it have

become an established location and an entrance into downtown Denver. South Lincoln Street is a major commuter route into downtown Denver and serves as a splendid and an orienting showcase of a large collection of turn of the century Denver architecture. The application supports this criterion.

Boundary:

The designation application proposes to designate the legal boundary as described above.

Notifications:

Community Planning & Development has met or exceeded all posting and notification requirements delineated in Chapter 12 (Article III, Section 12-96) and Chapter 30 of the DRMC. Landmark preservation staff also met multiple times with the author and point of contact for the applicants, and has kept the owners informed of key hearings, meetings, and dates related to this case.

The required notifications include:

1. *Posting Signage for Landmark Preservation Commission Hearing*
2. *Owner Notifications and Letters*
3. *City Council Notifications*
4. *Registered Neighborhood Organization Notifications*
 - Baker Broadway Merchants Association
 - Baker Historic Neighborhood Association
 - Broadway Partnership
 - Denver Neighborhood Association, Inc.
 - Denver Urban Resident Association
 - Inter-Neighborhood Cooperation (INC)
 - Santa Fe Drive Redevelopment Corporation
 - West Washington Park Neighborhood Association

Landmark Preservation Commission Public Hearing Summary:

The Landmark Preservation Commission held a public hearing on March 15, 2016. The LPC found that the application met the criteria for landmark designation, and has forwarded a recommendation for landmark designation to the City Council. The public hearing and deliberations lasted approximately 1.5 hours.

At the LPC public hearing, the LPC chair allocated the speaking time as follows:

1. 10 minutes to the applicants and owners
2. 3 minutes to all other interested parties

The owner and applicants' 10 minute presentation was made by Gertrude Grant and Terry Gulliver. There were 11 speakers at the public hearing, 10 were in support of the designation and one opposed to the designation.

Attachments Provided by CPD:

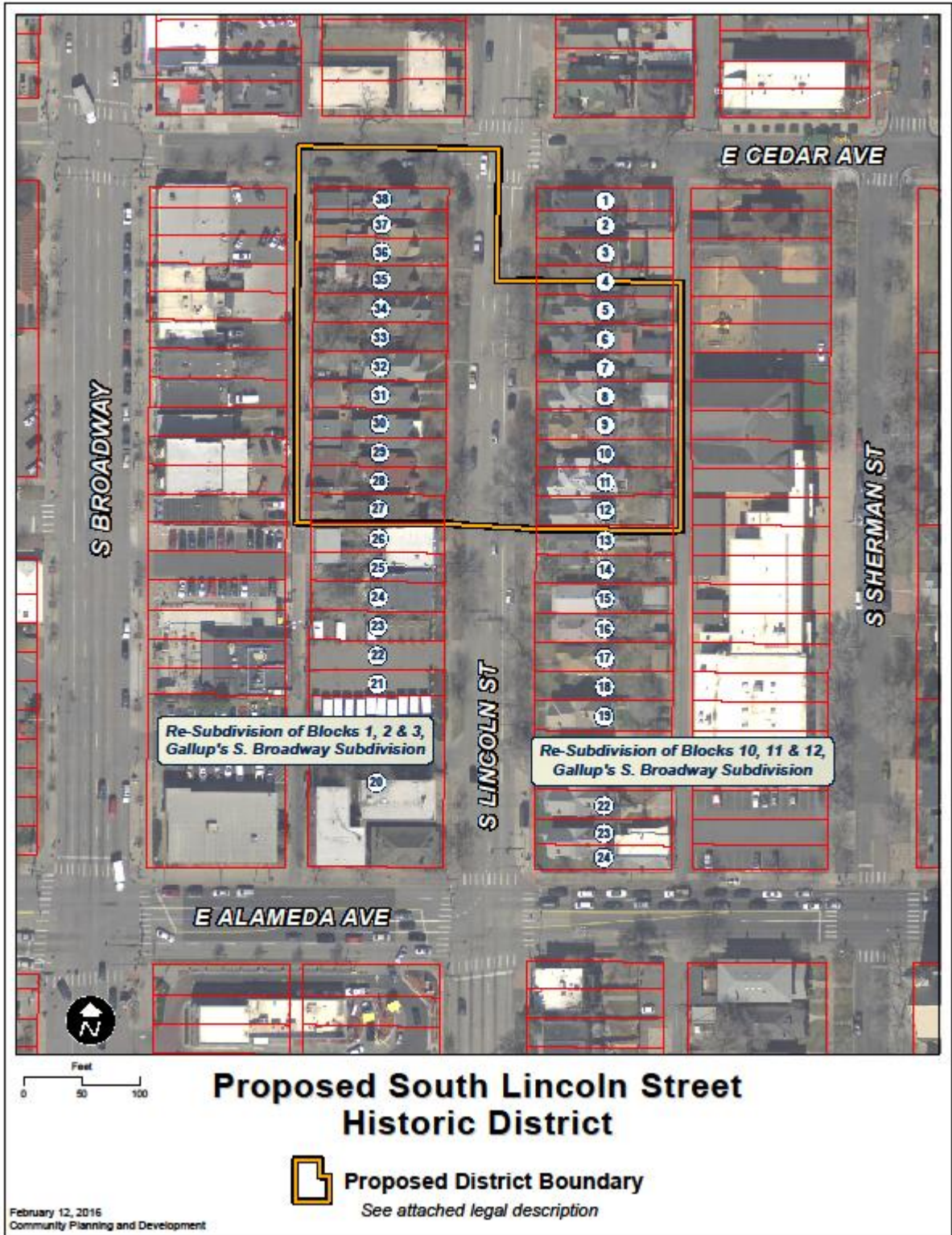
- Designation Application
- Public comments submitted CPD by noon, April 13, 2016
- LPC Public Hearing draft meeting record

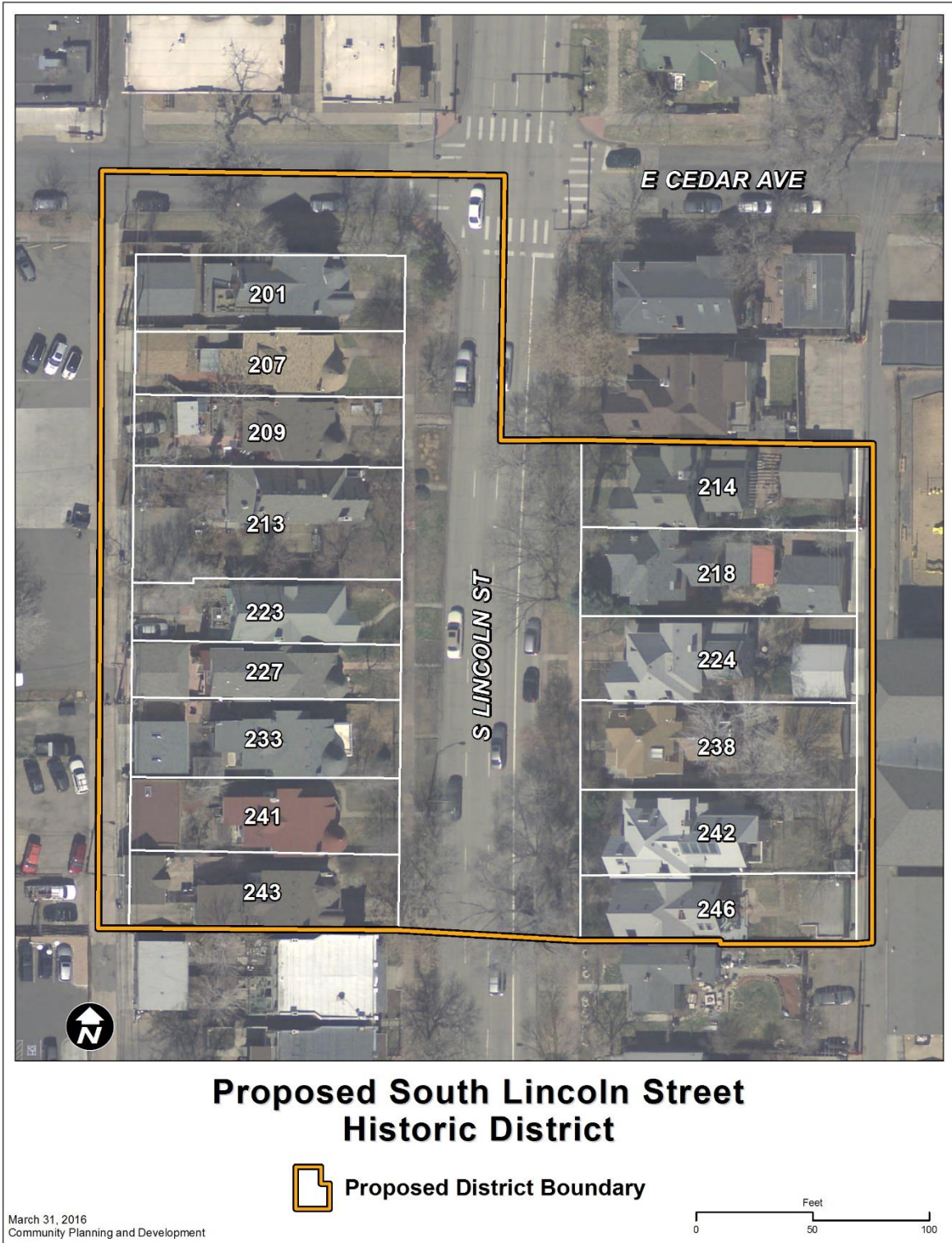


West side of Lincoln Street



East side of Lincoln Street





END