



Denver Landmark Preservation & Golden Triangle

Brittany Paige Bryant, Senior City Planner

Types of Designation

National

National Historic Landmarks
(highest honor)

National Register of Historic Places
- Individual or District



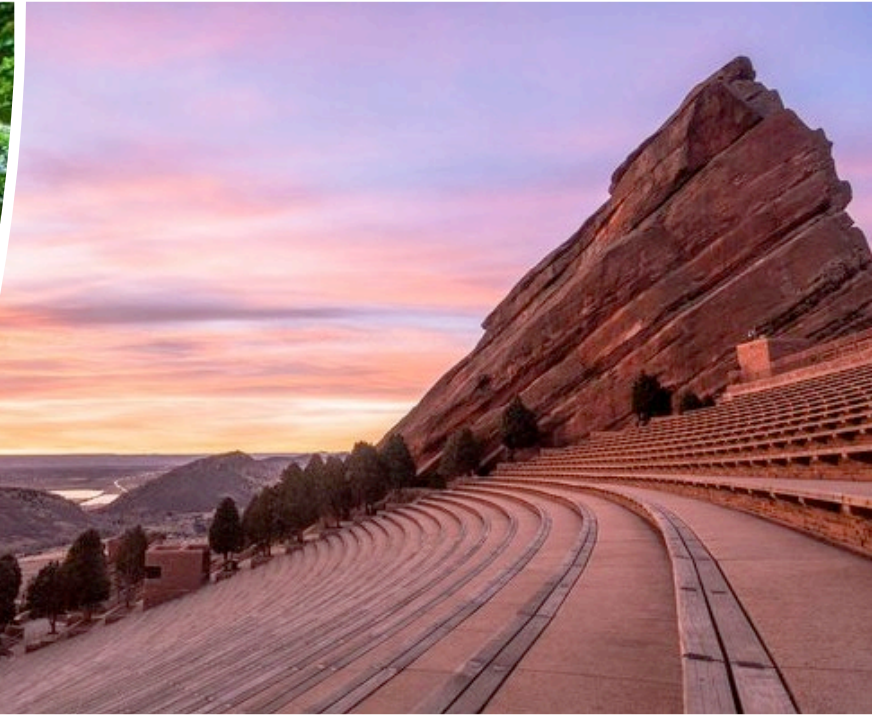
State

State Register of Historic
Properties - Individual or District



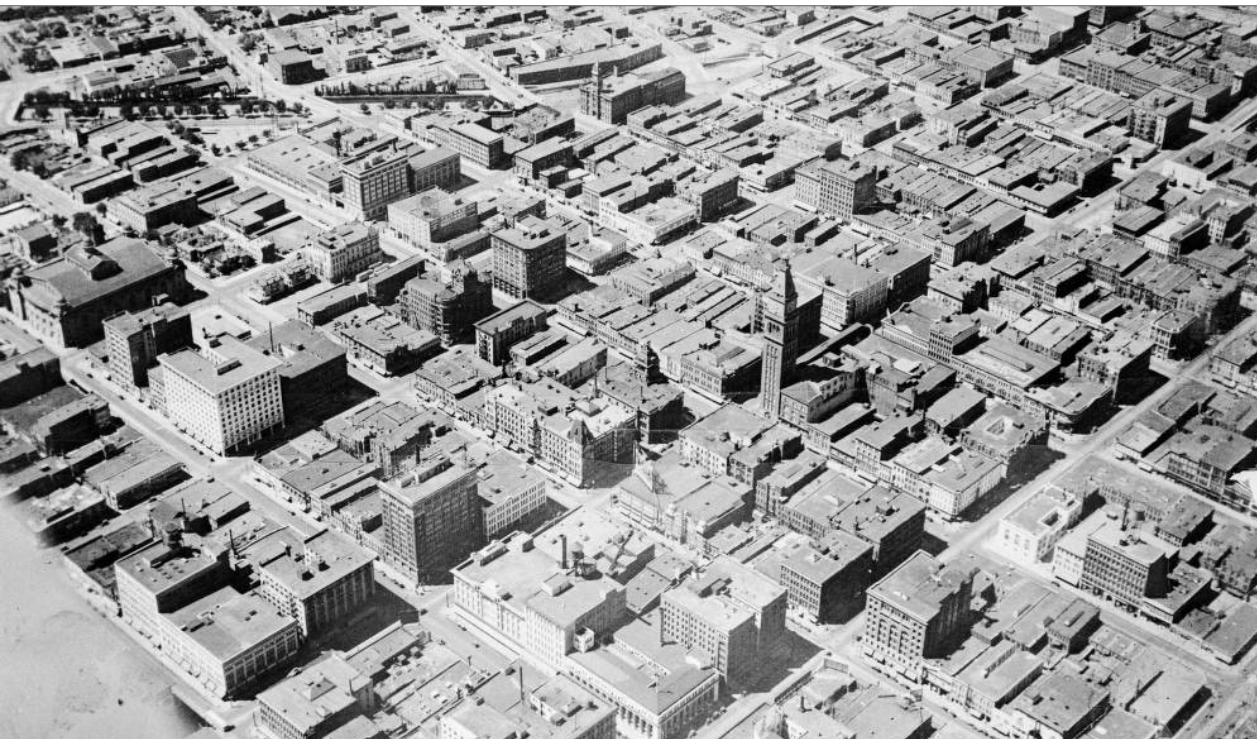
Local

Denver Landmark Designation -
Individual or District



What is Denver Landmark Preservation?

“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 by ignoring the destruction or defacement of such cultural assets.”



- Established in 1967
- Currently 355 Individual Landmark structures, 58 Historic Districts
- ~4.5% of buildings in Denver are designated (1 in 25 structures)



Who is Denver Landmark Preservation?

Landmark Preservation Staff

- 12 Professionals, including a dedicated inspector & operations assistant

Landmark Preservation Commission (LPC)

- 9-member volunteer commission
- Preservation & design professionals
- Appointed by the Mayor

Lower Downtown Design Review Commission (LDDRC)

- 9-member volunteer commission
- Community member, preservation, & design professionals
- Appointed by the Mayor



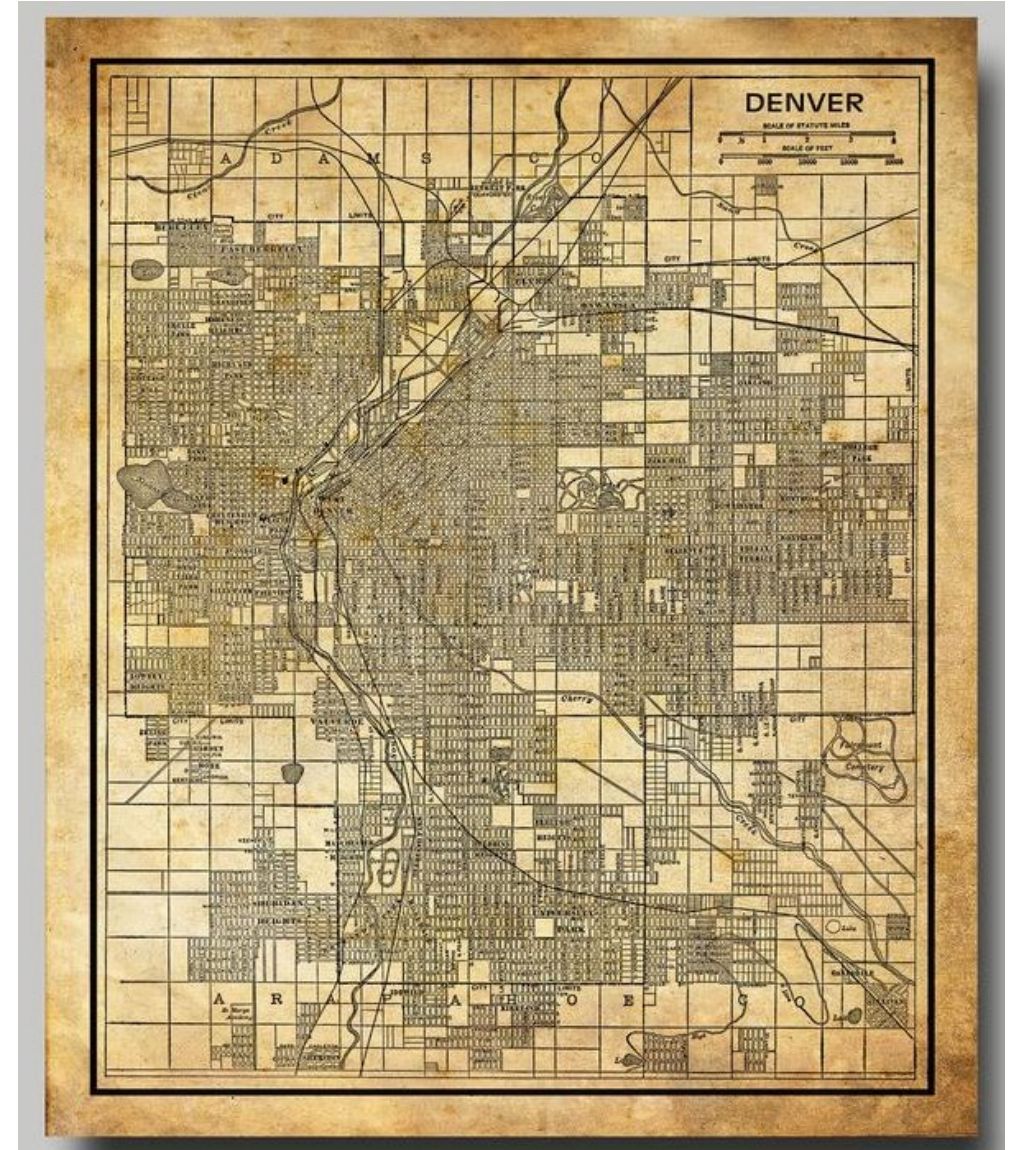
What does Denver Landmark Preservation Review?

Historic Designations

Design Review for exterior alterations

City Wide Demolition & Certificates of Demolition Eligibility

Residential Tax Credits

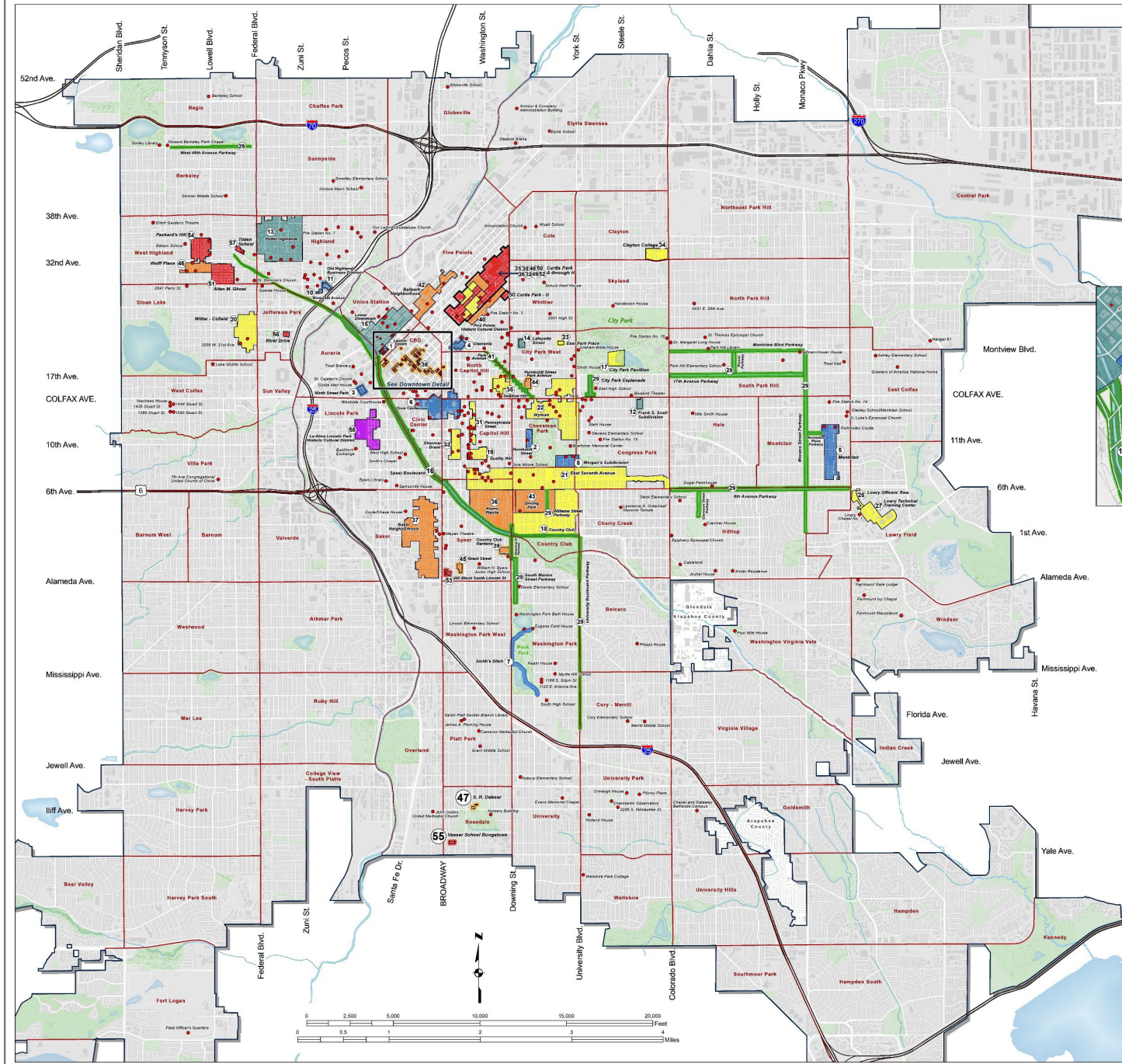




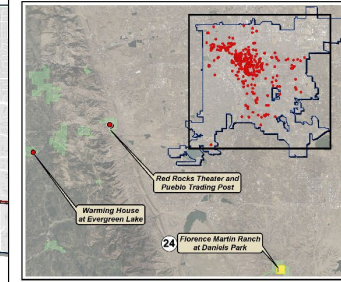
Historic Designations



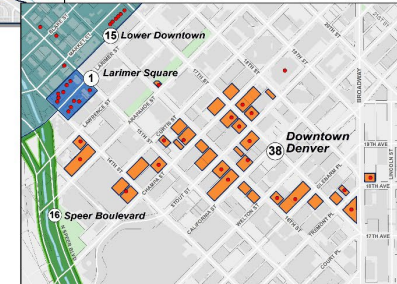
Denver Historic Districts and Landmark Structures



Map Area



Downtown Detail



Map Symbology

Landmark Structures
(Not all Landmark structures labeled at this extent)

Landmark Districts / Period Designated

- | | | | | | |
|--------------------------|--|-------------------------|------------------------------------|--|---------------------------------------|
| 1970's | 1980's | 1990's | 2000's | 2010's | 2020's |
| 1. Larimer Square | 2. Humboldt Street | 3. Ninth Street Park | 4. Clements | 5. Montclair | 6. Civic Center |
| 7. Smith's Ditch | 8. Morgan's Subdivision | No District Number 9 | 10. W 28th Avenue - Stoneman's Row | 11. Old Highlands Business | 12. Snell Subdivision |
| 13. Potter Highlands | 14. Lafayette Street | 15. Lower Downtown | 17. City Park Pavilion | 18. Country Club | 19. Quality Hill |
| 20. Witter - Coffield | 21. East Seventh Avenue | 22. Wyman | 23. East Park Place | 24. Florence F. Martin Ranch, Daniels Park | 25. Curtis Park "B" |
| 26. Curtis Park "A" | 27. Lowry Technical Training Center | 28. Lowry Officer's Row | 30. Curtis Park "C" | 31. Pennsylvania Street | 32. Curtis Park "D" |
| 33. Sherman Grant | 34. Clayton College | 35. Swallow Hill | 36. Alamo Placita | 37. Baker | 38. Downtown |
| 39. Country Club Gardens | 40. Five Points Historic Cultural District | 42. Ballpark | 43. Driving Park | 44. Humboldt Street - Park Avenue | 45. Grant Street |
| 46. Wolf Place | 47. S. R. Deboer | 48. Curtis Park "E" | 49. Curtis Park "F" | 50. Curtis Park "G" | 51. Allen M. Ghost |
| 52. Curtis Park "H" | 53. 200 Block South Lincoln Street | 54. Packard's Hill | 55. Vassar School Bungalows | 56. River Drive | 57. Tilden School for Teaching Health |
| 58. La Alma Lincoln Park | | | | | Historic Cultural District |

Parkway Landmark Districts

- 16. Speer Boulevard
- 29. City Beautiful Parkways
- 41. Park Avenue



November 2021
Community Planning and Development
www.denvergov.org/landmark

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Denver Landmarks & Historic Districts in Golden Triangle

- Civic Center Historic District
- Speer Boulevard Historic Parkway
- Denver US Mint
- Byers-Evans house
- Carpenter Goth Houses
- Ten-Winkel Towers
- Evans School
- Coming Soon!: Cadillac Lofts



Designation Criteria: Meet 3 out of 10

History

- A. Direct association with a significant historic event or with the historical development of the city, state, or nation;
- B. Direct and substantial association with a recognized person or group of persons who had influence on society;

Architecture

- C. Embodies the distinctive visible characteristics of an architectural style or type;
- D. Significant example of the work of a recognized architect or master builder;
- E. Contain elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;

Geography

- F. Represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. Promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;

Culture

- H. Represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- I. Physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- J. Associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation

Designation Process



Customers driving to the building were admitted by a doorman through electric drive-in door, while another entrance allowed access by foot. Employees had a separate entrance "...so that customers are not continually brushing elbows with dirty overalls." In addition to a set of stairs, an electric automatic elevator provided customer access to all floors, and drinking fountains were located on each floor. Customers were provided with a dedicated telephone line, while an internal phone system, gravity tubes, and speaking tubes connected various departments.



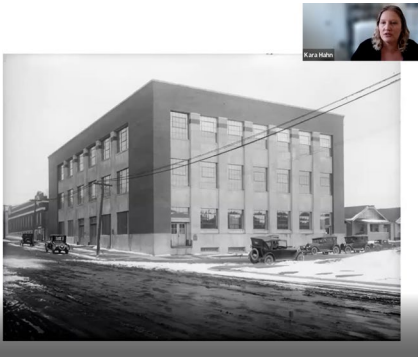
Cadillac Service Building between 1920-1930 (Source: DPL Digital Collections, K-23848)

Not only was the building designed around the customer experience, but it was also built to provide ideal working conditions for its employees. It had numerous windows for ventilation and light, which was commonplace in warehouse-type buildings by 1920. It had a club room, lunch room with cafeteria style meals, and a library with technical books for employees. These elements would have been fairly normal for large-scale manufacturing operations, such as the Gates Rubber Company, but stand out given the comparatively small size of this building and its operations. Every work stall had an outside exhaust pipe so that gas fumes from the engines would not fill the interior. A vacuum cleaning system was piped throughout the building from the basement, and connections for airing up tires were located every 20 feet throughout each floor. Separate from the customer elevator, there was a large elevator in the center of the building that was solely dedicated to cars being repaired that needed to be test driven and exit the building without going through the saleroom.

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

- Distinctive characteristics of Late 19th and Early 20th Century American Movements: Chicago style
 - Developed between 1879 and 1910
 - Steel-frame
 - Masonry cladding
 - Little ornamental detail

06/21/2022_LPC_meetingrecord_Zoom



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BY AUTHORITY
ORDINANCE NO. 20210758
SERIES OF 2021
AS AMENDED 7-26-21

COUNCIL BILL NO. CS21-0758
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

ABILL
For an ordinance designating the La Alma Lincoln Park Historic Cultural District as a district for preservation.

WHEREAS, pursuant to Section 30-4, Denver Revised Municipal Code, the Landmark Preservation Commission has transmitted to the Council a proposed designation of a structure for preservation; and

City & County of Denver 2021148528 8 of 8

WHEREAS, the

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COMMITTEE APPROVAL DATE: July 13, 2021
MAYOR-COUNCIL DATE: July 20, 2021
PASSED BY THE COUNCIL: August 2, 2021

APPROVED: _____ PRESIDENT
ATTEST: _____ MAYOR
EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: July 29, 2021, August 5, 2021
PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: July 22, 2021

Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §2.2.5 of the Charter.

Kristin M. Bronson, Denver City Attorney
BY: _____ Assistant City Attorney DATE: Aug. 2, 2021



Cadillac Lofts

- Landmark Preservation Commission – June 21, 2022
- Land use, Transportation and Infrastructure Committee – July 12, 2022
- City Council Public Hearing – 5:30 pm, August 15, 2022



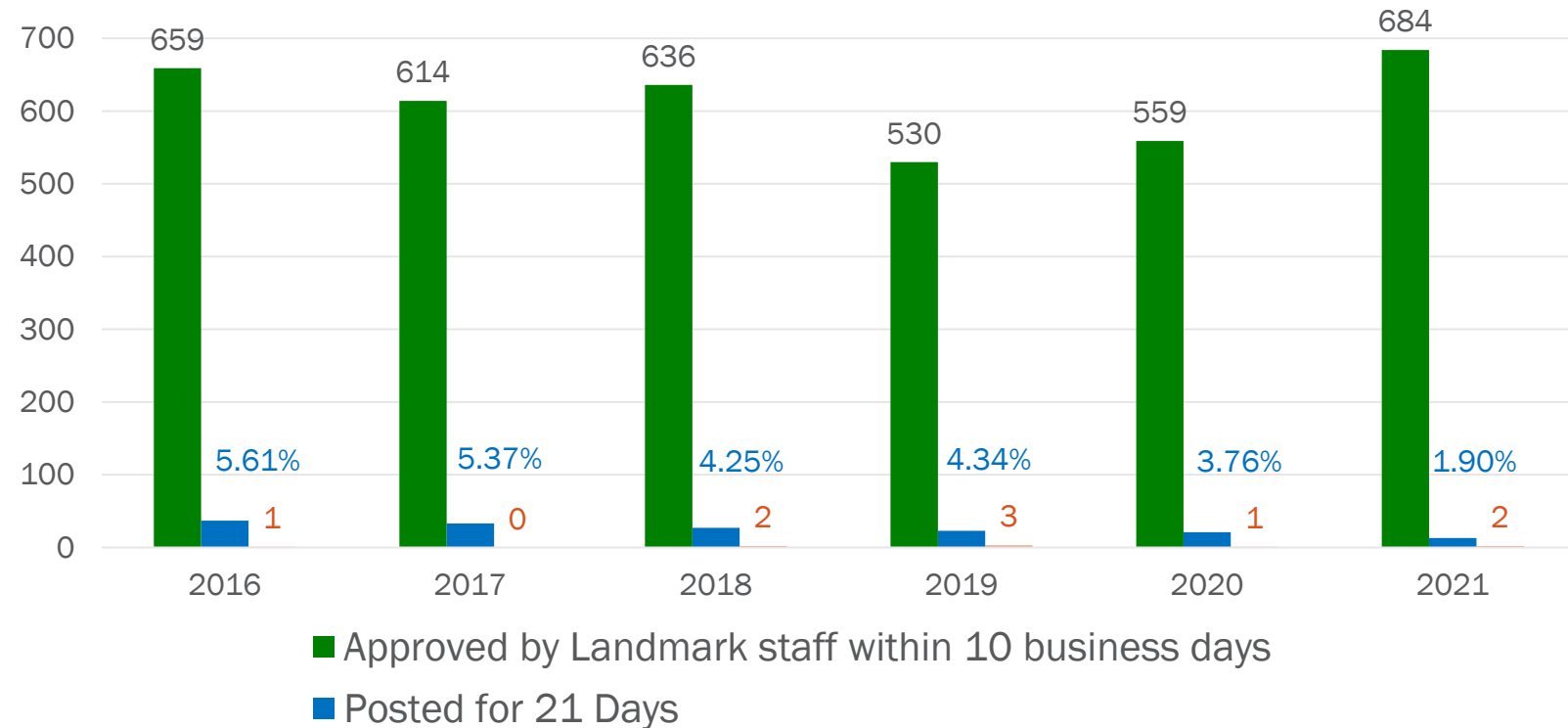


Demolition



CITYWIDE DEMOLITION REVIEW

Demolition & CNHS/CDE Applications - 2016 to 2021 (through Nov.)*

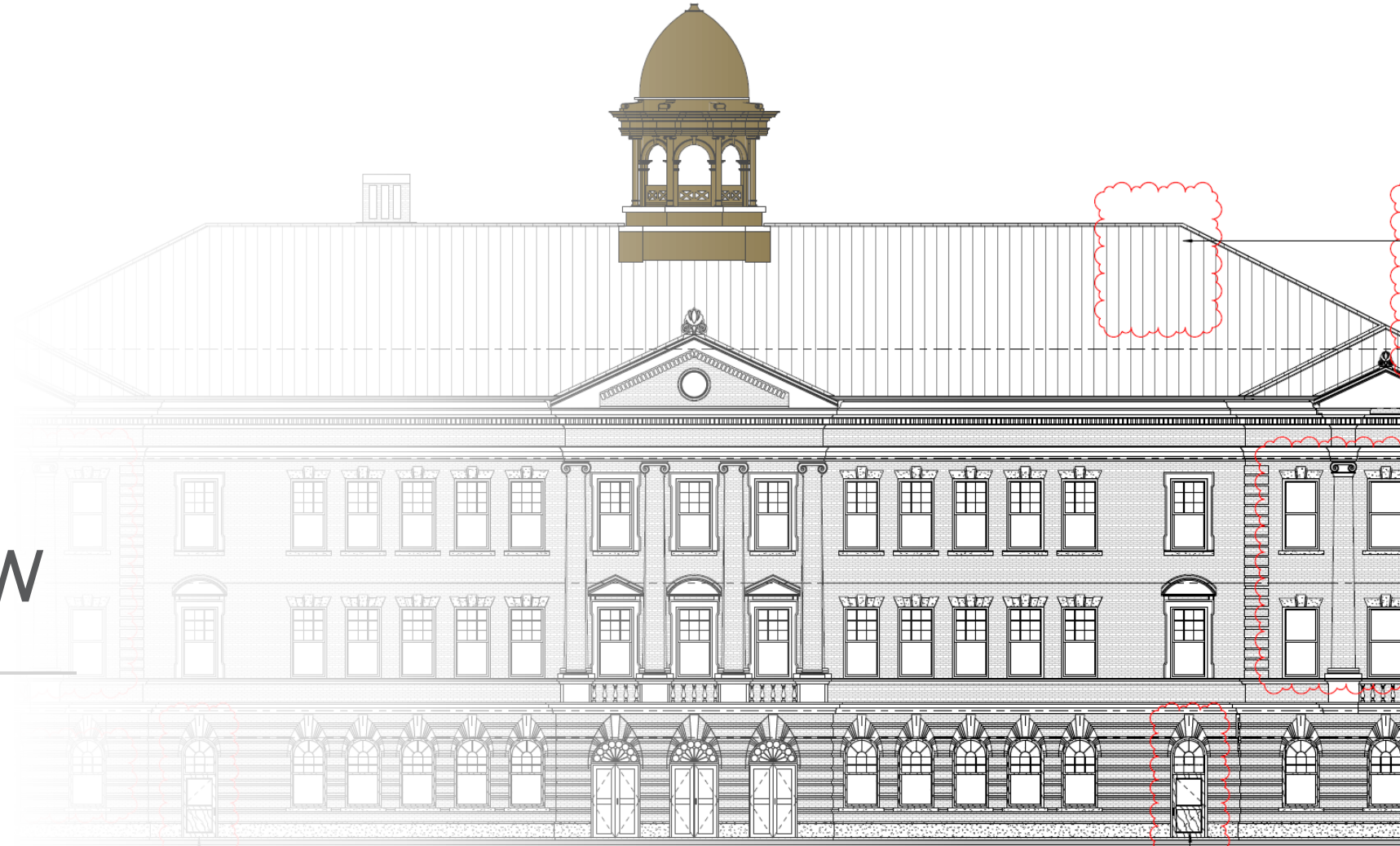


*Statistics do not include withdrawn applications or demolitions in historic districts. CNHS = Certificate of Non-Historic Status. CDE = Certificate of Demolition Eligibility.



900 BANNOCK ST & 907 ACOMA ST

Design Review



NEW WINDOW
IN EXISTING
RECESSED
BRICK PANEL
TO MATCH
OTHER SIDE.

NEW DOOR
IN EXISTING
WINDOW
OPENING.

NEW DOOR
IN EXISTING
WINDOW
OPENING.

Landmark **does** review:

- ✓ *Exterior work that requires a building or zoning permit*
- ✓ New construction
- ✓ Additions
- ✓ Garages and ADUs
- ✓ Egress windows
- ✓ Window and door replacement
- ✓ Roofing
- ✓ Exterior alterations
- ✓ Electric & mechanical
- ✓ Fences and Retaining Walls
- ✓ Curb cuts
- ✓ Solar
- ✓ Signage

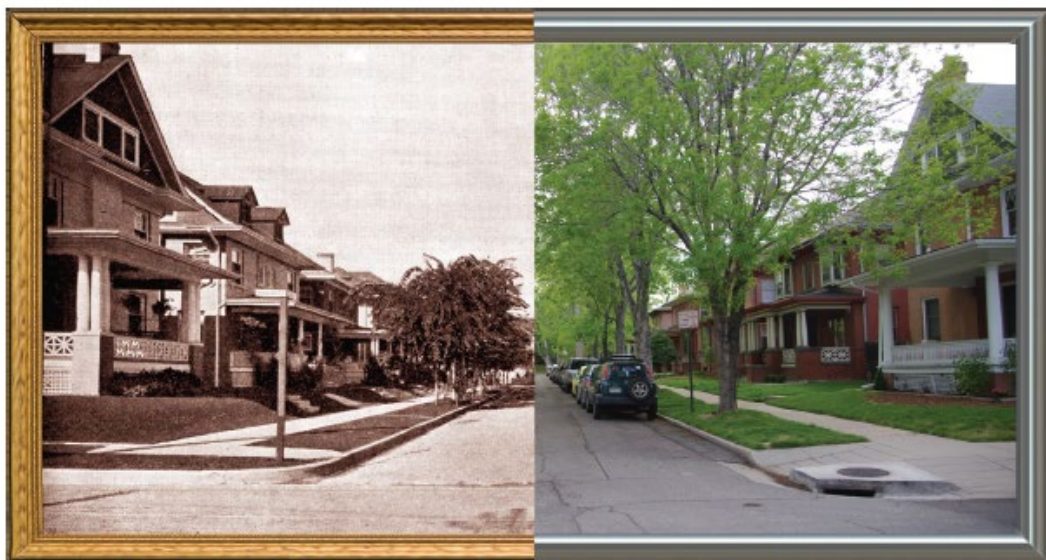


Landmark **doesn't** review:

- x Interior alterations
- x Paint colors
- x Repairs and maintenance (painting, minor replacement in kind, etc.)
- x Storm windows
- x Plants or trees
- x Work below grade



Design Guidelines for Denver Landmark Structures & Districts



Colfax Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.

Design Guidelines Chapters

This document is organized into six primary chapters with a set of attached appendices as summarized below. The first chapter provides a general introduction while chapters 2-6 provide specific design guidelines (the standard format for these guidelines is summarized on page 10). "Chapter Application Chart" on page 7 provides information on the chapters that will apply depending on the type of proposed project.



1. INTRODUCTION

This chapter defines the purpose and role of design guidelines, how they are used, their policy foundation and the design review process. It also describes how to plan, undertake and review a historic preservation project, including making a determination of historic significance.



2. GUIDELINES FOR PRESERVING HISTORIC BUILDINGS

This chapter provides the design guidelines that apply to individually-designated Denver landmark structures and contributing structures¹ in historic districts. It focuses on maintenance and alteration of historic structures, including historically-significant building additions. Particular emphasis is placed on sustainability, including maintenance of the inherent energy efficient features of a historic structure.



3. GUIDELINES FOR ADDITIONS TO HISTORIC BUILDINGS

This chapter provides design guidelines to promote compatible additions to landmark structures and contributing structures¹ in historic districts. It focuses on compatible location and massing characteristics.



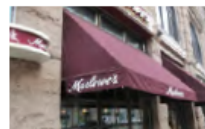
4. GUIDELINES FOR NEW BUILDINGS & NON-CONTRIBUTING BUILDINGS

This chapter provides design guidelines to promote compatible new construction in historic districts throughout Denver. It focuses on designs that can be recognized as current construction while remaining compatible with the surrounding context.



5. GUIDELINES FOR SITE & LANDSCAPE DESIGN

This chapter provides design guidance for the design of sites, as well as the treatment of historic landscape features relating to individually-designated Denver landmark structures and properties in historic districts.



6. GUIDELINES FOR SIGNS

This chapter provides guidance for signage on individually-designated Denver landmark structures and historic districts.



APPENDICES

The appendices include information on character-defining features of Denver's historic districts, the key features of historic architectural styles, and a glossary of terms.

SOLAR



WINDOW & DOOR REPLACEMENT



Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement

A REPORT BY:



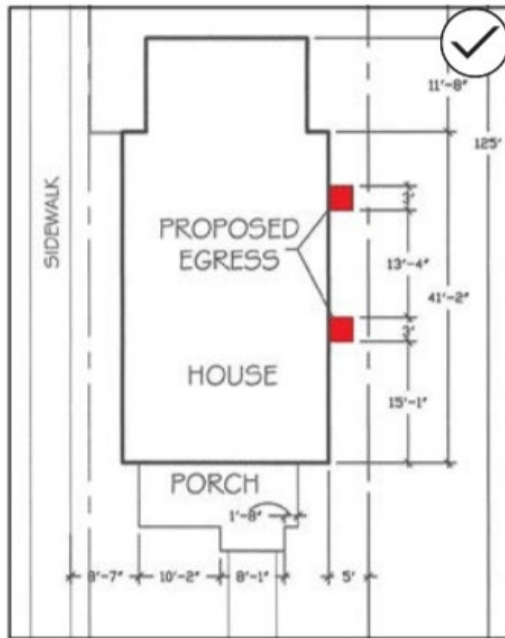
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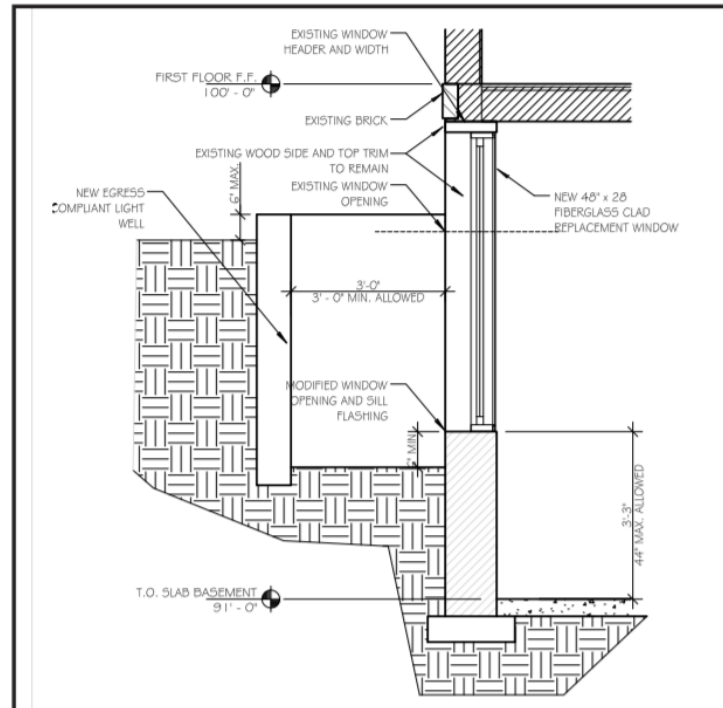
IN PARTNERSHIP WITH:

[illegible]

BASEMENT EGRESS WINDOWS



19. Locate a new basement egress window to be as inconspicuous as possible.



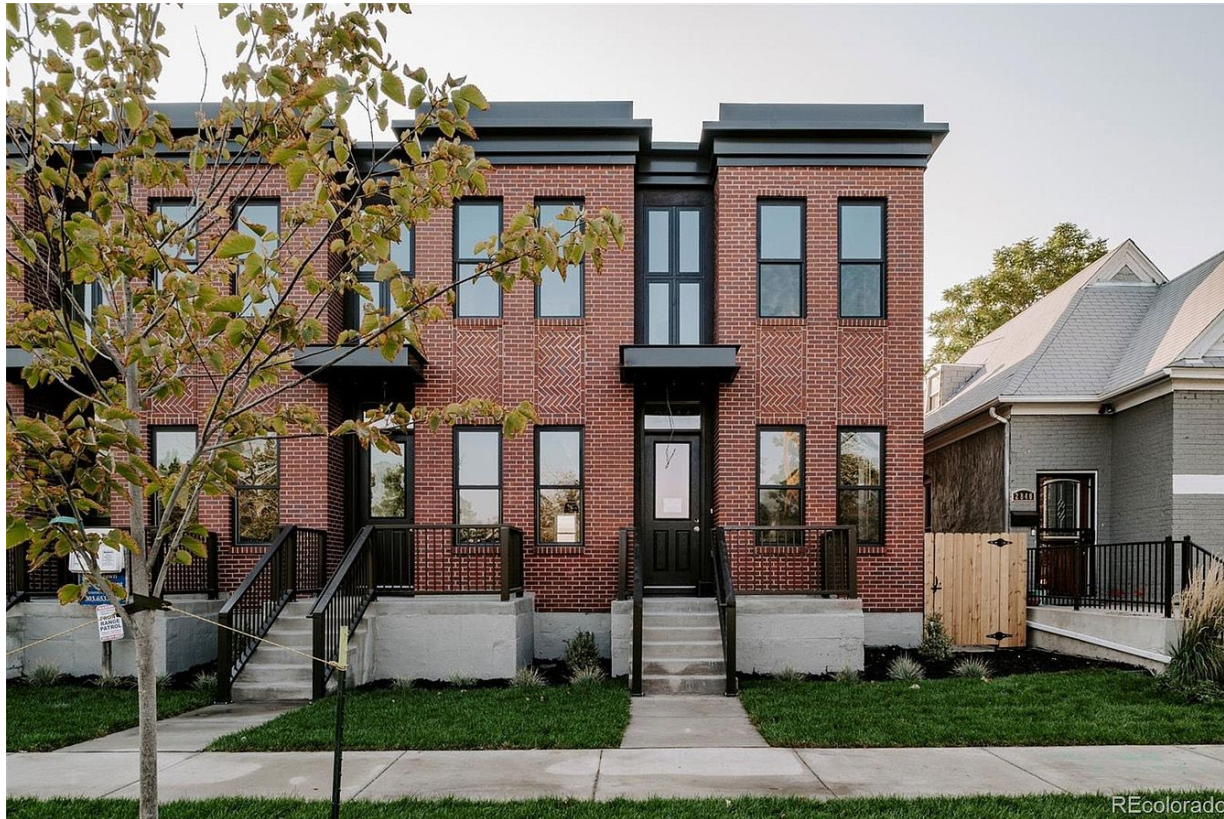
ADDITIONS



ACCESSORY STRUCTURES



NEW CONSTRUCTION



FENCES & SITE WORK





Tax Credits & Financial Incentives



Income producing properties

25% credit on qualified cost up to \$ 2 million

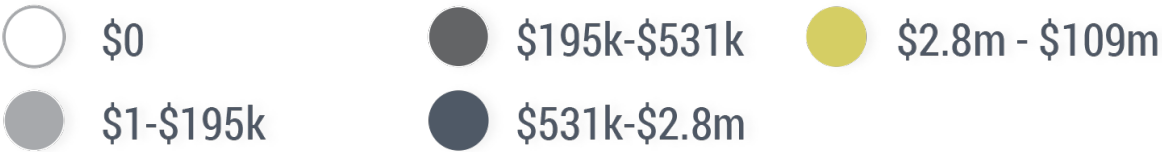
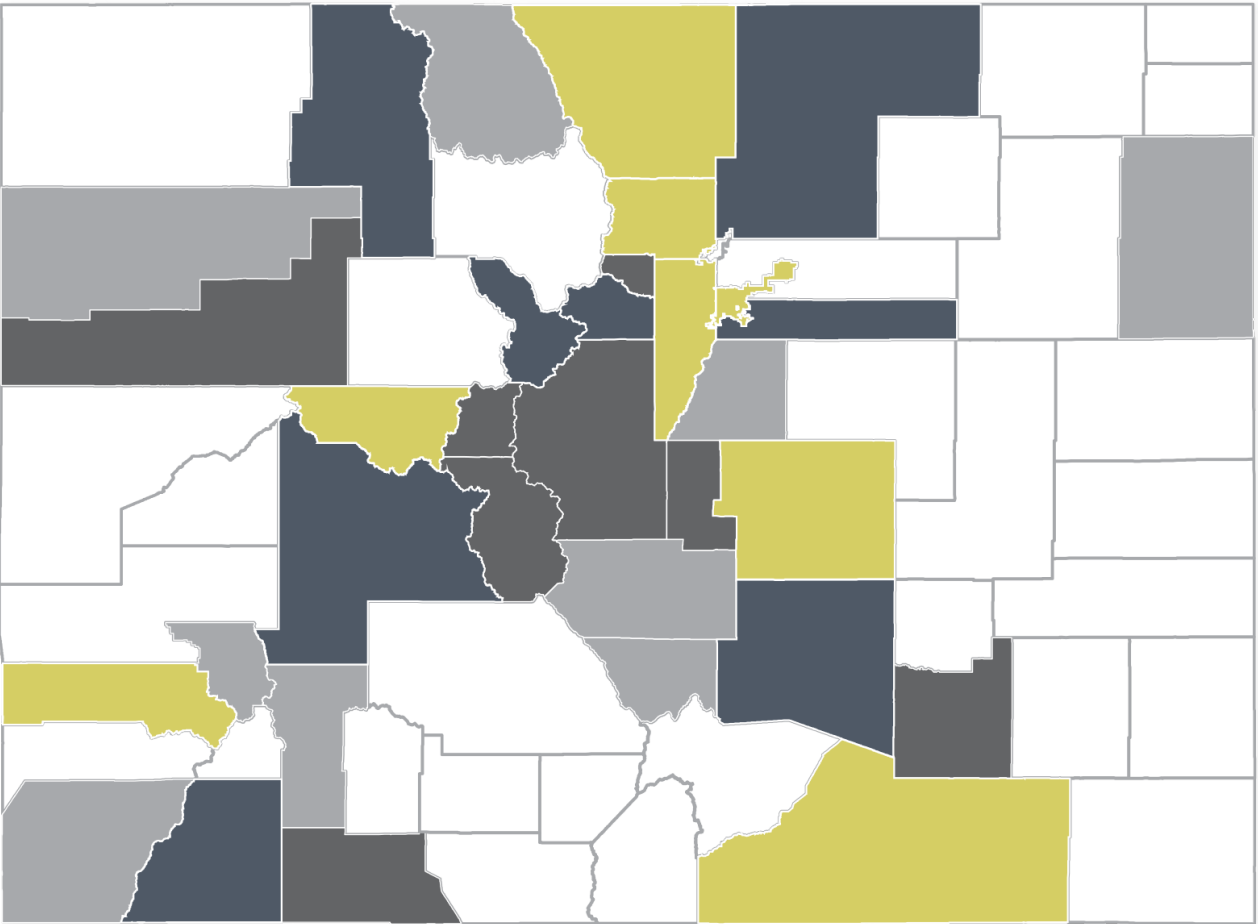
20% credit on qualified cost of 2 million or more up to \$1 million in credits

Residential properties

20% Credit on Qualified Cost up to \$50,000 in credits

Qualified Exterior Work	Qualified Interior Work
Masonry - repair, repointing or replacement (as required*)	Interior historic walls and finishes, wood work and trim - repairs and replacement (as required*)
Siding, woodwork and trim - repair or replacement (as required*)	Historic floor materials (except carpet) - repairs, refinishing and replacement (as required*)
Foundation repairs or replacement - including associated excavation work	Reconstruction of missing interior historic elements - when sufficiently documented
Roofs - repair or replacement (as required*)	Electrical, plumbing, heating, ventilation & air conditioning - repairs and upgrades
Windows and doors - repair or replacement (as required*)	Insulation
Construction work directly associated with the above work items	

State Tax Credits by County, 1991-2015



BENEFITS OF DESIGNATION OR LISTING

- Honor the past for future generations
- Some properties eligible for:
 - Colorado State Historical Fund grants
- Property values:
 - Designation is a stabilizing factor
 - Hold their value during lean economic times



Questions?