Staff Brief

This document is the staff’s comparison of the Secretary of the Interior’s Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission’s deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation.

Project: #2021-LMDEMO-311
Address: 435 Westwood Drive
Historic Dist/DLM: Country Club
Year structure built: 1948 (Period of Significance in Design Guidelines: 1902-1945)
Council District: #10 – Chris Hinds
Applicant: Kristin Park

LPC Meeting: July 20, 2021
Staff: Brittany Bryant

Project Under Review:
Total Demolition

Staff Summary:
The applicant’s representative, Kristin Park, is requesting to totally demolish the structure at 435 Westwood Drive.

The Country Club Historic District was designated on August 8, 1990. Neither the designation ordinance nor the designation application contains a list of contributing and non-contributing structures and features for the Country Club Historic District. In May 1995 Design Guideline for Country Club Historic District, adopted by the Commission, state a period of significance of 1902 through 1945. 435 Westwood Drive was constructed 3 years outside of stated period of significance. The guidelines further state the district “includes 380 residences, most of which were constructed during the period of significance…”

435 Westwood Drive is one and half story, brick, colonial revival style structure with a large addition on the southeast side of the site. Four dormers are located on the front roof slope, with a large picture window on the front elevation. The rear of the structure is a large engaged shed dormer form. Many of the windows are casement style windows. Architectural ornamentation is kept to a minimum. 435 Westwood Drive is located in the Park Lane Square subdistrict of Country Club.

Country Club Historic District was designated as significant under the following criteria:

1. History – Part of the development, heritage or cultural characteristics of the city, state or nation; identified with a person or group of persons who had some influence on society; and exemplifies the cultural, political, economic, social or historic heritage of the community.
2. Architecture – Portrays the environment of a group of people in an era of historic characterized by a distinctive architectural style; the works of an architect or master building who has influenced the development of the city; and contains elements of architectural design, detail, materials or craftsmanship which represent significant innovation.
3. Geography – a district part of or related to a square, park, or other distinctive area and should be developed or preserved according to a plan based on a historic, cultural, or architectural motif.
The land that later became Country Club was originally owned by John J. Reithmann. Upon Reithmann’s death in 1901 his real estate holdings were sold off. The Country Club area was purchased by a collective known as Fourth Avenue Realty Company. Development in the Country Club Historic District first began in the early 1900s, primarily in the Park Club Place addition. Development continued into the mid to late 1920s moving east into Park Lane Square and Country Club Annex additions, however many of these lots remained vacant until after World War II. The majority of development in Country Club occurred between in the 1910s-1920s.

The design guidelines describe the architectural style of Country Club as “of two types: either Denver Squares (also called Foursquares) with elaborate revival detailing or eclectic revivals with variations on the Colonial and Mediterranean styles being the most numerous; a few examples of large and small Bungalows can also be found.” The urban form in Park Lane Square is defined by curvilinear streets with no sidewalks and large houses on large lots which give “greater prominence to architectural form and character.”

Due to the structures proximity to the period of significance, Landmark staff assessed the integrity of the structure against the district’s designation criteria as it relates to the period of significance.

If the Commission determines the structure is contributing to the Country Club historic district, a public hearing for demolition will need to set and held. Per Section 30-11 of the Landmark Preservation Ordinance:

(1) In determining whether a structure or feature is contributing or non-contributing to the structure or district for preservation, the commission shall determine whether the structure or feature retains integrity and evaluate the following criteria:

a. Whether the structure or feature is listed as contributing or non-contributing in the designation ordinance or in the designation application;

b. Whether the structure or feature was constructed within the period of significance for the structure or district for preservation; or

c. Whether the structure or feature contributes to the significance for which the structure or district for preservation were designated.

Staff feel the structure is non-contributing as there is no official contributing or non-contributing list, the structure was constructed outside of the period of significance as stated in the design guidelines and 20 years outside of the districts main development period, and the structure does not contribute to the significance for which the district was designated.

Excerpted from Denver Revised Municipal Code

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<th>Chapter 30-Landmark Preservation</th>
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| Section 30-2(11) Integrity shall mean the ability of a structure or district to convey its historic, geographic, architectural, or cultural significance. To have integrity means that a structure or district can be recognized as belonging to its particular time and place in Denver’s history. The seven (7) qualities that in various combination define integrity are: | a. Location: 435 Westwood Drive is located in its original location. Research has not found any evidence of historically or culturally significant events occurring on the site during the district’s period of significance.  
b. Setting: The lot configuration for 435 Westwood Drive has minimally changed. Early Sanborn maps show a slightly different lot configuration. With the development of the lots in Park Lane Square the configuration was adjusted and the lot made larger. Staff feel that the large garage addition on the southeast side to the site alters the perception of the original setting and relationship of the structure to the lot. |

a. Location: The place where the historic structure was constructed or the place where the historic event occurred.  
b. Setting: The physical environment of a historic structure.
c. **Design:** The combination of elements that create the form, plan, space, structure, and style of a structure.

d. **Materials:** The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a historic structure.

e. **Workmanship:** The physical evidence of a particular culture or people’s craft during any given period in history.

f. **Feeling:** A structure’s expression of the aesthetic or historic sense of a particular period or time.

g. **Association:** The direct link between an important historic event or person and a historic structure.

Determining which of these seven (7) qualities are most important to a particular property requires knowing why, where, and when the property is significant.

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c. **Design:** 435 Westwood Drive is a Colonial Revival Style structure, however, unlike earlier Colonial Revival Style buildings in the district, it is of a simple design and lacks the ornamentation, detail and craftsmanship of the earlier Colonial Revival structures within the district of which the district is designated.

d. **Materials:** The majority of materials appear to be original with some window replacement and opening size alterations.

e. **Workmanship:** The structure does not have a notable elements of workmanship to give physical evidence of a particular culture or people’s craft.

f. **Feeling:** The structure expresses feelings strongly associated with minimal traditional design, popular in the era after World War II. The Country Club historic district is designated for development in the early 20th century, with the bulk of development occurring 1910-1920.

g. **Association:** During the district’s period of significance the structure was home to Bayard K Sweeney Jr. and family. Sweeney’s father was the founder of the Denver manufacturing company BK Sweeney Manufacturing, founded in 1901. The company original sold tools for auto repair and later manufactured tools for aircraft repairs and distributed General Electric appliances. The Company was originally located at 13th Avenue and Broadway and later moved to 23rd Street. BK Sweeney Manufacturing closed in 1977. In 1966 the home was purchased by Eleanor Newman Caulkins. Caulkins is known as the First Lady of Opera in Denver and is the namesake of the Ellie Caulkins Opera House. Eleanor was married to George Peck Caulkins Jr., one of the developers of Vail Ski resort, founded in 1962. Although Vail was founded by a group of persons, it most strongly associated with Pete Siebert and Earl Eaton. The Caulkins are well known Denver persons, however, their ownership of the home does not coincide with the district’s period of significance.

Landmark staff feel the structure lacks integrity in: setting, design, workmanship, and feeling with the designation criteria of the Country Club historic district. While it can clearly be placed in the post war era, the structure does not contribute to the development patterns of the district. While the structure has a strong association with the Caulkins family, their ownership of the home occurs outside of the historical time frame in which the district is designated for.
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<th>Guideline</th>
<th>Meets Guideline?</th>
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<td>2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.</td>
<td>No</td>
<td>Landmark staff find that 435 Westwood Drive is a non-contributing structure to the Country Club Historic District as it was not constructed or present during the district’s period of significance. While it has a strong association with the Caulkins family, persons who have had influence on society, staff do not feel this association correlates to the district’s period of significance.</td>
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Recommendation: **Approval with Conditions**

**Conditions:** Landmark Preservation Commission review and approval of a replacement structure prior to demolition.

**Basis:** Structure is non-contributing to the Country Club Historic District.

**Suggested Motion:** I move to CONDITIONALLY APPROVE application 2021-LMDEMO-311 for the total demolition of 435 Westwood Drive with the condition that the replacement structure be approved by the Landmark Preservation Commission prior to the issuance of the demolition approval as per section 30-6 of Chapter 30 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

**Alternate Motion:** I move to determine the primary structure at 435 Westwood Drive as contributing to the Country Club Historic District AND SET A PUBLIC HEARING for demolition for application 2021-LMDEMO-311 on August 17, 2021 as per section 30-11 of Chapter 30 of the Denver Revised Municipal Code, design guideline 2.55, presented testimony, submitted documentation and information provided in the staff report.
Country Club Historic District with 435 Westwood Drive outlined in red.
1929, corrected 1937, Sanborn Map with 435 Westwood Drive outlined in red.
1929, corrected 1951, Sanborn Map with 435 Westwood Drive outlined in red.