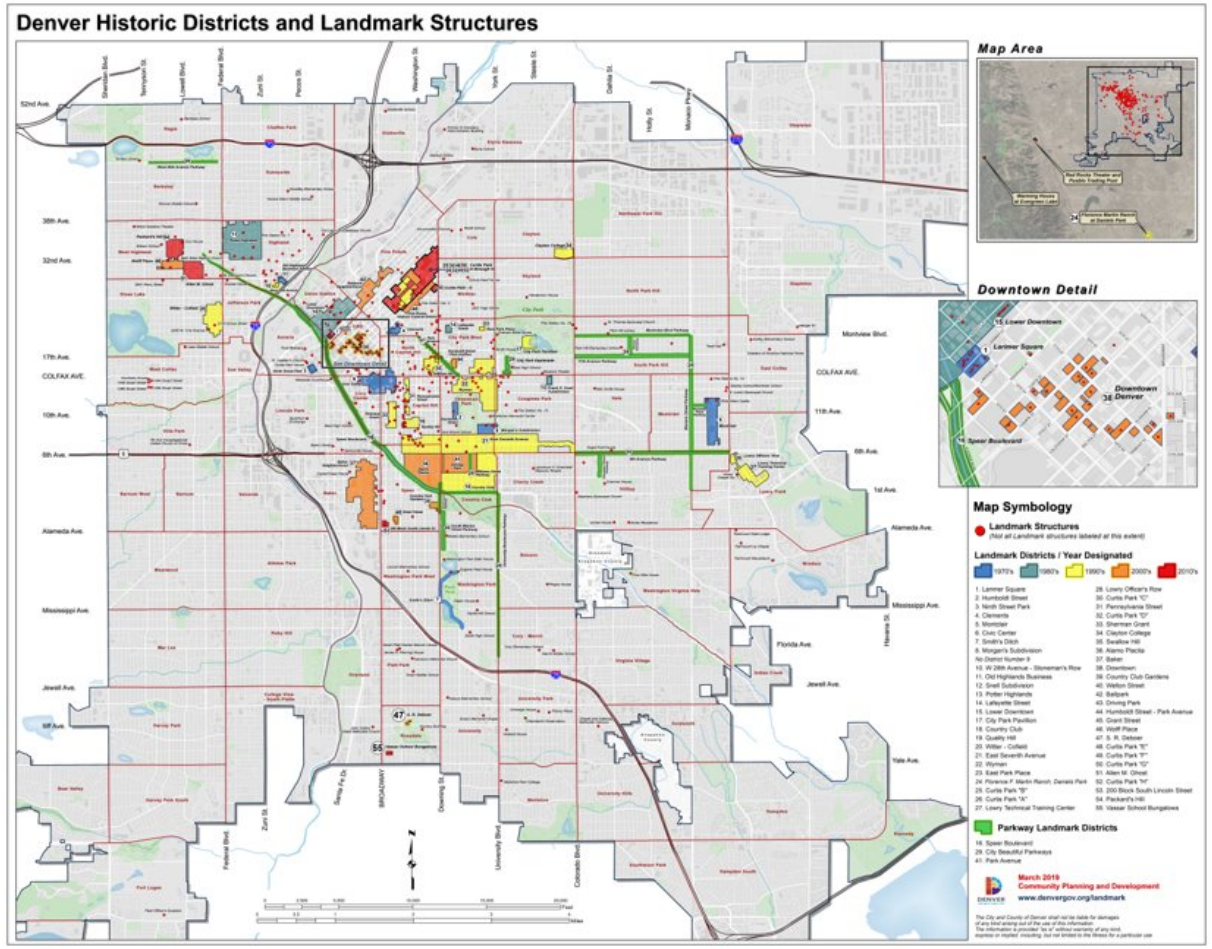
2288 S Milwaukee St

#2019L-003 – Landmark Designation Application

Land Use, Transportation & Infrastructure Committee

September 24, 2019

Denver Landmarks & Districts



1967 Landmark Preservation Ordinance

Purpose

- Designate, preserve, and protect
- Foster civic pride
- Stabilize and improve aesthetic and economic vitality
- Promote good urban design

"It is the sense of the council that the economic, cultural and aesthetic standing of this city cannot be maintained or enhanced by disregarding the historical, architectural and geographic heritage of the city and ignoring the destruction or defacement of such cultural assets."

Denver Landmarks & Districts

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

Designation Applications

Community-driven process

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

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Owner/Applicant
- Francis H. Taylor

Location
- University Park Neighborhood

Council District
- #6, Paul Kashmann

Blueprint Denver
- Urban Neighborhood Context
- Low Residential Area Future Place

Current Zoning
- U-SU-C

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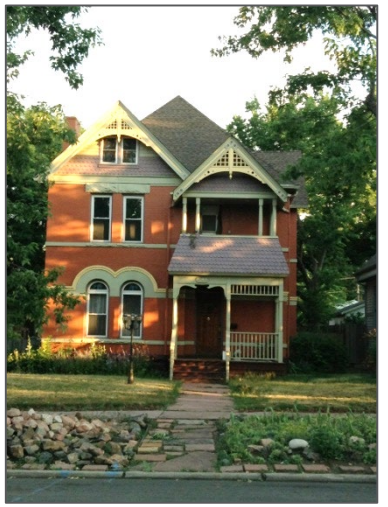
Property required to*:

- Meet a designation criterion in at least two of the following categories:
  1. History
  2. Architecture
  3. Geography
- Maintain historic and physical integrity
- Be considered by LPC for relation to a historic context or theme

** Per Landmark Preservation Ordinance (Chapter 30, Denver Revised Municipal Code)*



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1. History – 30 years old, and shall:
   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 – design quality and integrity, and:
   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.

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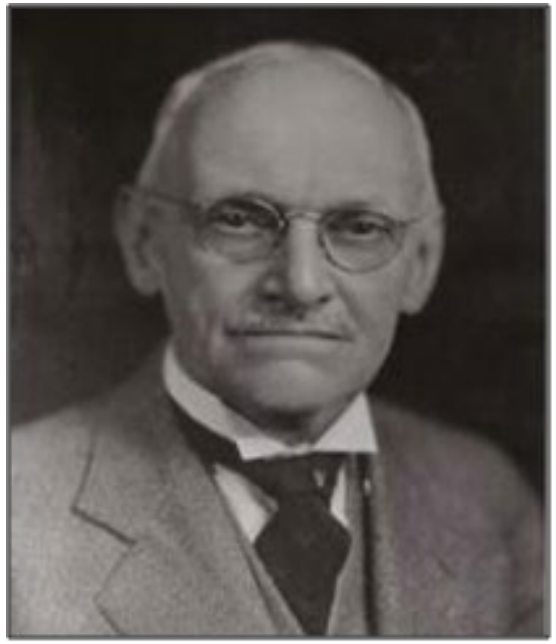
History Criterion C – Have direct association with a person or group of persons who had influence on society



Dr. Edward A. Jackson, date unknown (Source: www.ancestry.com)

PHYSICIAN TO BUILD HOME ON THE HILL

Dr. Edward Jackson of 730 Ogden street has let the contract through his architect, G. W. Huntington, for a handsome two-story pressed brick residence to be built on the corner of Iliff and Milwaukee streets, facing west and south. The house is to be modern, hardwood finish, nickel-plated plumbing, etc. It will contain eight rooms and cost between $5,000 and $6,000. Building will begin at once.

Architect Huntington has also let the contract for the building of two one and a half-story pressed brick houses, with gable roofs, for Harry T. Field. These will be located on Downing, between Twelfth and Thirteenth avenues, and will cost $2,900 each.

Rocky Mountain News, 22 October 1902

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Architecture Criterion B – Be a significant example of the work of a recognized architect or master builder

Glen W. Huntington, date unknown (Source: www.ancestry.com)

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Integrity

“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.”

Retains integrity

- Location
- Design
- Workmanship
- Materials
- Setting
- Feeling
- Association

Alterations

- 1930 concrete floor replacement on front porch
- 1934 partial two-story brick addition on rear elevation
- Late 1960s roof addition on rear patio

Gained significance, compatible in size and material, or non-visible.

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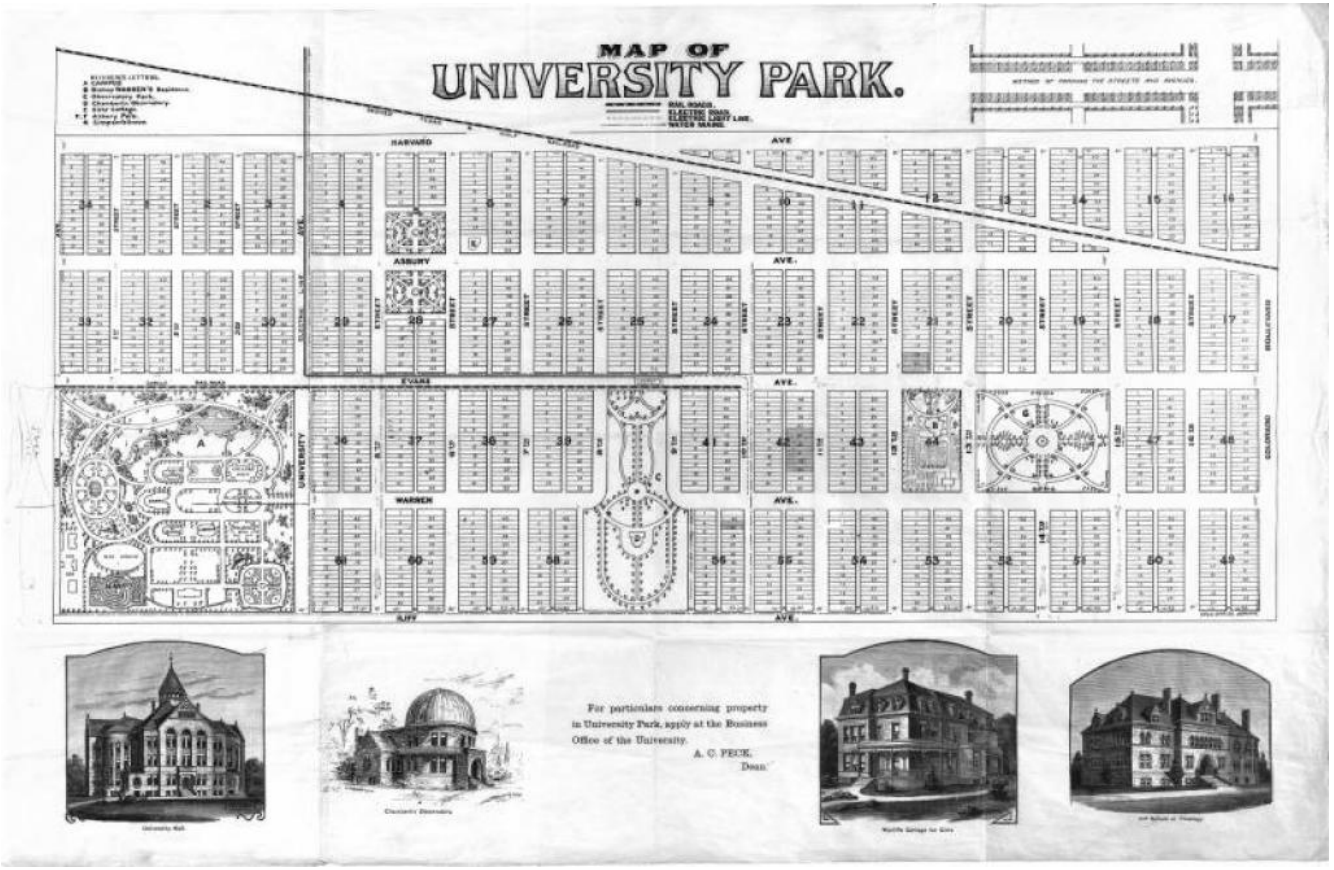
Historic context(s) or Theme(s)

Relation to a historic context(s) or theme(s):

- Period of significance: 1902
- Development of University Park Neighborhood
- Establishment and growth of University of Denver



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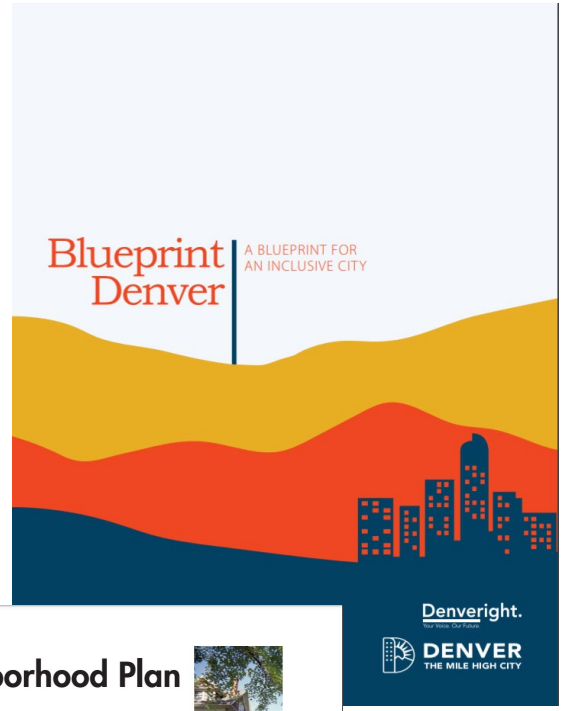
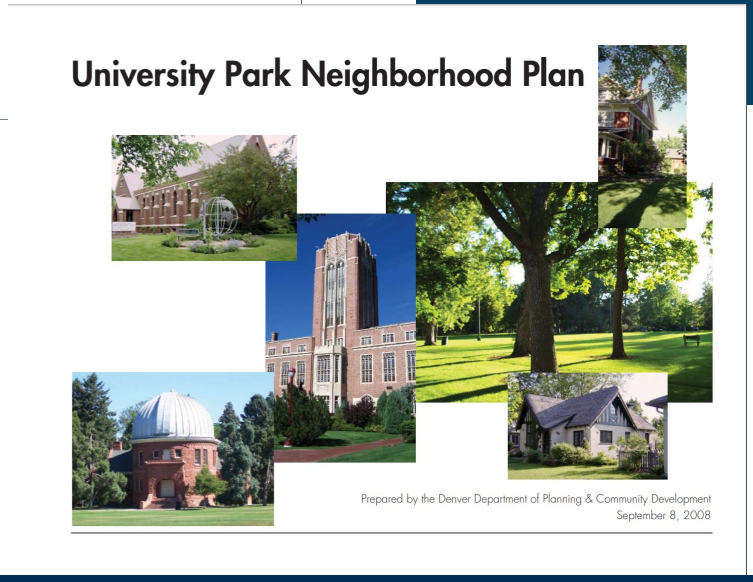
Plan Consistency

Is consistent with:

- Comprehensive Plan 2040
- Blueprint Denver
- University Park Neighborhood Plan (2008)





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Review Criteria

✓Meets one designation criterion in two categories

1. History

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

2. Architecture

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

✓Maintains historic and physical integrity

✓Relates to a historic context or theme

Staff Recommendation

Based on 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.