



## Landmark Designation Types: Structure and Historic District

There are two types of landmark designations in Denver: Landmark Structures and Historic Districts. Different application forms and fees apply to these two types of designations. Landmark Preservation staff will help applicants determine whether a potential landmark designation qualifies as a Historic District or a Structure. If it is unclear or there is disagreement as to which application types applies, the Landmark Preservation Commission will make the final decision.

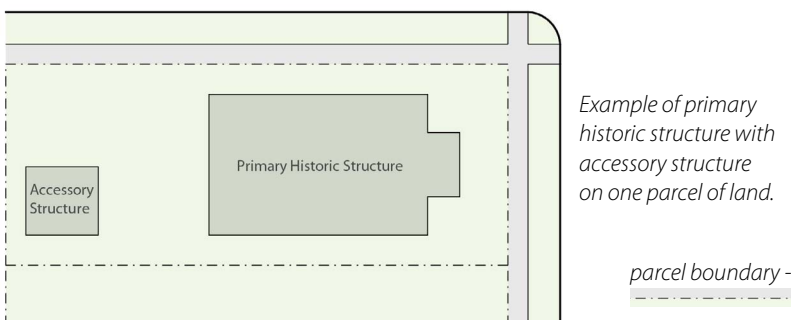
In determining whether a site qualifies for landmark designation as a Landmark Structure or Historic District, applicants should follow the definitions and guidance provided below.

For purposes of landmark designation, a **STRUCTURE** is defined as one or more of the following:

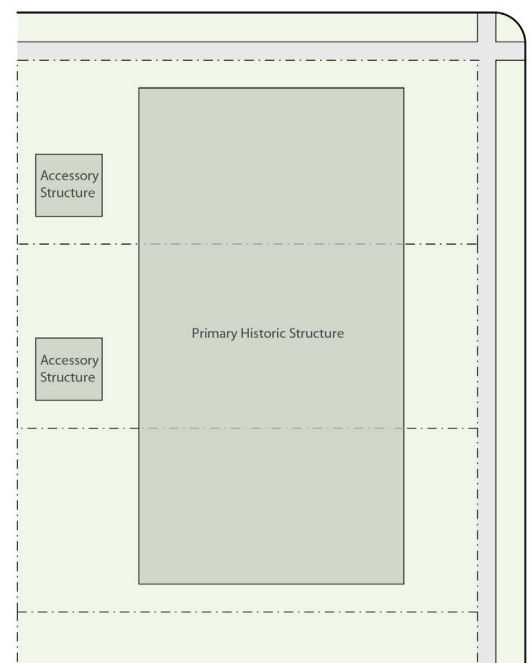
- A primary historic building and any closely associated accessory structures such as garages, sheds, barns, etc. The primary structure and accessory structures can be located on the same or separate legal parcels;
- A series of attached structures or subcomponents joined by shared party walls or structural components, and which are unified in original design intent and construction;
- Structures other than buildings, such as pavilions, grain elevators, canals and bridges, as well as objects such as fountains, monuments and statuary.

Landmark designation typically applies to a legal parcel(s) of land rather than to building footprints. The buildings on the designated parcel(s) should be intact and free-standing (or have the ability to be free-standing if there are shared party walls). If a singular structure spans more than one legal parcel of land, then the designation application should cover all of the applicable parcels.

Examples: A single commercial building on one legal parcel; an individual house with carriage house on same land parcel; a large historic school with detached classroom building on same parcel of land; a main house on one parcel with corresponding garage and barn on second land parcel; a rowhouse comprised of five units; a stand-alone statue on a small triangle of public right-of-way.



The landmark designation for the Tramway Cable Building at 1801 Lawrence Street applies to the entire 20,000 square foot parcel of land encompassing this structure

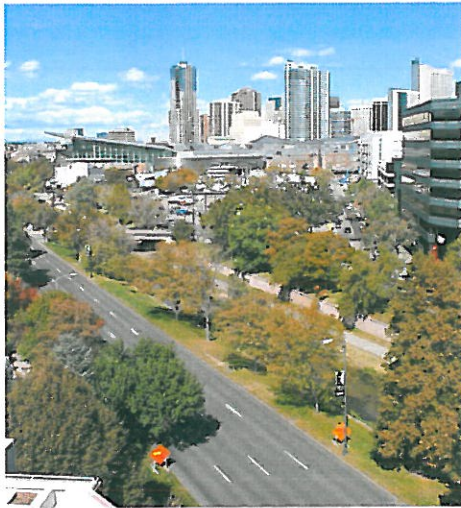


For purposes of landmark designation, A HISTORIC DISTRICT is defined as:

- A concentration or collection of inter-related primary structures - typically buildings - located on multiple parcels (such as a historic neighborhood or commercial area). Historic districts typically include primary structures, as well as associated accessory structures such as garages, sheds and barns; OR
- A grouping of other sites, features and/or structures which are inter-related historically or aesthetically by plan or physical development (such as a historic park, boulevard or landscape)

A historic district can cover multiple parcels of land covering a large area and including a wide variety of industrial, residential, and commercial structures with a shared history or physical development. Most historic districts involve a neighborhood or a significant grouping of related structures encompassing multiple parcels of land with multiple property owners. Although unusual, a historic district can be limited to one legal parcel of land, provided the site is large and includes multiple interrelated historic sites, features and/or structures.

Examples: A late 19th century residential subdivision including multiple houses on multiple land parcels; an industrial complex comprised of numerous large buildings on one parcel of land; a college campus involving multiple educational buildings oriented around a shared courtyard; or a park or parkway comprised of multiple features such as green lawn, statuary, retaining walls, pavilions and plantings.



The Speer Boulevard Historic District is linear in shape and extends over several miles. This Historic District includes inter-related historic features dating from 1906 through 1958, including a divided roadway, grassy median, detached walk, linear vase-shaped plantings, and concrete retaining walls, and lighting.



The Larimer Street Historic District consists of one-block of late 19th century commercial buildings in lower downtown.



The Wyman Historic District covers approximately 30 contiguous blocks of residential development in Capitol Hill. The district encompasses more than 500 structures on over 300 different parcels of land.

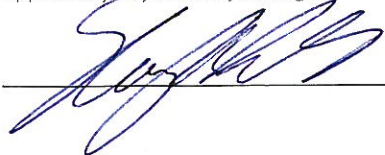
Adopted by the Denver Landmark Preservation Commission November 20, 2012

Approval by Chair, Denver Landmark Preservation Commission



Date: 11/20/2012

Approval by City Attorney for Legality



Date: 11/30/2012