To: Landmark Preservation Commission  
From: Jenny Buddenborg, Senior City Planner, Community Planning & Development (CPD)  
Date: October 8, 2019  
RE: Landmark Designation for 1717 E Arizona Ave, #2019L-005

**Landmark Preservation Commission Suggested Motion:**
I move to recommend approval and forward to City Council for designation of the structure at 1717 E Arizona Ave, application #2019L-005, based on History Criterion 1a, Architecture Criterion 2a and Architecture Criterion 2b, citing as findings of fact for this recommendation the application form, public testimony, and October 8, 2019, staff report.

**Request to Designate a Structure:**

<table>
<thead>
<tr>
<th>Application:</th>
<th>#2019L-005</th>
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<tr>
<td>Address:</td>
<td>1717 E Arizona Ave</td>
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<tr>
<td>Zoning:</td>
<td>U-SU-C</td>
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<tr>
<td>Council:</td>
<td>District 6, Paul Kashmann</td>
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<tr>
<td>Blueprint Denver:</td>
<td>Urban Future Neighborhood Context / Low Residential Future Place Type</td>
</tr>
<tr>
<td>Owner:</td>
<td>Abman Family Trust</td>
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<tr>
<td>Applicant(s):</td>
<td>Owner</td>
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**Case Summary:**
The applicant submitted a Landmark Designation application for 1717 E Arizona Ave 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 October 15, 2019.

**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 1a, Architecture Criteria 2a and 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:

   a) *Have direct association with the historical development of the city, state or nation*

   The property is directly associated with the historical development of Washington Park and the Washington Park Neighborhood. It illustrates the Washington Park Place subdivision development of large, ornate building styles and forms due to the influx of wealth. One affluent investor was Jane C. Peet, a developer who commissioned the design and construction of 1717 E Arizona St as an investment property in 1915, in addition to other properties in the area like the house at 1168 S Gilpin St in 1916, located on the same block. Several well-known architects were associated with the design of the buildings and landscape of Washington Park, including Jules Jacques Benois Benedict who designed the Smith Lake boathouse in 1913. Peet commissioned Benedict to design the houses at 1717 E Arizona Ave and 1168 S Gilpin St, creating a strong connection between the design and development of the park and surrounding neighborhood.

2. **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*

   Built in 1915-1916, the house embodies the distinguishing characteristics of the Tudor Revival style. It exhibits numerous character-defining features of the style, including the use of brick and half-timbering on the exterior, multiple front gables, an arched front entry, arched window openings, window groupings in strings of three or more, and a tower-like curved wall on the west side. Additionally, the house is a rare and distinct subtype of the Tudor Revival style with its wavy half-timbered second story, rare false-thatched roof and more modest, approachable scale.

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

   The Tudor Revival style house at 1717 E Arizona Ave is a significant example of the work of prominent Colorado architect Jules Jacques Benois Benedict. Over his nearly 40-year career as an architect (1909-1942), Benedict designed many notable residential, commercial, public, educational and park structures. The house at 1717 E Arizona Ave is an excellent example of one of Benedict’s early residential commissions and stands out from other Tudor Revival style designs with its wavy half-timbered second story, rare false-thatched roof and more modest, approachable scale.
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 a high degree of integrity of location, design, setting, materials, workmanship, feeling and association. Alterations that are compatible with the original design include a one-story brick addition on the east elevation in 1982/1983 and a retaining wall with wrought iron fence constructed in 1983. The openings have not been altered, most windows are original, many other original materials remain, and the original distinctive wood roof has been retained. Several surrounding buildings constructed around the same time as the property’s 1915 period of significance, as well as Washington Park, maintain their integrity. Benedict’s original design is easily recognizable.

Relate to a Historic Context/Theme and Period of Significance:
The property relates to the theme of housing near Denver’s parks and parkways between 1905 and 1929. The park and parkway system was designed by well-known landscape architects Saco R. DeBoer, George E. Kessler, Charles Mulford Robinson, Reinhard Schuetze, and brothers John
Charles and Frederick Law Olmstead. They envisioned an integrated system of stately public buildings and appealing surrounding neighborhoods. Reinhard Schuetze designed Washington Park.

Between 1905 and 1929, Denver added nearly 16,000 detached single-family dwellings to its housing stock to accommodate its growing population. Three distinct housing types prevailed along Denver’s parkways and near its parks: Revival style mansions for the elite, like the Tudor Revival style of 1717 E Arizona Ave, and either Foursquares or Bungalows for the middle class. Benedict was a key Denver architect who designed large, ornate houses near the parks and parkways during this period, including 1717 E Arizona Ave in 1915.¹

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

LOTS 21 TO 24, BLOCK 5, WASHINGTON PARK PLACE, BLOCKS 5 TO 7 INCLUSIVE, CITY AND COUNTY OF DENVER, STATE OF COLORADO

**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
  - Washington Park East Neighborhood Association
  - FANS of Washington Park
  - 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

**Public Comment:**
As of the date of this staff report, CPD has received no public comment regarding the designation application for 1717 E Arizona Ave.

**Attachments Provided by CPD:**
- Designation application
- Map of property

¹ Discover Denver Context Theme Property Type, Context 4, 1905-29: Theme 4.6, Housing Near Denver’s Parks and Along Its Parkways.