



**DENVER**  
THE MILE HIGH CITY

# **Landmark Ordinance Task Force Meeting 2**

April 10, 2018

FOR CITY SERVICES VISIT | CALL  
**DenverGov.org** | **311**

Overview of

# **CHAPTER 30, DENVER REVISED MUNICIPAL CODE**

- National Historic Preservation Act of 1966
  - Advisory Council on Historic Preservation
  - National Park Service
    - State Historic Preservation Office
    - Certified Local Governments



- Mount Vernon - 1858
- Charleston - 1931
- Savannah - 1966
- Chicago - 1968
- Boston - 1975
  
- Denver Urban Renewal
  - 1967
  - Targeted 27 blocks of downtown for demolition

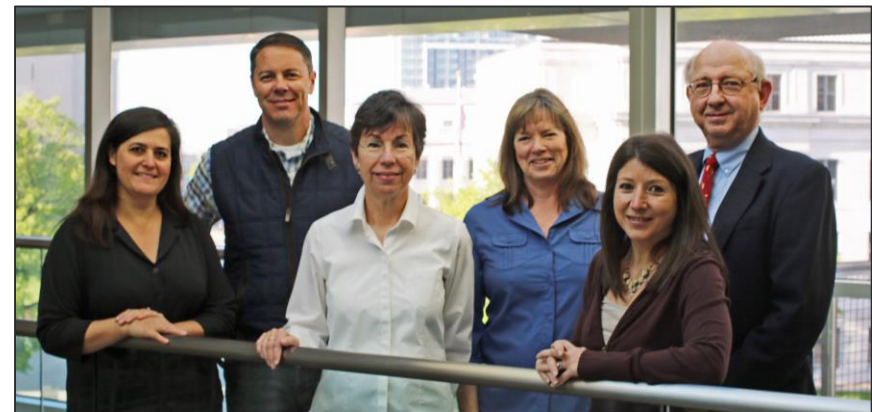


- **Established in 1967**

“It is hereby declared as a matter of public policy that the protection, enhancement, perpetuation and use of structures and districts of historical, architectural or geographic significance...is a public necessity, and is required in the interest of prosperity, civic pride and general welfare of the people.”

“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.”

- Lower Downtown Design Review Board
- Part of designation of historic district
- Board for Lower Downtown
  - Important to have board that reflected downtown area



- Demolition review added
  - 2006
  - Loss of significant buildings
    - Batchelder Building
      - Speer and Washington
- Provided protection for Individual Landmarks
  - 2006
  - Demolition protection extended beyond one year
  - Central Bank Building



- Three primary articles
  - General
    - Definitions
    - Designation criteria
    - Designation process
    - Design Review
    - Demolition and CNHS review
  - Landmark Preservation Commission
  - Lower Downtown Design Review Board

- Ordinance provides for Rules and Regulations
  - Designations process
    - Applications to be established
    - Allows flexibility in content
  - Design review for Zoning and Building permits
    - Shall adopt Secretary of the Interiors Standard
      - Ten standards developed NPS
    - Shall adopt Design Guidelines
      - Allows flexibility in content
      - Provides clearer guidance

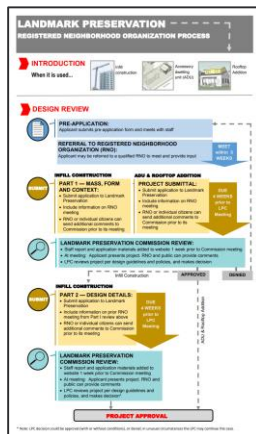


Overview of

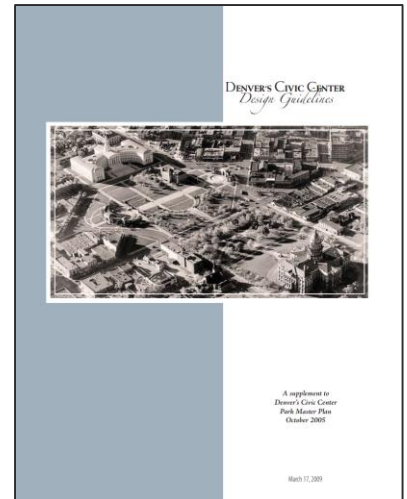
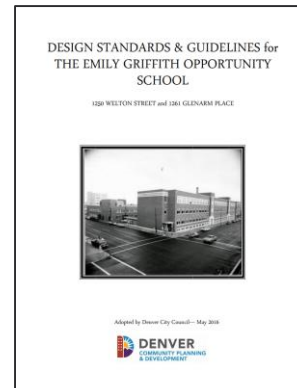
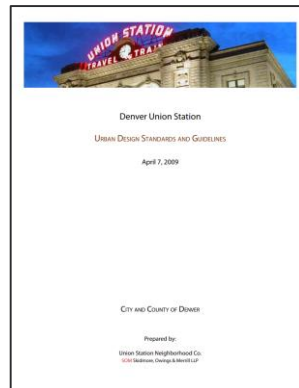
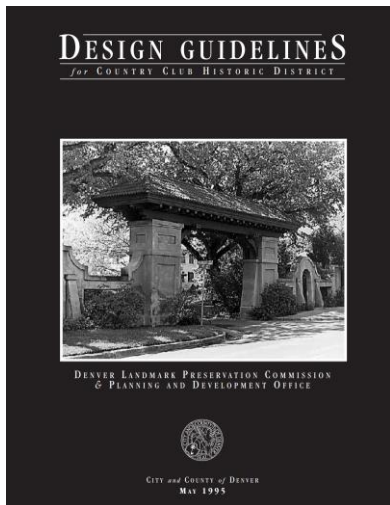
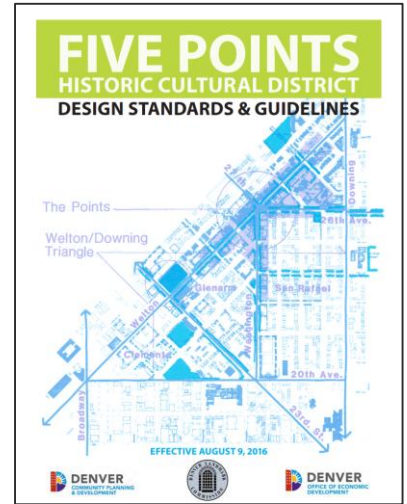
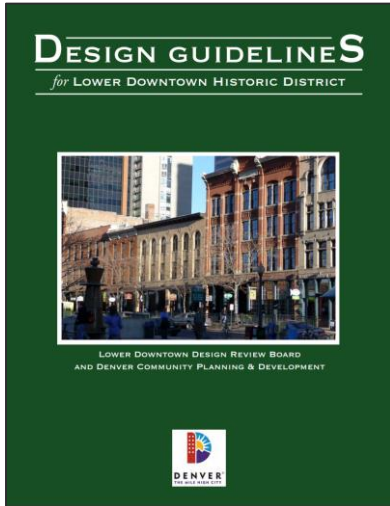
# **RULES AND REGULATIONS**

- Formal ruling making process
  - Public notice and comments
    - Community meetings
    - Office hours
- LPC Business item
  - Comments from public
- Adoption by LPC

- Demolition review
  - Outlines research steps
  - Notifications
- Applications
  - Design Review and designation
- RNO comment
  - Formal comment on three project types
- Public comment policy
  - Written and verbal

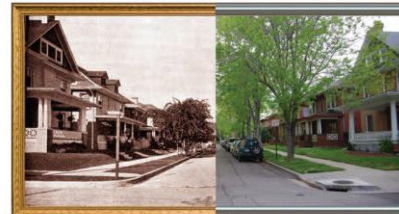


- Lower Downtown
- Five Points
- County Club
- Civic Center
- Union Station
- Emily Griffith



- Citywide Design Guidelines
  - 2014 guidelines
    - 2016 update
  - Character Defining Features
    - Character of individual districts
  
- LPC or staff review
  - Size of addition
  - Front Façade
  - 40% demolition

## Design Guidelines for Denver Landmark Structures & Districts



Colfax Avenue at Frank S. Stock Subdivision Historic District. Historic photo on left (1911); current photo on right (2014).

 **LANDMARK PRESERVATION & DEVELOPMENT**  
JANUARY 27, 2016



### INTRODUCTION

#### APPLYING CHARACTER-DEFINING FEATURES

Historic districts are important planning tools for the preservation of a group of buildings, structures and features with a shared past. Each historic building in a locally designated historic district has its own character-defining features, such as its architectural style, building materials, windows, porches, storefront, etc. Each historic district also represents an area of architectural styles, landscape elements, and site features which communicate the distinctive history of the district and those who inhabited the district. The unique qualities – or character-defining features – of individual locally designated historic districts are highlighted in this section.

#### INCLUDED & EXCLUDED DISTRICTS

For the purposes of this appendix, districts that have individual design guidelines, as well as City-owned districts, including Parkways, and individual site features (like Smiths Ditch) are excluded. See “Additional Design Guidelines that May Apply” on page 18 of the Introduction for more information. Many of these districts require review through other city departments and cannot be solely addressed within the context of the Landmark Design Guidelines. Character-defining features may be developed for these districts in the future.

#### ORGANIZATION

Each chapter within this appendix addresses one of Denver’s unique historic districts and the elements that define the district. It is an illustrative guide, including maps and photographs, assembled through site work, and factoring in the district designation application, the district ordinance, historic maps, and Denver assessor data gleaned from the City’s Geographic Information Systems (GIS). Each district’s set of character-defining features district has its own page numbering system based on an abbreviation of the district’s name (such as EPP-1 through EPP-4 for East Park Place Historic District).

Photographs within this appendix are representational of the district at the time the Character-defining features were developed, and may include some non-historical elements.

#### DESIGN REVIEW

All properties within a Historic District boundary are subject to Design Review, including contributing structures, individual landmark structures, non-contributing structures and vacant lots as described on page 1 of the Introduction. When planning a preservation project or a new construction project, it is important to consider the character-defining features of the historic district in which property is located. For more information on the relationship with the design guidelines, see “Character-defining Features” on page 16 of the Introduction.

#### SPECIAL CIRCUMSTANCES

The character-defining features, as presented in this appendix, generally capture the most prevailing architectural and site features found within each historic district. In some instances, a structure and site within a district may be the exception to the character-defining features. This is common in eclectic and larger districts in which many different architectural styles can be found.