To: Land Use, Transportation and Infrastructure Committee of Denver City Council
From: Jenny Buddenborg, Senior City Planner, Community Planning & Development (CPD)
Date: September 19, 2019
RE: Landmark Designation for 2288 South Milwaukee Street, #2019L-003

Staff Recommendation:

Based on ordinance designation criteria and findings of the Landmark Preservation Commission (LPC) that the application meets the criteria for designation of a structure, staff recommends approval of the application.

Request to Designate a Structure:

Application:	#2019L-003
Address:	2288 S Milwaukee St
Zoning:	U-SU-C
Council:	District 6, Paul Kashmann
Blueprint Denver:	Urban Future Neighborhood Context / Low Residential Future Place Type
Owner:	Francis H. Taylor
Applicant(s):	Owner

Case Summary:

The applicant submitted a Landmark Designation application for 2288 S Milwaukee St to CPD on July 9, 2019. Staff performed an investigation and found the application to be complete and to meet Denver Landmark designation criteria. As such, a public hearing at the Landmark Preservation Commission was scheduled for September 3, 2019.

At the public hearing, LPC recommended approval of the landmark designation application for 2288 S Milwaukee St based on History Criterion 1c and Architecture Criterion 2b, citing as findings of fact for this recommendation the application form, public testimony and the August 27, 2019 staff report. Vote 8-0-0.

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

To meet landmark designation criteria, in accordance with Chapter 30-4, Denver Revised Municipal Code, a structure must meet the following criteria:

1. Meet one designation criteria in two or more of the following categories:
    - History
    - Architecture
    - Geography
2. Maintain its historic or physical integrity
3. Relate to a context or theme

Criteria Evaluation:
Landmark staff found that the application meets History Criterion 1c and Architecture Criterion 2b.

1. 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:

c) Have direct association with a person or group of persons who had influence on society

The property is directly associated with Dr. Edward A. Jackson, a well-known and highly celebrated ophthalmologist who commissioned the design and construction of 2288 South Milwaukee Street and resided in the home with his family from 1902 to 1920. Dr. Jackson was a major figure in advancing modern American ophthalmology. He developed new techniques for examining the eye, such as Jackson's cross cylinder, and is credited with popularizing the use of the retinoscope. Dr. Jackson was a founding director of the American Board of Ophthalmology. He also founded the Colorado Ophthalmological Society, was appointed professor of ophthalmology at the University of Colorado Medical School and established the country's first post-graduate course in ophthalmology. Many of Dr. Jackson's career achievements occurred while he resided at 2288 S Milwaukee St.

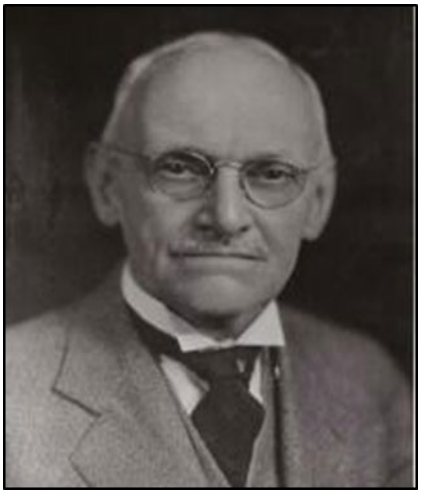

Figure 1 Dr. Edward Jackson, date unknown

2. Architectural Significance
To have architectural importance, the structure or district shall have design quality and integrity, and shall:

b) Be a significant example of the work of a recognized architect or master builder

The house at 2288 S Milwaukee St is a significant example of the residential work of Glen Wood Huntington, a prolific Denver architect who practiced from the late 1800s to the late 1930s. While Huntington designed many single-family residences in Denver, this Foursquare house stands out given its substantially-sized footprint and wraparound, uncovered front porch. It demonstrates the character-defining features of the Foursquare form as a two-story hipped roof structure with

minimal decoration, broad overhanging eaves, classical frieze with dentils, and porch. It is unique given the absence of a full front porch and large dormer with a Palladian window, common design elements that Huntington included in other Foursquare designs yet illustrates other Huntington trademarks like the use of brick and rough-cut stone at the foundation, lintels and sills. It is an excellent, intact example of an early Foursquare form and Huntington design.

Figure 2 2288 S Milwaukee St, 2019

Integrity:

Chapter 30, DRMC requires that a landmark designated property maintain its historic or physical integrity, defined as "the ability of a structure or district 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 are location, setting, design, materials, workmanship, feeling and association.

The primary structure retains integrity of location, design, setting, materials, workmanship, feeling and association. Early alterations that have gained significance include a 1930 concrete floor replacement on the front porch and a 1934 partial two-story brick addition on the east or rear elevation. A late 1960s roof addition to the rear patio is compatible with the character of the house. The openings have not been modified, most of the windows are original, and most of the original materials remain. Huntington's original design is easily recognizable.

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

The property relates to the development of the University Park neighborhood. Built in 1902 in a prominent corner location across from Observatory Park, the house was the first residence built on the block and is one of the earliest in the University Park neighborhood. As such, it also relates to the establishment and growth of the University of Denver. The land upon which the property sits was transferred to the Colorado Seminary in 1886 and platted for residential development under a vision named the "University Park Colony" to provide revenue through land sales to support the University of Denver which opened in 1890. Many homes in the University Park neighborhood were owned and/or lived in by those associated with the school, including the block immediately north of 2288 S Milwaukee St, known as "Professors Row."

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

The proposed designation is consistent with Comprehensive Plan 2040, Blueprint Denver and the University Park Neighborhood Plan. It is consistent with several Comprehensive Plan 2040 vision elements, most directly with the Strong and Authentic Neighborhoods vision element. This element includes the goal to "preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture."

According to Blueprint Denver, the property is within the Urban neighborhood context and is a Low Residential future place type. The plan states that the urban neighborhood context is found broadly throughout the city and any development within it should be sensitive to the existing neighborhood character. Designation of 2288 S Milwaukee St is consistent with Blueprint's vision to improve quality of design that preserves and creates authentic places. It meets Strategy 2A under Land Use & Built Form that recommends using historic designation to ensure residential neighborhoods retain their unique character as infill development occurs. 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.*

The value of historic resources and their preservation is a steady thread throughout the 2008 University Park Neighborhood Plan. Historic preservation is identified as a primary goal and part of the vision is to maintain the historic character of the neighborhood while accommodating change. Plan goals and recommendations under the Parks & Preservation and Urban Design & Land Use sections support this vision.

The designation of 2288 S Milwaukee St aligns with the vision and goals of the Comprehensive Plan, Blueprint Denver and University Park Neighborhood Plan as it helps retain Denver's authenticity by preserving a historically and architecturally significant building.

Boundary:
The designation application proposes to designate the following legal description:

Lots 19 to 22, Block 56
University Park, Amended Map

Public Review Process:
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.

Notifications:

- Owner notification letters regarding the LPC public hearing
- City Council, Planning Board, and Building Inspection email notifications
- Registered Neighborhood Organization and courtesy email notifications
    - University Park Community Council
    - Inter-Neighborhood Cooperation (INC)
    - Historic Denver, Inc.
    - Colorado Preservation, Inc.
    - National Trust for Historic Preservation
    - State of Colorado Office of Archaeology and Historic Preservation
- Posted signage for Landmark Preservation Commission public hearing
- Owner notification letter regarding City Council meetings

Public Comment:
As of the date of this staff report, CPD received one public comment regarding the designation application for 2288 S Milwaukee St:

- At the LPC public hearing one member of the public commented
    - 1 in favor and 0 opposed

Attachments Provided by CPD:

- Designation application
- Map of property
- Property owner support letter