



Colorado State Capitol Grounds  
**Cultural Landscape  
Report**

August 2019

State Historical Fund Grant #17-02-033



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**Cultural Landscape  
Report**

August 2019

Prepared for  
Colorado Legislative Council of the  
Colorado General Assembly

Prepared by  
**Mundus Bishop**

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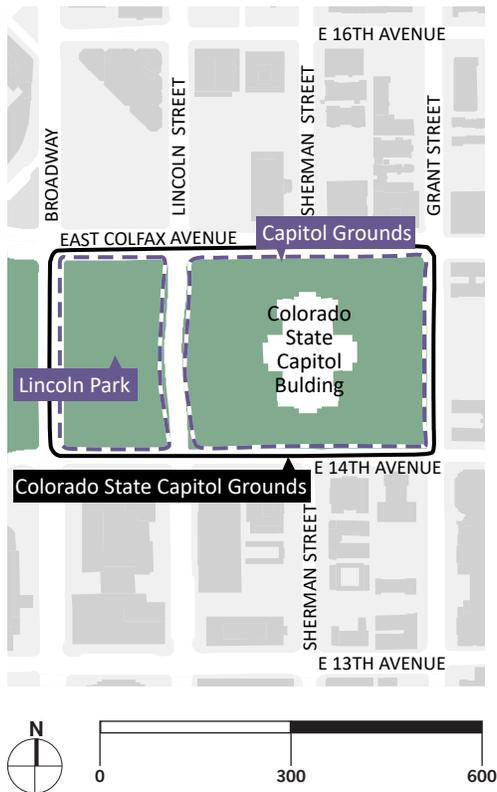
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## Chapter 1. Introduction

Figure 1-1. Study Area. (Mundus Bishop, 2019)



### Introduction

This document presents the Cultural Landscape Report (CLR) for Colorado State Capitol Grounds (Capitol Grounds) and Lincoln Park. This CLR describes historical development, evaluates existing condition, analyzes landscape characteristics, and identifies contributing features.

This CLR establishes a treatment philosophy and framework to guide the preservation, stewardship, and treatment of Capitol Grounds and Lincoln Park for current and future generations.

### How to Use This Document

This CLR is intended to guide and be a starting point for future work. This document will instruct the rehabilitation and improvement of Capitol State Capitol Grounds as the cornerstone of Denver's Civic Center.

- This document will serve as a reference for understanding Colorado State Capitol Grounds' historical development and those features that contribute to the cultural landscape.
- This document will inform the design of all improvements or modifications proposed for Colorado State Capitol Grounds including projects initiated by the state.
- This document will be used to evaluate and determine appropriateness of all improvements or modifications proposed for Colorado State Capitol Grounds including projects initiated by the state.
- Treatment guidance will inform the placement, mass, form, and scale of new memorials and ensure they are compatible with the character of Capitol State Capitol Grounds.

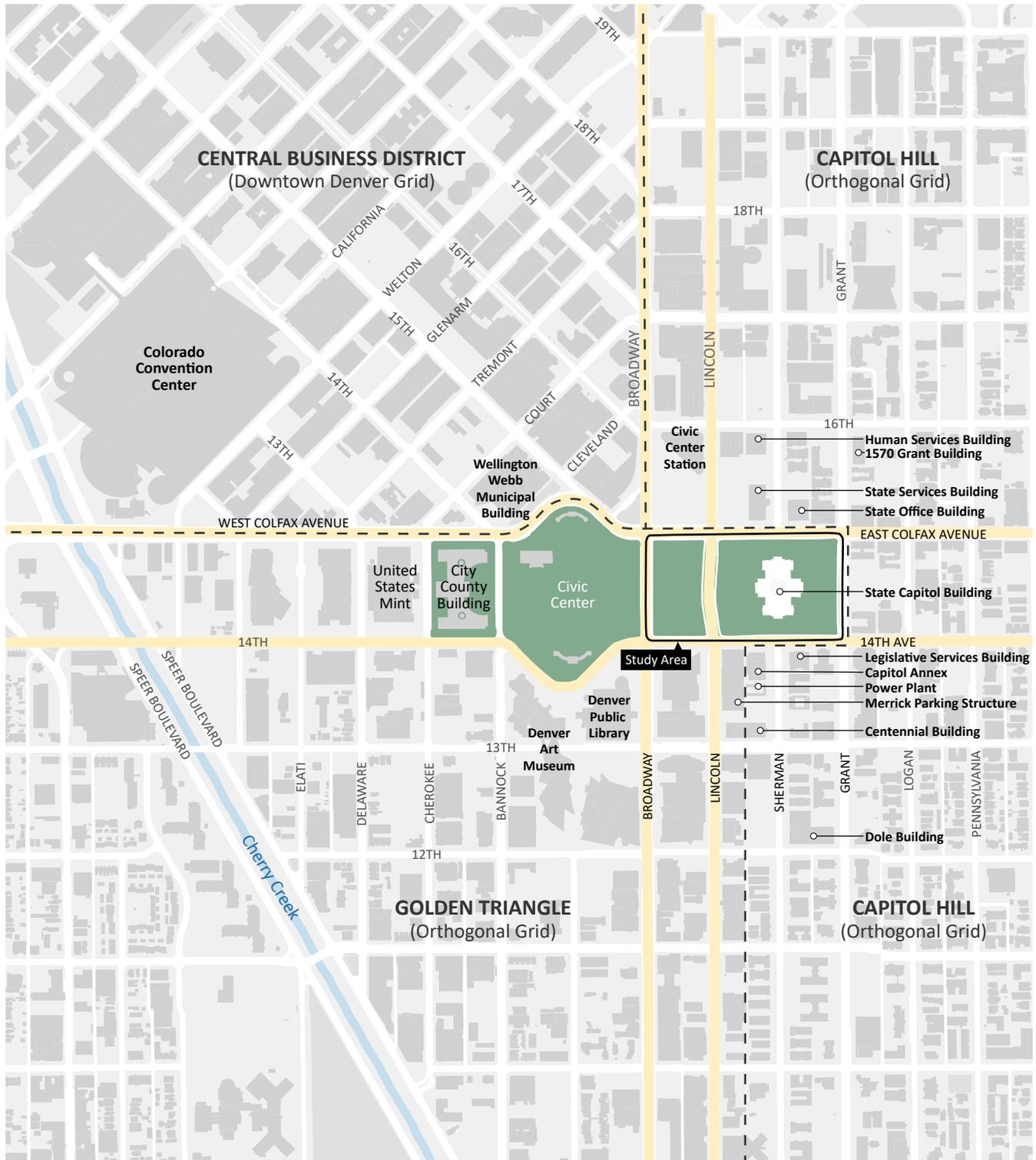
### Study Area

The study area, Colorado State Capitol Grounds, is 12.25 acres in size and encompasses Capitol Grounds and Lincoln Park. Study area boundaries include East Colfax Avenue to the north, Grant Street to the east, East 14<sup>th</sup> Avenue to the south, and Broadway to the west.

**Capitol Grounds.** Denver landscape architect Reinhard Schuetze designed Capitol Grounds between 1895 and 1896. Capitol Grounds occupies two blocks at a high point in the Capitol Hill neighborhood. Capitol Grounds is defined by East Colfax Avenue to the north, East 14<sup>th</sup> Avenue to the south, Grant Street to the east, and Lincoln Street to the west.

**Lincoln Park.** Schuetze concurrently designed Lincoln Park with Capitol Grounds between 1895 and 1896. Lincoln Park occupies one block and is defined by Broadway to the west, East Colfax Avenue to the north, Lincoln Street to the east, and East 14<sup>th</sup> Avenue to the south.

Figure 1-2. Study Area Context. (Mundus Bishop, 2019)



## Context

Colorado State Capitol Grounds is the eastern anchor of Denver's Civic Center. Civic Center is comprised of state properties, City & County of Denver properties, Civic Center, and two cultural institutions—Denver Art Museum and Denver Public Library. Several state properties—State Services Building, State Office Building, Colorado Legislative Services, and Colorado Department of Health Care Policy and Financing—are immediately adjacent to the study area.

## Urban Form

The study area is set between Denver's two downtown street grids. Denver is laid out on an orthogonal, east-west/north-south grid. Downtown Denver is laid out on a rotated street grid oriented parallel to Cherry Creek and South Platte River.

Colorado State Capitol Grounds is located at the intersection of Denver's two major downtown arterials. East Colfax Avenue defines the study area's northern boundary and spans the Denver metro area in the east-west direction. Lincoln Street and Broadway function as a couplet bordering Lincoln Park to the east and west. The streets extend from Downtown Denver to southern Denver.

## Surrounding Districts

**Central Business District (CBD)** is Denver's main financial and commercial district, located northwest of the study area on Downtown Denver's rotated street grid. CBD is comprised of large office towers and tourist attractions, including 16<sup>th</sup> Street Mall and Colorado Convention Center.

**Capitol Hill** borders the study area's eastern edge. The mixed-use neighborhood experienced significant change over recent years as single-family homes have been redeveloped as multi-family housing.

**Golden Triangle** is located southwest of the study area. The mid- to high-density neighborhood is comprised of housing, retail, office space, and numerous art and cultural institutions. The district recently experienced accelerated redevelopment associated with reinvestment in Denver's urban core.

## Project Purpose and Need

The purpose of this project is to provide baseline documentation of the cultural landscape and to establish recommendations and design guidance to preserve and rehabilitate the study area and its historic form, while meeting contemporary needs.

Colorado State Capitol Grounds site features span the entirety of Colorado's statehood. Cultural resources are undocumented, and the State Capitol Building Advisory Committee regularly receives proposals for new memorials. Landscape maintenance and site enhancement projects regularly occur. However, the state does not have a comprehensive strategy for management and improvement of the study area's cultural landscape.

This study is needed to document Colorado State Capitol Grounds' historical development and those features that contribute to the cultural landscape. Treatment recommendations are needed to plan for short- and long-term management and improvement. Guidance is needed to evaluate proposals for new memorials, respond to evolving operational challenges, and address deteriorated feature condition.

These five (5) tasks describe the tasks of this study.

- Document the existing condition of site features;
- Identify contributing features;
- Provide guidance to evaluate proposals for new features;
- Provide guidance for regular maintenance and site improvement;
- Provide guidance for operational needs.



Figure 1-3. *The Closing Era* sculpture. (Mundus Bishop, 2018)

Figure 1-4. Colorado State Capitol Building, view to the east. (Mundus Bishop, 2018)



## Methodology

This document was prepared in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and *Guidelines for the Treatment of Cultural Landscapes*. The CLR included thorough investigation and documentation of the study area's historical development, assessment of existing condition, and analysis of integrity.<sup>1,1</sup>

The existing condition investigation was conducted according to best practices. A review of select documentation of known and presumed relevance included readily available primary and secondary sources. Documents reviewed included historic photographs, plans, and documents from the Western History Collection of the Denver Public Library, History Colorado, and Legislative Council Staff. Review of historical documentation included the National Historic Landmark nomination for Denver Civic Center and historic drawings and photographs. Site investigations in the summer of 2018 documented existing condition.

## Management

The study area is composed of public property. The State of Colorado owns, operates, and maintains Capitol Grounds and Lincoln Park. The State Capitol Building Advisory Committee "reviews, advises, and provides recommendations to the capital development committee with respect to plans to restore, redecorate, and reconstruct space within... the surrounding grounds of the state capitol building bounded by Colfax avenue on the north, Grant street on the east, Fourteenth avenue on the south, and Broadway on the west".<sup>1,2</sup>

"State Capitol View Plane Ordinance" protects the prominent view from Colorado State Capitol Building's western facade. "Civic Center Height Restrictions" protects views to and from Colorado State Capitol Building.

Plans and municipal codes influencing the study area include:

- Capitol Complex Master Plan – 2014
- Civic Center District Plan – 2005
- Civic Center Height Restrictions, RMC Chapter 10, Article V – 2001
- Civic Center Historic District – City and County of Denver Historic District
- Denver Civic Center Historic District – National and State Register
- Downtown Area Plan – 2007
- East Central Area Plan – in-progress
- Golden Triangle Plan – 2014
- State Capitol View Plane Ordinance, RMC Chapter 10, Article IV – 2001

1.1 Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan. 1998. *A Guide to Cultural Landscape Reports: Contents, Processes and Techniques*. Washington D.C.: National Park Service.

Secretary of the Interior's Standards for the Treatment of Cultural Landscapes, online: <http://www.nps.gov/tps/standards/four-treatments/landscapeguidelines>

1.2 Colo. Rev. Stat. § 24-82-108 (2017).

## Management Issues

The following summarizes management issues identified during existing condition evaluation, field investigations, and conversations with the State Capitol Building Advisory Committee.

### **Determination of Contributing Features and Extent of Historic Resources**

Features exist throughout the study area and may or may not contribute to the cultural landscape. A determination of the study area's contributing features is needed.

### **Guidance for Appropriate Resource Protection and Site Improvement**

Standards of care do not exist, and features are deteriorating. Deferred maintenance, burrowing animals, and loitering threatens site features. Staff responds to evolving maintenance needs without knowledge of feature significance or appropriate actions. Guidance is needed to appropriately preserve extant features and the study area landscape.

Proposal evaluation criteria does not exist for new memorials and site improvements. The State Capitol Building Advisory Committee receives proposals and do not have established cultural landscape treatment guidance for objective, consistent review. Criteria are needed to evaluate proposals and determine appropriateness.

Site features and materials are inconsistent. Contemporary projects introduced a wider range of materials and site furnishings, replacing the simple palette of the period of significance. Repairs, replacements, and additions alter historic character. Guidance is needed to reestablish continuity and site compatibility.

### **Visitor Issues / Experience**

Circulation impacts visitor experience. Loop drive parking detracts from the visitor arrival experience and increases pedestrian and vehicle conflicts. Circulation enhancements are needed to support operational functions, increase accessibility for all visitors, and improve visitor safety and experience.

Increased loitering impacts resources and alters the visitor experience. Impacts include littering, landscape and feature deterioration, and visitor conflicts. Operational guidance is needed to protect extant features and the study area landscape while enhancing visitor experiences.

## Chapter 2. Site History

### Introduction

This chapter presents the physical evolution of the study area from its selection as the site for the Colorado State Capitol in the 1860s through the present day. Site history is documented as periods of development describing change over time.

Site history begins with an overview of Colorado State Capitol Grounds' historic development. It is followed by a statement of significance for the study area, including a description and rationale for the recommended period of significance. It concludes with a chronology of physical development and change, divided into eight periods of development.

### Historical Overview

Explorers, trappers, hunters, and gold miners traveled west to Colorado from the 1830s to the mid-1850s. European explorers and settlers established trading posts along the Arkansas and South Platte Rivers. They encountered the Arapaho and Cheyenne Nations from the eastern plains west to the base of the Rocky Mountains.

In the 1850s small amounts of gold were discovered in Front Range tributaries. A significant placer deposit of gold was discovered near the mouth of Little Dry Creek in 1857. News of the discovery quickly spread and led to the Pike's Peak Gold Rush in 1858.

Colorado's population increased, and President Buchanan signed legislation establishing the Territory of Colorado on February 28, 1861.

In 1860 Henry and June Brown stopped at Denver's Cherry Creek gold camp on their way to California. June was taken with Colorado and the couple decided to remain. In 1862 the United State Congress passed the Homestead Act. Brown filed a \$200 claim for 160 acres of land one mile southeast of Denver. The property became known as "Brown's Bluff" for its prominent location on a plateau above the surrounding plains.

Political controversies led the capitol to change locations several times. Denver was established as the territorial capitol on December 7, 1867. Brown offered to donate ten acres of his claim to Colorado for the site of a capitol building. The donation specified the capitol align to a rotated, north-south grid. This contrasted the established Denver grid oriented parallel to Cherry Creek and South Platte River.

President Grant signed legislation granting Colorado statehood on August 1, 1876. The controversy over a permanent capitol continued into statehood as several municipalities opposed Denver. The

constitution of the newly admitted state required a permanent capitol be chosen by statewide popular vote. The vote took place in 1881 and Denver won by a wide margin. In 1883 the state legislature created a seven-member Board of Capitol Managers to guide and oversee the State Capitol Building (Capitol Building) design and construction. In 1883 the state purchased land west of Capitol Grounds for a public park.

The Board of Capitol Managers announced a national competition for the Capitol Building design and received several submissions. In 1885 Elijah E. Myers was selected for his Renaissance Revival design. Myers was nationally known for his designs of other state capitols and the Board believed his design would bring recognition to Colorado.

Excavation for the Capitol Building began in 1886. The cornerstone was laid in 1890 and construction continued for more than a decade. The Board of Capitol Managers received \$20,000 from the Seventh General Assembly of Colorado for Capitol Grounds design and construction.

The Board of Capitol Managers held two competitions for the design of the grounds, the first in 1890 and the second in 1895. In 1890 the firm of Greiner and Schuetze were the only designers to submit a proposal. No record of their submission exists. The Board shelved the design and reopened the competition again in 1895, this time receiving ten submissions. Schuetze was selected and improvements to the grounds began soon after.

Schuetze designed Capitol Grounds and Lincoln Park as a cohesive landscape and created a formal setting for the building based upon City Beautiful Movement ideals. The movement recognized the importance of creating public open space within cities. Advocates of City Beautiful favored axial relationships and geometric design combined with less formal areas to establish balance. The principles Schuetze expressed in the design of Capitol Grounds and Lincoln Park served as the basis for future Denver Civic Center designs.

Few changes were made to Capitol Grounds and Lincoln Park after the 1908 Capitol Building completion. Additional memorial features were added, and East Colfax Avenue and Capitol Building loop drive were widened to accommodate the increase of personal vehicles in the 1930s. Major development of the Civic Center concluded in 1935 with City and County Building grounds completion.

Figure 2-1. Capitol and surrounding grounds, c. 1890-1900. (Denver Public Library Western History Collection)



Figure 2-2. Capitol and surrounding grounds, after Schuetze Plan implementation, c. 1900-1908. (Denver Public Library Western History Collection)



Figure 2-3. City and County Building completion, c. 1930-1940. (Denver Public Library Western History Collection)



Several proposals to modify the grounds were developed in the latter half of the twentieth century, some of which were implemented. In 1959 Capitol Grounds and Lincoln Park landscape improvements were implemented to celebrate the Gold Rush of 1859. Dead and diseased trees were replaced, and additional tree plantings were added near the Capitol Building.

During the 1980s a master plan proposed to improve various state properties on Capitol Hill, including Capitol Grounds. Site and streetscape improvements were proposed to enhance the area. Portions of the 1980s master plan were implemented. Several paving projects occurred, including plazas on the east and west sides of Capitol Building. “Memorial pods” were constructed on the building’s east side to establish a centralized, planned location for future memorials. Walks were constructed on the building’s west side to provide increased pedestrian access from Lincoln Street. Veterans Memorial Plaza, obelisk, and planters were installed along Lincoln Park’s central walk.

Key design elements of Schuetze’s design endure. Allees, open lawn, the Civic Axis, and expansive views to the Front Range of the Rocky Mountains remain.

## Statement of Significance

Colorado State Capitol Grounds is significant as an example of Beaux-Arts landscape architecture incorporating principles of the City Beautiful movement. The grounds, designed by Denver's first City Landscape Architect Reinhard Schuetze, drew inspiration from Europe's formal royal gardens and grounds but incorporated City Beautiful ideals of grand spaces created for the common man. Formal elements include allees, open lawn, expansive views to the Front Range of the Rocky Mountains, and Civic Axis.

The study area is significant as the cornerstone of the Denver Civic Center National Historic Landmark District. Colorado State Capitol Grounds established the spatial organization and character of Civic Center. The Renaissance Revival building, designed from 1885 to 1886 by Elijah E. Myers, is the focal point of the study area. Myers, an architect from Detroit, was inspired by the United States Capitol and aimed to create the finest building in Colorado, of which the state's people would be proud. The formal grounds complement the grandeur of the building. Schuetze's simple yet elegant landscape design principles for the study area continued west through Civic Center.

Figure 2-4. Denver Civic Center, c. 1925-1935. (Denver Public Library Western History Collection)



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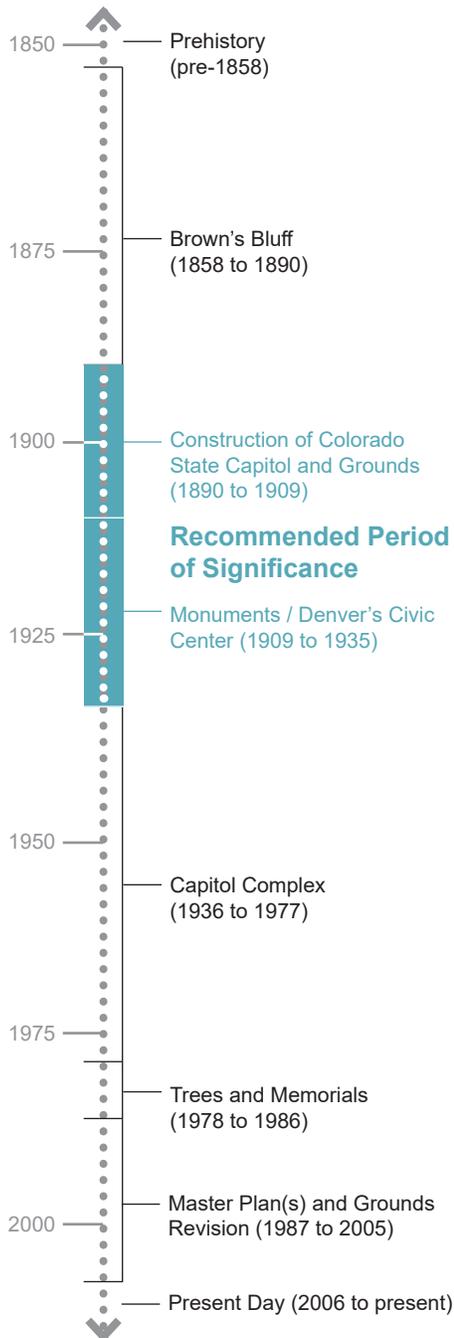
## Recommendation for Period of Significance

The recommended period of significance follows the period of significance for the Denver Civic Center National Historic Landmark District and includes identified contributing resources.

The recommended period of significance begins with the placement of the State Capitol Building cornerstone in 1890 and concludes with the completion of Denver Civic Center in 1935 when the City and County Building and grounds were completed.

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## Colorado State Capitol Grounds Periods of Development



## Chronology and Periods of Development

This section describes the evolution of Colorado State Capitol Grounds' landscape. It is organized into eight periods of landscape development describing the physical evolution of the study area.

### PREHISTORY (PRE-1858)

Before European-American settlement, Cheyenne and Arapaho primarily occupied Colorado. The semi-nomadic tribes lived in decentralized villages on the eastern plains of Colorado, Minnesota, and Wyoming, following buffalo herds.

European-American explorers, trappers, and hunters traveled westward from the 1830s to the mid-1850s. They established trading posts along South Platte River and settled Denver in 1858.

### BROWN'S BLUFF (1858 to 1890)

#### 1858 to 1861

European-Americans rushed to Colorado in search of gold at Pike's Peak.

#### 1860

Henry and June Brown arrived in Denver.<sup>2.1</sup>

#### 1861

President Buchanan signed legislation establishing the Colorado Territory.<sup>2.2</sup>

#### 1862

The Homestead Act was enacted. Henry Brown filed a claim for 160 acres on December 20. His claim was not the traditional square, but a  $\frac{1}{4}$  mile wide by one (1) mile long rectangle. Brown resided at the intersection, of what is today, East 12<sup>th</sup> Avenue and Sherman Street.<sup>2.3</sup>

#### 1867

Denver was established as the capitol of Colorado Territory.

Henry Brown, developer of Capitol Hill, built Brown Palace Hotel and donated 10 acres for the capitol (two square blocks). The area, known as "Brown's Bluff", was located one mile south of Larimer Street. Brown specified streets adjacent to the capitol be aligned north-south/east-west rather than parallel to Cherry Creek and South Platte River.<sup>2.4</sup>

2.1 Pyle. "History of the Colorado State Capitol Complex".

2.2 Everett. "The Colorado State Capitol: History, Politics, Preservation".

2.3 Pyle. "History of the Colorado State Capitol Complex".

2.4 Everett. "The Colorado State Capitol: History, Politics, Preservation".

**August 1, 1876**

President Grant signed legislation establishing the state of Colorado.<sup>2.5</sup>

**1881**

Denver was established as State Capitol through a statewide election.<sup>2.6</sup>

**1883**

Legislature created a seven-member Board of Capitol Managers to guide construction of the State Capitol.<sup>2.7</sup>

Land for Lincoln Park was purchased.<sup>2.8</sup>

**1885 to 1886**

Detroit-based Architect Elijah E. Myers won a design competition and was selected to design Capitol Building. His winning entry featured a statehouse designed in the Renaissance Revival style.<sup>2.9</sup>

**1886**

Excavation began for the foundation of the Capitol Building.<sup>2.10</sup>

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2.5 Everett. "The Colorado State Capitol: History, Politics, Preservation".

2.6 Pyle. "History of the Colorado State Capitol Complex".

2.7 Everett. "The Colorado State Capitol: History, Politics, Preservation".

2.8 NRHP. "Civic Center National Historic Landmark Nomination Form", 62.

2.9 NRHP. "Civic Center National Historic Landmark Nomination Form", 62.

2.10 Everett. "The Colorado State Capitol: History, Politics, Preservation".

Figure 2-5. Birds-eye views of Denver, c. 1887.  
(Library of Congress)

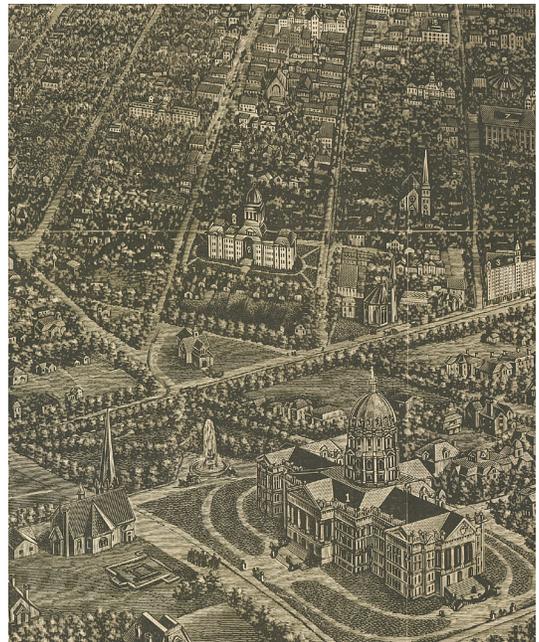


Figure 2-6. Lincoln Park, c. 1901-1910. (Denver Public Library Western History Collection)



## CONSTRUCTION OF COLORADO STATE CAPITOL AND GROUNDS (1890 - 1909)

### 1890

The cornerstone for Capitol Building was laid.

The Seventh Colorado General Assembly appropriated \$20,000 for the Board of Capitol Managers to initiate a design competition for design and beautification of Capitol Grounds. A single submission was received from Greiner & Schuetze. The submission contained two plans and drawings illustrating the site 25- and 50-years post-construction.<sup>2.11</sup> The submission was awarded both first and second prizes. No record of the submission exists.<sup>2.12</sup> Geddes and Seerie, the contractor constructing Capitol Building foundation, requested ground improvements be postponed until the completion of the Capitol's exterior. The Board postponed ground improvements.<sup>2.13</sup>

### 1895

The Board of Capitol Managers held a second competition for the design of Capitol Grounds in 1895 and received ten submissions. Schuetze was again selected for his design and improvements to the grounds began soon after. Construction concluded in the fall of 1895. A newspaper artist's sketch of winning proposal is the only record of Schuetze's plan. Aerial photography taken after 1895 reflect the newspaper sketch and confirm Schuetze's plan for Capitol Grounds and Lincoln Park was implemented.<sup>2.14</sup>

The design of Capitol Grounds and Lincoln Park influenced the design of Civic Center in later decades. Key elements of the design included a loop drive around the base of the building, paths radiating from the center of the study area to adjacent street intersections, tree-lined perimeter walks, a large terraced lawn on the west side of the building, unobstructed views towards the Rockies, and informal tree plantings to the north, east, and south sides of Capitol Building and in Lincoln Park.

### 1896

Lincoln Park was constructed according to Schuetze's plan.<sup>2.15</sup>

2.11 Etter. "Forgotten Dreamer, Reinhard Schuetze: Denver's Landscape Architect", 13.

2.12 Etter. "Forgotten Dreamer, Reinhard Schuetze: Denver's Landscape Architect", 13.

2.13 Everett. "The Colorado State Capitol: History, Politics, Preservation", 58, 67.

2.14 Etter. "Forgotten Dreamer, Reinhard Schuetze: Denver's Landscape Architect", 13, 14.

2.15 NRHP. "Civic Center National Historic Landmark Nomination Form", 7.

**1898**

Proposals to place artwork and memorials with ties to Colorado history and Coloradans were submitted. Capitol Grounds completion marked the first artwork installation. The *Closing Era* sculpture by University of Denver art teacher Preston Powers was placed in the center of the east Capitol Grounds. The sculpture was first exhibited at the 1893 World's Columbian Exhibition as part of the Colorado presentation in Chicago. It was brought to Denver by the Denver Fortnightly Club, entrusted to the Board of Capitol Managers in 1894, and installed in its current location when the grounds were completed, and a granite pedestal could be installed.

A 120-foot flag pole was erected in the center of Lincoln Park to honor the Colorado volunteers who served in the Spanish American War. This was the first war memorial on Capitol Grounds.<sup>2.16</sup>

**1906**

Charles Mulford Robinson proposed to connect Capitol Grounds and Lincoln Park with a new public landscape for additional government buildings. His plan failed to gain support.<sup>2.17</sup>

**1907**

The Pioneer Monument sculptor, Frederick MacMonnies, visited Denver and proposed extending the State Capitol's central east-west axis—the Civic Axis—to a municipal building facing the Capitol Building. The proposal included symmetrical grounds laid out between the two buildings and a secondary north-south axis. The proposal gained local support and solidified Denver as the civic center for state, county, and city governments.<sup>2.18</sup>

**1908**

Application of gold leaf to the Capitol Building dome marks the completion of construction.

An 800-foot artesian well was dug 12 feet from the southeast corner of the Capitol Building to provide water for the Capitol Complex. The well was planned to provide water for building operations and irrigation. Plans for irrigation were never implemented and efforts to expand well capacity failed. Pumping water from the well cost two and a half times as much as city water. The well was capped in 1933.<sup>2.19</sup>

Figure 2-7. *The Closing Era* sculpture, c. 1890-1900. (Denver Public Library Western History Collection)



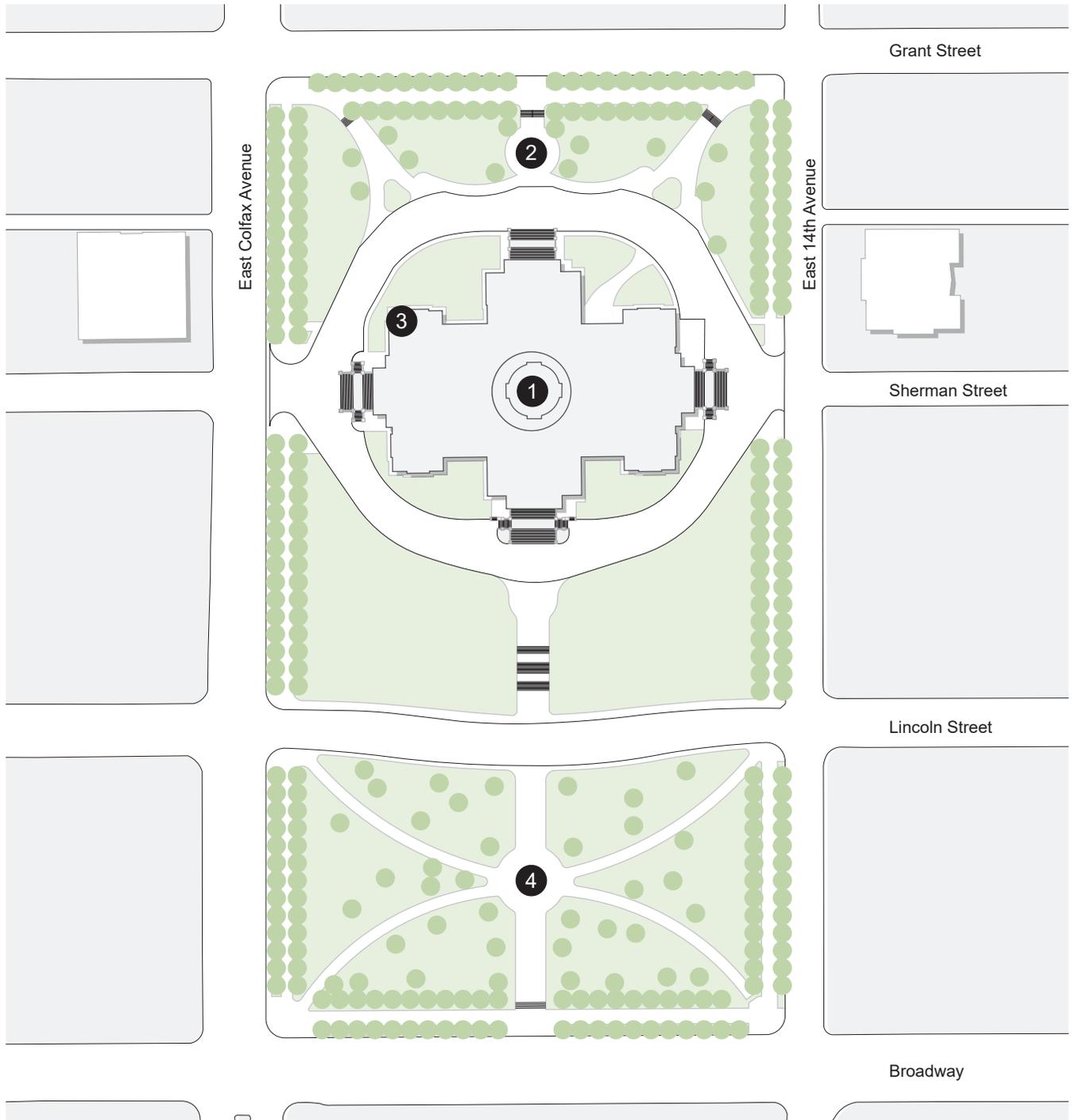
Figure 2-8. Lincoln Park flagpole, c. 1890-1900. (Denver Public Library Western History Collection)



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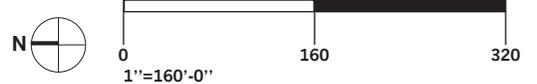
2.16 NRHP. "Civic Center National Historic Landmark Nomination Form", 66, 13.  
2.17 NRHP. "Civic Center National Historic Landmark Nomination Form", 15.  
2.18 NRHP. "Civic Center National Historic Landmark Nomination Form", 15.  
2.19 Pyle. "History of the Colorado State Capitol Complex".

Figure 2-9. Study Area, 1890 to 1909, based on drawings, historic photographs. (Mundus Bishop, 2019)



**LEGEND**

- Building, Structure, or Object
- 1 Colorado State Capitol Building (1890-1908)
- 2 The Closing Era (1898)
- 3 Colorado State Capitol Cornerstone (1890)
- 4 Flag Pole, Colorado Spanish American War Veterans (1898)



## MONUMENTS / DENVER'S CIVIC CENTER (1909 TO 1935)

### 1909

Colorado State Legislature created the State Capitol art commission to collaborate with Denver's city art commission to unify State Capitol and Denver Civic Center.

Union Army Captain John D. Howland designed, and J. Otto Schweizer sculpted the *Colorado Soldiers Monument*. The eight-foot bronze statue is dedicated to Coloradoans who fought in the Civil War. The statue was placed on a granite pedestal with neoclassical ornamentation. Brass plaques list soldiers who died in the war. A wreath inscribed with "For the Unknown Dead" was placed on the north side of the pedestal.<sup>2.20</sup>

### 1910

Two Civil War-era cannons were added on West Lawn. Cannon number 148, cast in 1862 by the Revere Copper Company, was placed south of *Colorado Soldiers Monument*. Cannon number 268, cast by the same company in 1863, was placed north of *Colorado Soldiers Monument*.

The Carnegie Library opened after three years of construction. The library, located west of Capitol Building, was the first building completed on the Civic Center site. The library's classical design and grandeur established a style for future buildings in the Civic Center.<sup>2.21</sup>

### 1912 to 1913

Renowned landscape architecture firm Olmsted Brothers and architect Arnold W. Brunner proposed a design for the Civic Center. While their plan was not implemented, the final revived MacMonnies' 1907 proposal to extend the Civic Axis west to a municipal building.<sup>2.22</sup>

### 1915

The Colorado State Museum, located at East 14<sup>th</sup> Avenue and Sherman Street, was completed. The museum, designed in a Neoclassical style by Colorado State Capitol Superintendent Frank E. Edbrooke, complemented the State Capitol in its design and materials.<sup>2.23</sup>

### 1917

Edward H. Bennett—a Chicago architect and trainee of Daniel Burnham—submitted a plan for Denver Civic Center. The plan reflected previous plans and reiterated protection of the Civic Axis and views

Figure 2-10. Colorado Soldiers Monument, c. 1919-1923. (Denver Public Library Western History Collection)



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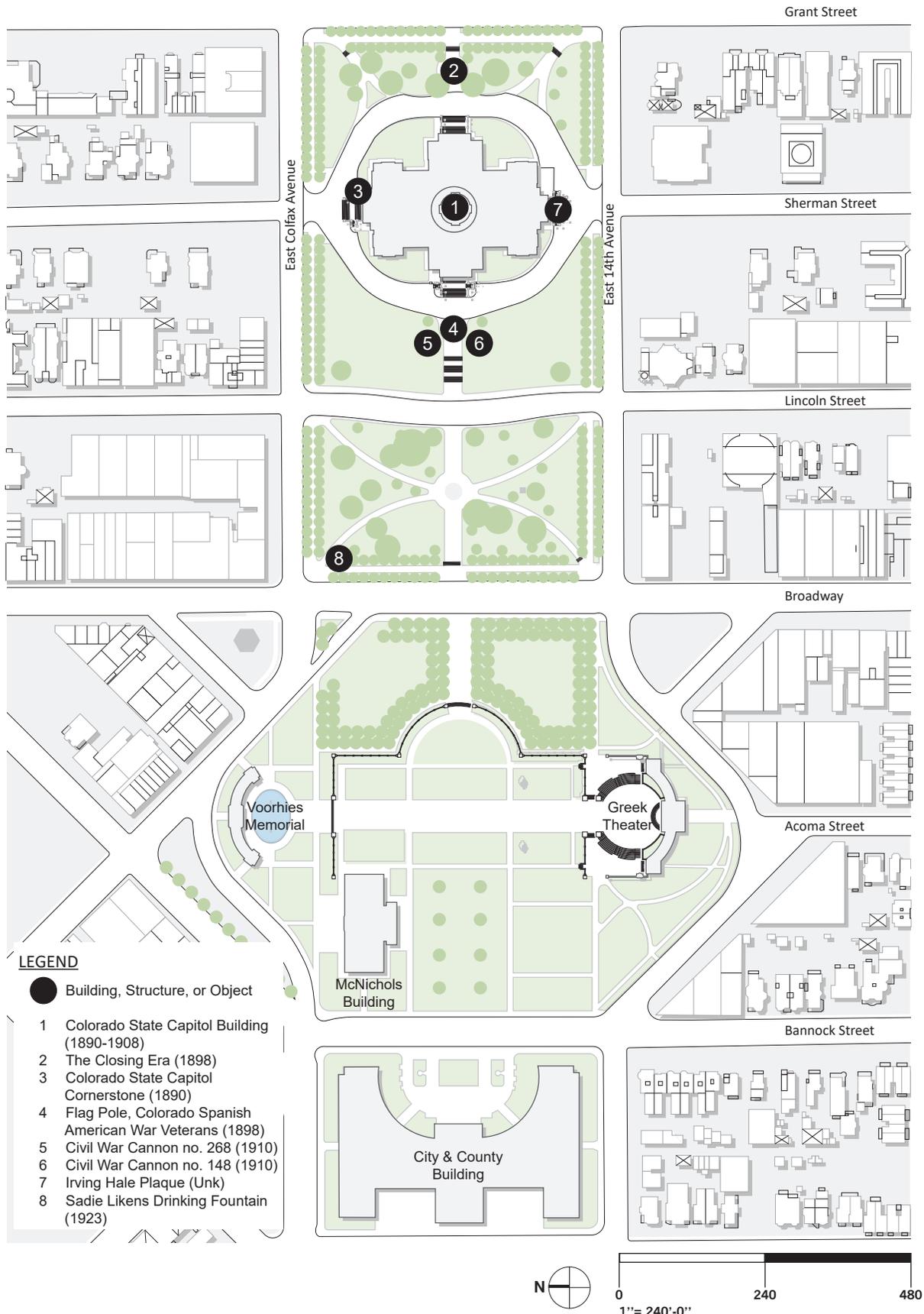
2.20 NRHP. "Civic Center National Historic Landmark Nomination Form", 75.

2.21 NRHP. "Civic Center National Historic Landmark Nomination Form", 5.

2.22 NRHP. "Civic Center National Historic Landmark Nomination Form", 15.

2.23 NRHP. "Civic Center National Historic Landmark Nomination Form", 27.

Figure 2-11. Study Area Period Plan, 1909 to 1935, based on drawings, historic photographs. (Mundus Bishop, 2019)



west. Bennett recommended Civic Center building height restrictions to protect views.<sup>2.24</sup>

### 1918

Otto Mears donated two flag poles. The flag poles were installed to the north and south of the Colorado Veterans Memorial.<sup>2.25</sup>

### 1921

The Colorado State Office Building, located at 201 East Colfax Avenue, was completed. William N. Bowman designed the Classical Revival building to complement Capitol Building.<sup>2.26</sup>

### 1923

The Sadie Likens Drinking Fountain was placed in Lincoln Park. The fountain was dedicated "in memory of Sadie M. Likens 1840-1920 who devoted many years of her life aiding the survivors of the Civil War and other wars". The monument was given by the Grand Army of the Republic, Affiliated Orders, and friends of Sadie Likens. The fountain consisted of a dark granite pedestal and two drinking fountains.<sup>2.27</sup>

### Mid 1920s

Colfax Avenue was designated as part of US 40, a transcontinental highway from Atlantic City, NJ to San Francisco, CA.

### 1930

East Colfax Avenue was widened between Broadway and Grant Street to accommodate increased traffic. Lincoln Park's East Colfax Avenue perimeter walk was modified, and a row of street trees were removed.

### 1932

Construction of the City and County Building was completed. The building completed the Civic Axis.

Two black walnut trees were planted at the Civil War Monument to celebrate the bicentennial. The seeds were from a tree Washington planted at Mount Vernon.<sup>2.28</sup>

### 1933

The Board of the Capitol Managers disbanded.

### 1935

City and County building grounds were completed and marked Civic Center completion.

Figure 2-12. Bennett Plan, 1915. (Colorado Historical Society, 1987 State Capitol Grounds Master Plan)

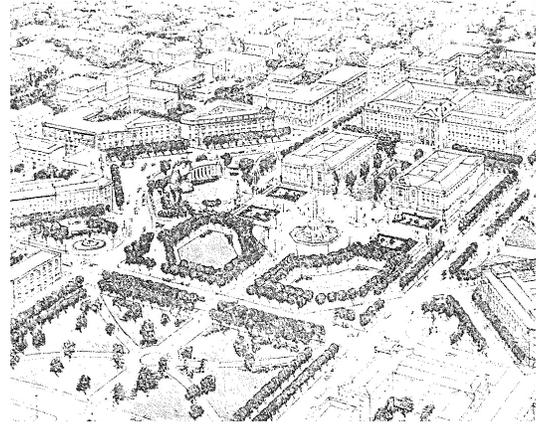


Figure 2-13. Civic Center with completed City and County Building, c. 1931-1935. (Denver Public Library Western History Collection)



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2.24 NRHP. "Civic Center National Historic Landmark Nomination Form", 66, 39.

2.25 "History of the Colorado State Capitol Complex".

2.26 NRHP. "Civic Center National Historic Landmark Nomination Form", 89.

2.27 NRHP. "Civic Center National Historic Landmark Nomination Form", 90.

2.28 "Memorials and art in and around the Colorado State Capitol".

Figure 2-14. S. R. DeBoer Plan, 1936. (Denver Public Library Western History Collection, 1987 State Capitol Grounds Master Plan)

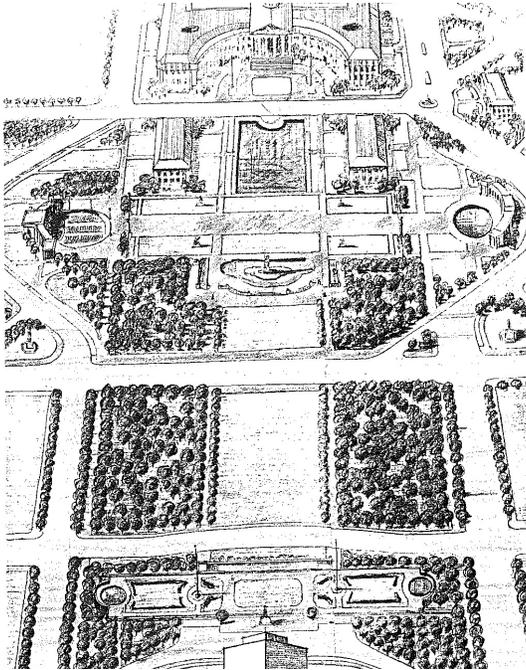
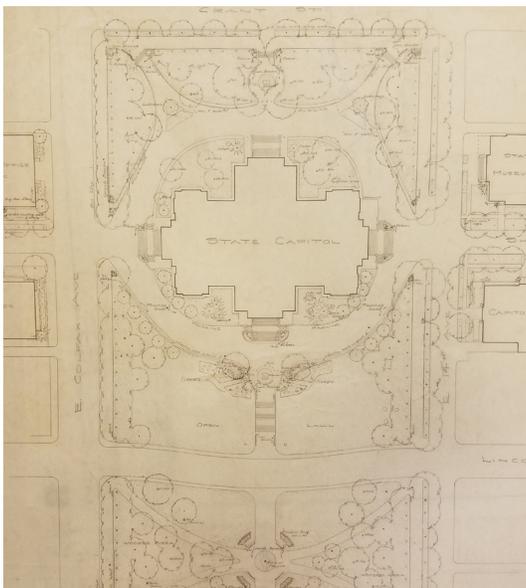


Figure 2-15. “Rush to the Rockies” plan, c. 1950-1960. (Denver Public Library Western History Collection)



## CAPITOL COMPLEX (1936 TO 1977)

### 1936

City Landscape Architect, Saco R. DeBoer, proposed a landscape design for Civic Center and Capitol Grounds highlighting the formal axis between the two buildings. The plan proposed an underground garage beneath West Lawn, parking in East Lawn, and central walk removal. The proposals were not implemented. The proposal for an underground structure—a civil defense bunker—was revived in the 1940s.<sup>2.29</sup>

### 1938

Works Progress Administration workers removed sections of elms along Broadway to improve views between the Capitol Building and the City and County Building.<sup>2.30</sup>

### 1940

The State Capitol Annex, at 1341 Sherman Street, was completed.<sup>2.31</sup>

### 1947

“One Mile Above Sea Level” was inscribed into a step at the west Capitol Building entrance. The inscription replaced metal markers stolen on four previous occasions.

### 1950

Bus service replaced streetcar service along East Colfax Avenue.

### 1955

A new library was completed on Broadway between East 13<sup>th</sup> and East 14<sup>th</sup> Avenues. The former library was remodeled and became the office of the Denver Board of Water Commissioners.<sup>2.32</sup>

### 1956

The Ten Commandments Monument, given by The Colorado chapter of the Fraternal Order of the Eagles, was placed in its current location at the northwest corner of Lincoln Park.<sup>2.33</sup>

### 1959

The “Rush to the Rockies” centennial gold rush celebration included improvements to Capitol Grounds and Lincoln Park. Dave Abbott, Denver Parks Director, identified enhancements to create a cohesive showplace for the entire civic center area. Dead and dying trees were replaced at Capitol Grounds and Lincoln Park.<sup>2.34</sup>

2.29 Pyle. “History of the Colorado State Capitol Complex”.

2.30 NRHP. “Civic Center National Historic Landmark Nomination Form”, 40.

2.31 “Civic Center National Historic Landmark Nomination Form”, 96.

2.32 “Civic Center National Historic Landmark Nomination Form”, 96.

2.33 “Civic Center National Historic Landmark Nomination Form”, 14.

2.34 “Civic Center National Historic Landmark Nomination Form”, 40.

**1960**

The State Service Building at the northwest corner of East Colfax Avenue and Sherman Street was completed.<sup>2.35</sup>

**1962**

50 different types of trees exist on Capitol Grounds and Lincoln Park, including Cedar of Lebanon, European Linden, and Norway Maple. The Colorado Association of Soil Conservation Districts planted a Colorado Blue Spruce in soil from all 94 soil conservation districts of Colorado and installed a plaque. The planting marked the association's 20th anniversary.<sup>2.36</sup>

**1971**

With growth of high-rise buildings in Denver, the “Capitol Mountain View Ordinance” was adopted. The ordinance protected the panoramic view of the Rocky Mountains from the Capitol steps. The ordinance prohibits any part of a building within a defined viewplane from being over 5,286 feet above mean sea level.<sup>2.37</sup>

**1973**

The Freedom Tree and plaque were installed on West Lawn, north of the *Colorado Soldiers Monument*. The tree and plaque honor Coloradoans who were prisoners of war or missing in action.<sup>2.38</sup>

**1977**

Two new state buildings—the Colorado Judicial Heritage Center and a new Colorado History Museum—were constructed on the block bounded by Broadway, Lincoln Street, East 13<sup>th</sup> Avenue, and East 14<sup>th</sup> Avenue. The Denver architectural firm of Rogers, Nagel, Langhart, designed the buildings. The structures were demolished in 2010.<sup>2.39</sup>

Figure 2-16. Denver skyline, c. 1959. (Denver Public Library Western History Collection)



Figure 2-17. Freedom Tree plaque. (Mundus Bishop, 2018)



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2.35 “Civic Center National Historic Landmark Nomination Form”, 96.  
2.36 “Memorials and art in and around the Colorado State Capitol”.  
2.37 “Memorials and art in and around the Colorado State Capitol”.  
2.38 “Memorials and art in and around the Colorado State Capitol”.  
2.39 “Civic Center National Historic Landmark Nomination Form”, 96.

Figure 2-18. Armenian Genocide Memorial. (Mundus Bishop, 2018)



Figure 2-19. Pearl Harbor Memorial. (Mundus Bishop, 2018)



## TREES AND MEMORIALS (1978 TO 1986)

### 1982

The 1915 Armenian Genocide Memorial was dedicated. The memorial includes a small plaza, garden, blue spruce, plaque, and a stone bas relief Armenian Cross.<sup>2.40</sup>

### 1983

The Pearl Harbor Memorial was installed and dedicated by the Colorado Members of the Pearl Harbor Survivors Association. The memorial included a stone bench and marker.

The Vietnam War Oak Tree, a memorial to captured Vietnam War prisoners, was planted on West Lawn.<sup>2.41</sup>

### 1986

Liberty Bell replica number 47 was installed in Lincoln Park. It is one of 55 replicas commissioned by the U.S. Department of Treasury and fabricated in 1950. It was previously located at the former Colorado State Museum.

Seven aspen trees were planted on East Lawn. The tree grove commemorates seven astronauts who died in the 1986 Challenger Space Shuttle explosion.

Participants in the Great Peace March planted a beech tree in West Lawn near the corner of Lincoln Street and East Colfax Avenue. The Peace Tree commemorates the Great Peace March from Los Angeles to Washington, DC. Marchers opposed global proliferation of nuclear weapons.<sup>2.42</sup>

2.40 "Memorials and art in and around the Colorado State Capitol".

2.41 "Memorials and art in and around the Colorado State Capitol".

2.42 "Memorials and art in and around the Colorado State Capitol".

## MASTER PLAN(S) AND GROUNDS REVISION (1987 TO 2005)

### 1987

The State of Colorado commissioned a landscape master plan for Capitol Grounds to “provide guidelines for future development, restore the historical character, develop solutions to current site problems, and provide a safe and enjoyable grounds for public use”.<sup>2.43</sup>

### 1988

Capitol Complex Grounds design development plans established concepts for recommendations included in the 1987 Master Plan. One proposal, which was never constructed, envisioned a continuous pedestrian promenade from Capitol Grounds to Lincoln Park by lowering Lincoln Street below grade and constructing a bridge over the street.

The Joe P. Martinez sculpture was dedicated in 1988 to honor Colorado’s first recipient of the Medal of Honor in World War II. The bronze statue is in the north center of Lincoln Park facing southwest.<sup>2.44</sup>

### 1988 to 1990

Lincoln Park modifications, in conjunction with construction of Veterans Monument, included resurfacing elliptical walks and reconstructing the central east-west walk to the west of Veterans Monument.<sup>2.45</sup>

### Late 1980s

The Colorado State Forest Service planted the Dr. Martin Luther King Jr. Blue Spruce Tree on West Lawn near Lincoln Street and East 14<sup>th</sup> Avenue.

An American Linden Tree was planted near East 14<sup>th</sup> Avenue and Sherman Street, on the east side of the loop drive. The tree honored Joy Carpenter, former president of the Board of Land Commissioners and member of Board of Assessment Appeals.<sup>2.46</sup>

### 1990

The *Colorado Veterans Monument* was added to Lincoln Park, replacing an earlier 140-foot flag pole. The three-sided obelisk is 45 feet tall, constructed of red Lyons sandstone, and topped with a bronze and onyx cap. It is set within a plaza paved with red sandstone and granite. A central east-west planting bed is enclosed with a low sandstone wall to the east of the monument.<sup>2.47</sup>

Figure 2-20. Colorado Veterans Monument obelisk and elliptical walk. (Mundus Bishop, 2018)



2.43 “State Capitol Grounds Master Plan”.

2.44 “Memorials and art in and around the Colorado State Capitol”.

2.45 “Civic Center National Historic Landmark Nomination Form”, 13.

2.46 “Memorials and art in and around the Colorado State Capitol”.

2.47 “Civic Center National Historic Landmark Nomination Form”, 13.

Figure 2-22. Colorado Soldiers Monument. (Mundus Bishop, 2018)



Figure 2-21. The Colorado Symbols Fence. (Mundus Bishop, 2018)



A multi-level plaza extending from Capitol Building's west portico to the central east-west walk was constructed. The upper level formed a viewing terrace from Capitol Building and connected to a lower plaza around the *Colorado Soldiers Monument*. A planting bed enclosed by a low stone wall encircled the sculpture. The two cannons were relocated from the lawn to the plaza. Both plazas, separated by a granite wall with brass railing, were paved in a decorative pattern of sandstone and granite blocks. Short red sandstone stairways flanked the wall and connected the upper and lower sections.<sup>2.48</sup>

Colorado Volunteers Flagpole was placed in the west center of Lincoln Park in 1990. The flagpole was dedicated to Coloradoans who died in the Spanish American War and replaced an earlier flagpole dedicated in 1898. The metal shield and plaques on the 1990 flag pole were part of the original flagpole monument.

The *Colorado State Capitol Centennial Cornerstone* was dedicated on the one hundredth anniversary of laying the building cornerstone. It consists of a below-ground vault containing documents and memorabilia pertaining to Colorado in 1990.<sup>2.49</sup>

#### 1991

Capitol Complex Landscape Master Plan—An Update was developed to provide further guidance in refurbishment of Capitol Grounds and Lincoln Park.

State Capitol Building Advisory Committee was established to preserve and promote historic character and architectural integrity of the Capitol Building and Capitol Grounds.<sup>2.50</sup>

The Civil War-era cannons were repaired.

#### 1996

The *Closing Era Statue* setting was redesigned to include a planting bed, low granite wall with sandstone cap, and granite and sandstone plaza.

The *Colorado Symbols Fence* was placed at the base of the west terrace stairs along Lincoln Street. The artwork highlighted Colorado symbols of the state flag, state insect (hair streak butterfly), state bird (lark bunting), state fossil (stegosaurus), state animal (big horn sheep), state flower (columbine), and state fish (rainbow trout).<sup>2.51</sup>

2.48 "Civic Center National Historic Landmark Nomination Form", 9, 10.

2.49 "Civic Center National Historic Landmark Nomination Form", 11.

2.50 Everett. "The Colorado State Capitol: History, Politics, Preservation", 173.

2.51 "Civic Center National Historic Landmark Nomination Form", 10, 11.

**1997**

The Advisory Committee’s guidelines were amended to allow gifts of trees if the proposed donation aligns with the Landscape Master Plan.

The *USS Colorado Memorial* was placed near the base of the Capitol Building to honors those who served on the ship between 1929 and 1959.

**1999**

Two symmetrical, elliptical walks were added to West Lawn. The walks divided the open lawn into roughly four triangular areas.

**2002**

Sand Creek plaque was installed at the *Colorado Soldiers Monument*.<sup>2.52</sup>

**2005**

A monument to Reverend Wade Blank, a local advocate for making buses wheel chair accessible, was placed in Lincoln Park.

A parking garage was constructed at the corner of East 14<sup>th</sup> Avenue and Lincoln Street.

**PRESENT DAY (2006 TO PRESENT)**

**2010 to 2012**

Ralph L. Carr Colorado Judicial Complex was built on the block bounded by East 13<sup>th</sup> and 14<sup>th</sup> Avenues, Broadway, and Lincoln Street. It replaced the 1977 Judicial Heritage Center and Colorado History Museum.

**2012**

Denver’s Civic Center was designated a National Historic Landmark, making it the City and County of Denver’s first and one of two Civic Centers to receive the designation.

**2013**

The Armenian Garden was restored and rededicated. Restoration included the addition of a replica khachkar and accompanying plaque.

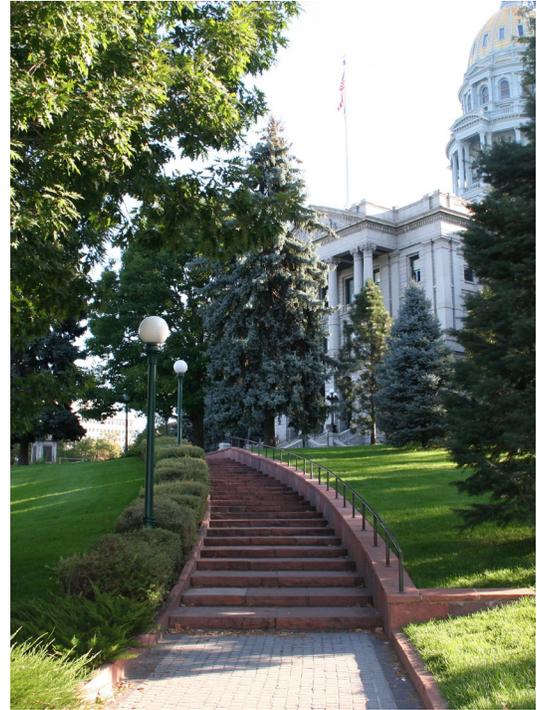
**2014**

The replica Liberty Bell in Lincoln Park was restored and rededicated.

**2016 / 2017**

Updates to the *Veteran’s Memorial Plaza* included installation of tree wells, ginkgo trees, and benches.

Figure 2-23. West Lawn semi-elliptical walks. (Mundus Bishop, 2018)



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2.52 Everett. “The Colorado State Capitol: History, Politics, Preservation”, 180.

## Chapter 3. Existing Condition and Landscape Analysis

### Introduction

This chapter presents the existing condition of Colorado State Capitol Ground's cultural landscape and analyzes integrity according to landscape characteristics. The assessment is presented through a brief narrative and illustrated on an existing condition plan. A list of features documents extant resources important to the study area's historical development.

Field investigations were undertaken in 2018 to document existing condition of features. The existing condition assessment is evaluated according to poor, fair, and good using the following criteria.

**Good** – Features do not require intervention. Minor or routine maintenance is needed at this time.

**Fair** – Some deterioration, decline, or damage is noticeable. Feature may require immediate intervention. If intervention is deferred, the feature will require extensive attention in a few years.

**Poor** – Deterioration, decline, or damage is extensive. Feature is seriously deteriorated, damaged, or presents a hazardous condition. The feature requires extensive and immediate attention due to the level of deterioration, damage, or danger.

### Landscape Characteristics

The existing condition assessment and determination of features retaining integrity and contributing to the significance of Colorado State Capitol Grounds is presented through five landscape characteristics, presented in the following order.

**Spatial Organization** is the arrangement of elements creating the ground, vertical, and overhead planes and defining spaces.

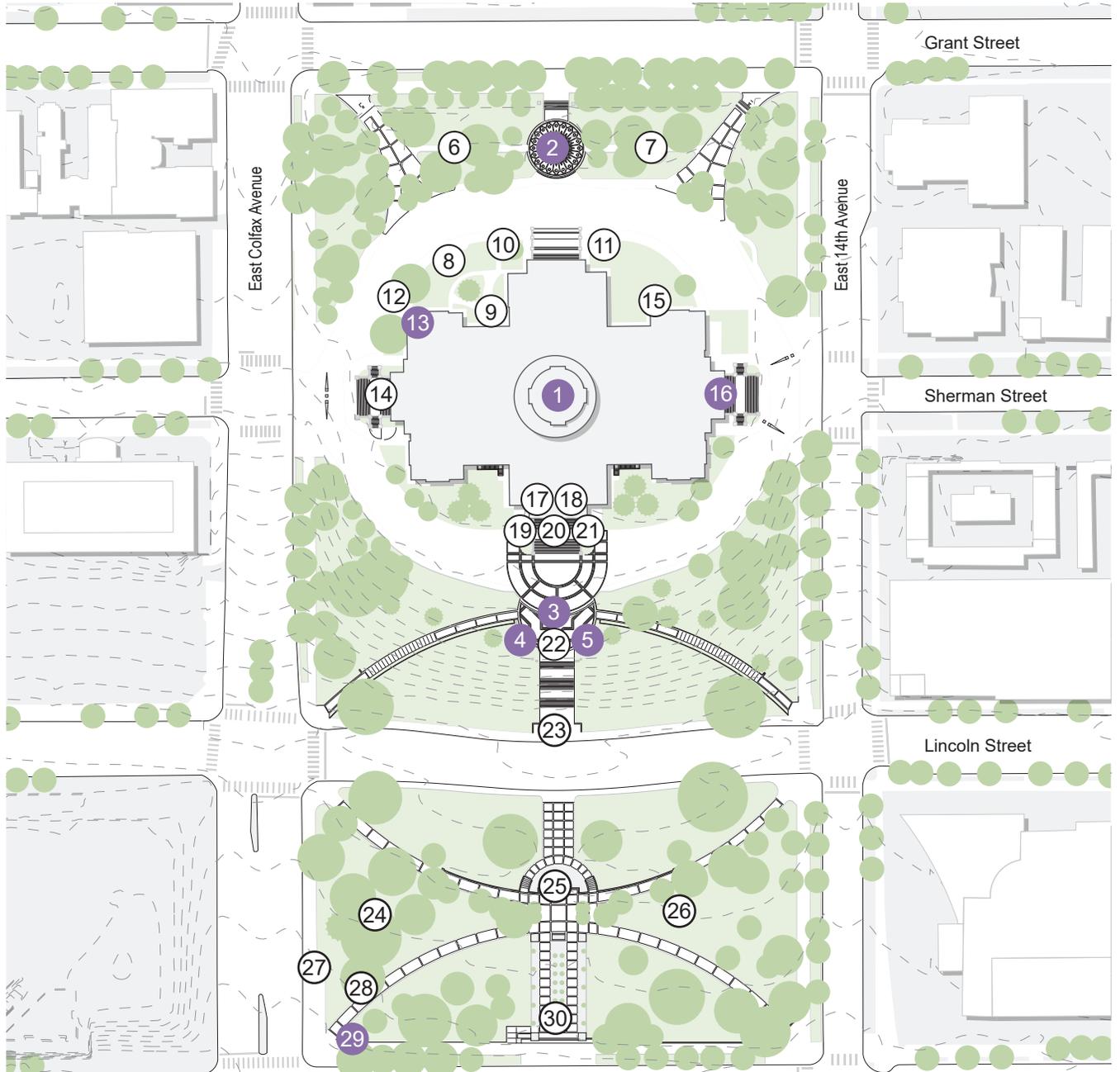
**Buildings, Structures, and Objects** are three-dimensional man-made constructs, including plazas, monuments, and memorials.

**Circulation** includes features and materials constituting systems of movement, including vehicular routes, parking areas, and pedestrian routes.

**Small Scale Features** are human-scaled elements of contemporary time providing specific functions.

**Vegetation** includes trees, shrubs, lawn, ground covers, and other herbaceous materials.

Figure 3-1. Contributing and Non-Contributing Buildings, Structures, and Objects. (Mundus Bishop, 2019)



**LEGEND**

● Contributing Feature

○ Non-Contributing Feature

**1 Colorado State Capitol Building (1890-1908)**

**2 The Closing Era (1898)**

**3 Colorado Soldiers Monument (1909)**

**4 Civil War Cannon no. 268 (1910)**

**5 Civil War Cannon no. 148 (1910)**

6 Preamble of the Constitution Plaque (unk)

6 DAR Plaque (Unk)

7 Ralph Carr Plaque (Unk)

7 Amanche Plaque (Unk)

7 Heritage of Colorado Plaque (Unk)

8 Armenian Genocide Monument (1982)

9 Armenian Cross in Bas Relief (1982)

10 USS Colorado Memorial (1997)

11 Pearl Harbor Memorial (1983)

12 Colorado State Capitol Centennial Cornerstone (1990)

**13 Colorado State Capitol Cornerstone (1890)**

14 Denver Civic Center National Historic Landmark Plaque (2012)

15 Challenger Memorial Grove (1986?)

**16 Irving Hale Plaque (1932)**

17 Lincoln's Gettysburg Address (unk)

18 Logan's Memorial Day Order (unk)

19 18th Step Mile-high Marker (1969)

20 13th Step Mile-high Marker (2003)

21 One Mile above Sea Level Step (1947)

22 Sand Creek Plaque (2002)

23 Colorado Symbols Fence (1996)

24 Joe P. Martinez Statue (1988)

25 Colorado Veterans Monument (1990)

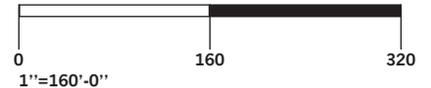
26 Liberty Bell no. 47 (1986)

27 Rev. Wade Blank Monument (2005)

28 Ten Commandments Monument (1956)

**29 Sadie Likens Drinking Fountain (1923)**

30 Flag Pole (1990)



## Contributing and Non-Contributing Features

Contributing features are individual elements and other characteristics extant from the period of significance. Individual features contributing to the significance of Colorado State Capitol Grounds include spatial organization; buildings, structures, and objects; circulation; small scale features; and vegetation.

Non-contributing features are elements added to the study area after the period of significance. They do not assist in maintaining the historic character. Some non-contributing features are compatible with the historic character of the cultural landscape.

Table 3-1 identifies contributing and non-contributing features.

Table 3-1. Contributing and Non-Contributing Features

Spatial Organization	Contributing	Non-Contributing
Capitol Building's siting on Brown's Bluff	•	
West Lawn	•	
East Lawn	•	
Lincoln Park	•	
Civic Axis (central east-west axis)	•	
View from Capitol Building to Front Range	•	
Views to Capitol Building	•	
Buildings, Structures, and Objects	Contributing	Non-Contributing
Capitol Building	•	
<i>The Closing Era</i>	•	
<i>Colorado Soldiers Monument</i>	•	
Civil War Cannon no. 268	•	
Civil War Cannon no. 148	•	
Sadie Likens Drinking Fountain	•	
Irving Hale Plaque	•	
One Mile Above Sea Level Step		•
Ten Commandments Monument		•
18th Step Mile High Marker		•
Armenian Genocide Monument		•
Pearl Harbor Memorial		•
Liberty Bell No. 47		•
Joe P. Martinez Statue		•
<i>Colorado State Capitol Centennial Cornerstone</i>		•
<i>Colorado Veterans Monument</i>		•
Flag Pole		•
Daughters of the American Revolution Plaque		•

Colorado State Capitol Grounds Cultural Landscape Report

Buildings, Structures, and Objects	Contributing	Non-Contributing
<i>Colorado Symbols Fence</i>		•
Preamble of the Constitution Plaque		•
USS Colorado Memorial		•
13 <sup>th</sup> Step Mile High Marker		•
Rev. Wade Blank Monument		•
Colorado State Capitol NHL Plaque		•
Lincoln's Gettysburg Address		•
Logan's Memorial Day Order		•
Ralph Carr Plaque		•
Amache Plaque		•
Heritage of Colorado Plaque		•
Circulation	Contributing	Non-Contributing
Perimeter Sidewalks	•	
Loop Drive	•	
East Lawn Stairs and Walks	•	
West Lawn Stairs	•	
Lincoln Park Semi-Elliptical Walks	•	
Colorado Soldiers Monument Plaza/West Plaza		•
<i>The Closing Era</i> Plaza		•
West Terrace Walks		•
<i>Colorado Veterans Monument</i> Plaza		•
Building Perimeter Sidewalks		•
Vegetation	Contributing	Non-Contributing
Double rows of trees lining walks along Grant Street, East Colfax Avenue, Broadway, East 14 <sup>th</sup> Avenue	•	
Trees – Mixed Species	•	
Lawn	•	
Challenger Memorial Aspen Grove		•
Armenian Genocide Garden		•
Shrubs along secondary walks/stairs		•
Plant beds (memorial pods, Civil War, <i>The Closing Era</i> planter, <i>The Closing Era</i> plaza exterior perimeter, under Goldenrain trees on East Lawn)		•
Plant bed along ramp to <i>Colorado Veterans Monument</i> Plaza		•
Downy Hawthorne trees		•
Ginkgo trees along <i>Colorado Veterans Monument</i> Plaza		•

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**Integrity is defined by seven aspects or qualities as follows.**

**Location** is the place where the cultural landscape was constructed or where an historic event occurred.

**Design** is the combination of elements to create the form, plan, space, structure, and style of the cultural landscape.

**Setting** is the physical environment of the cultural landscape.

**Materials** are the physical elements combined or deposited during particular period(s) of time and in a particular pattern or configuration to form the cultural landscape.

**Workmanship** includes the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

**Feeling** is the cultural landscape's expression of the aesthetic or historic sense of a particular period of time.

**Association** is the direct link between the important historic event or person and a cultural landscape.

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## Existing Condition and Landscape Analysis

The historic integrity of a cultural landscape relates to the ability of the landscape to convey its significance. In addition to being listed in the National Register of Historic Places, a property must also have integrity. Integrity is grounded in a property's physical features and how they relate to its significance. The question of integrity is answered by whether the property retains the identity for which it is significant.

Colorado State Capitol Grounds retains integrity in four aspects including location, setting, design, and association.

The study area retains integrity in location and setting. Historic features associated with the development of Colorado State Capitol Grounds remain in their original locations, including the arrangement of spaces, circulation, and vegetation. The setting retains the original characteristics of the period of significance. The historic relationships of residential and business on the east, civic buildings on the north and south, and the Civic Center on the west remain.

Defining elements from Schuetze's 1895 design remain. Elements include allees, open lawn, expansive views to the Front Range of the Rocky Mountains, and the Civic Axis.

The formal grounds convey Colorado State Capitol Grounds' historic character and association with the Beaux-Arts movement. The landscape complements the grandeur of Capitol Building and serves as public open space, as originally intended. The study area retains association as the cornerstone of the Denver Civic Center.

## Spatial Organization

Schuetze designed Colorado State Capitol Grounds on Beaux-Arts principles of axial relationships, symmetry, and balance of formal and informal spaces. The study area is spatially arranged as a series of grand spaces—Capitol Building, East Lawn, West Lawn, and Lincoln Park. Allees, the Civic Axis, open lawns, broad views, and topography create the spatial organization. Alterations have occurred since the period of significance, but the spatial organization reflects the principles and character of the period of significance.

## Spaces

**Capitol Building** establishes the study area’s spatial organization and unifies the Capitol Grounds, Lincoln Park, and Civic Center. Loop drive encompasses and establishes a base for the building. Grounds to the west open as terraces and sloping lawns provide views of the building and the Front Range. The public landscape extends westward organized along the Civic Axis. Shared principles of spatial organization unify the distinct spaces into a single civic landscape.

**East Lawn** is composed of open lawn and three plazas aligned on a north-south axis. The central plaza and adjacent Grant Street pedestrian entrance align to the Civic Axis. Perimeter plantings and tree-covered lawns establish a sense of enclosure contrasting the open lawns west of the Capitol Building.

**West Lawn** is composed of the central east-west walk and stairway bisecting open lawn. In 1999 semi-elliptical walks were added and divided the lawn into four triangular areas. The walks are based on plans drawn by Schuetze but not implemented during the period of significance. Informal tree groves line street and loop drive. Open lawn flanks the central and semi-elliptical walks.

**Lincoln Park** is divided into a series of lawns by the central east-west walk. Semi-elliptical walks extend from opposite corners of the park and converge on the central plaza. The eastern lawn is relatively open. The western lawn is planted with informal tree groves. Allees partially define the northern, eastern, and southern boundaries of the study area. Allees are non-extant along East Colfax Avenue and altered along Broadway and East 14<sup>th</sup> Avenue.

The continuous tree-lined walks of Schuetze’s design marked the perimeter of East Lawn, West Lawn, and Lincoln Park and defined the distinct areas as a single space. Allees remain but do not reflect the historic extents or character of the continuous tree-lined walks.

Figure 3-2. Capitol Building’s western elevation. (Mundus Bishop, 2018)



The greatest change to the Schuetze plan's spatial organization occurred in 1990 with the addition of the *Colorado Veterans Monument* in Lincoln Park. A paved plaza, widened central walk, and 45-foot sandstone obelisk replaced the original flagpole and simple space where the semi-elliptical walks converged. The monumental addition alters Lincoln Park's naturalistic experience and views.

Spatial organization is altered but reflects the pattern and character of the period of significance.

Figure 3-3. Civic Center, c. 2018 (Google Maps).

Civic Center, c. 1931 - 1935. (Denver Public Library Western History Collection)



Figure 3-4. Spatial Organization. (Mundus Bishop, 2018)

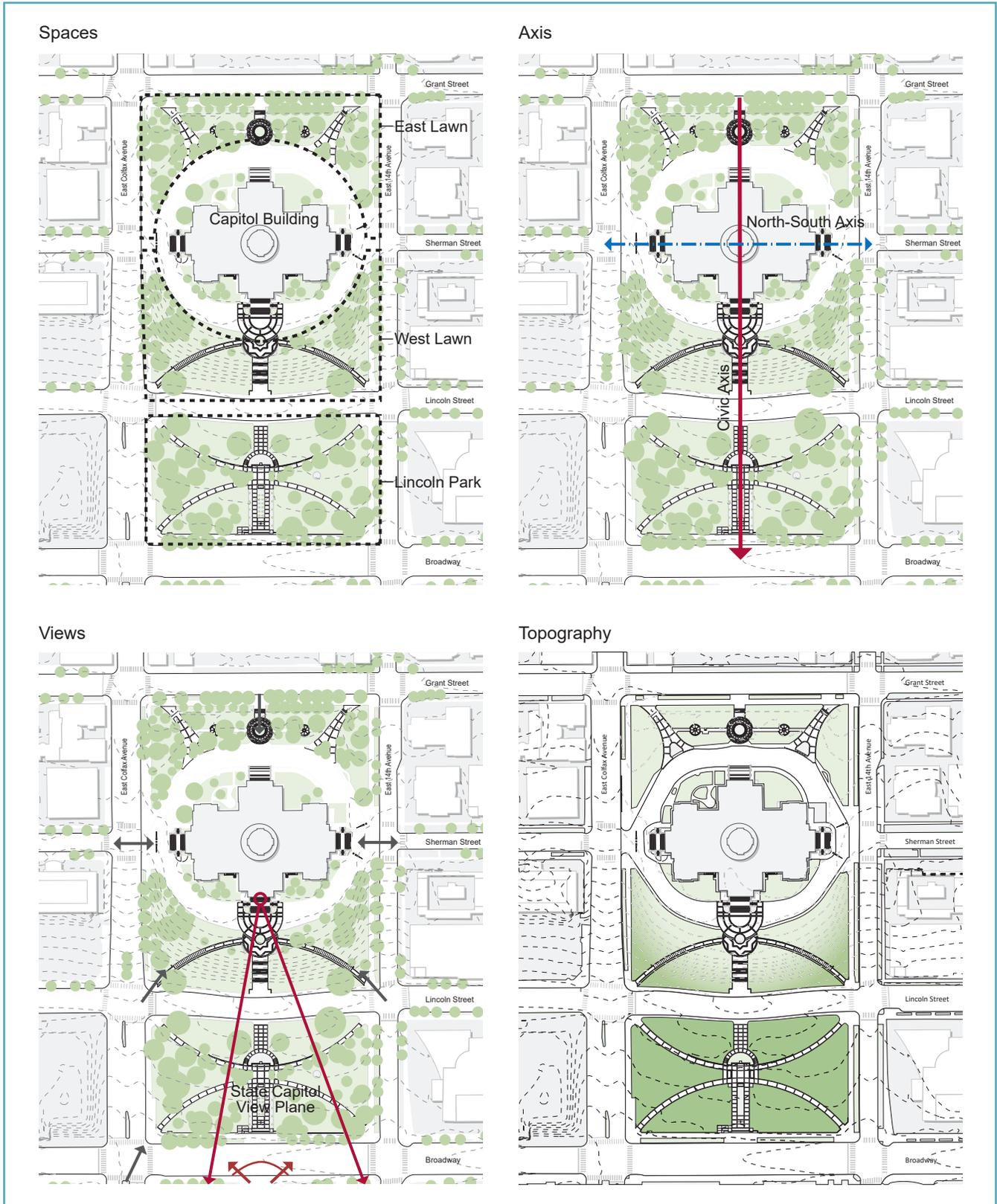
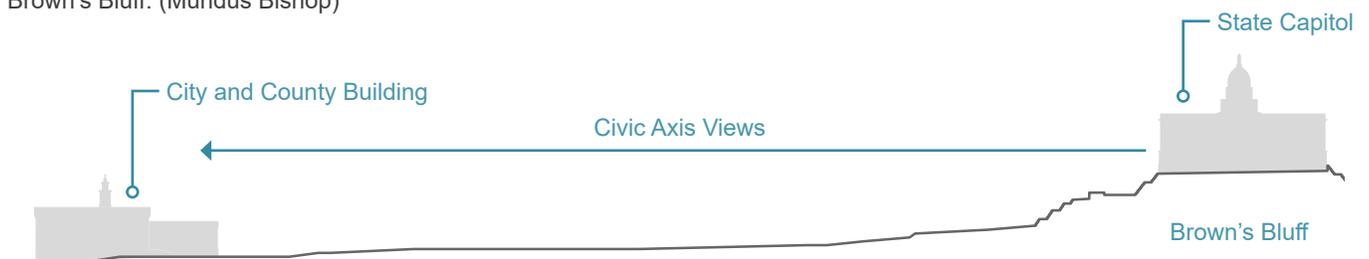


Figure 3-5. Lincoln Park, c. 1920-1930. (Denver Public Library Western History Collection)

Lincoln Park, c. 2018 (Mundus Bishop)



Figure 3-6. Capitol Building Setting atop Brown's Bluff. (Mundus Bishop)



### Axis

Colorado State Capitol Grounds is symmetrically arranged along the Civic Axis—the central east-west axis of Schuetze’s design. This axis extends from Grant Street to Capitol Building’s monumental stairs and projects westward to the City and County Building. The Civic Axis establishes symmetry and cohesion throughout Denver’s civic spaces. A secondary axis extends from Capitol Building’s north and south entrances. The north-south axis aligns with Sherman Street. The east-west and north-south axes reflect the historic axial elements of Schuetze’s design.

### Views

Capitol Building’s west facade includes a visual connection between State Capitol, Civic Center, and the Front Range of the Rocky Mountains. This view aligns with the central Civic Axis.

Prominent views to State Capitol include the intersections of Broadway and East Colfax Avenue, Lincoln Street and East Colfax Avenue, Sherman Street and East Colfax Avenue, Sherman Street and East 14<sup>th</sup> Avenue, Lincoln Street and East 14<sup>th</sup> Avenue, and along the Civic Axis at Broadway and Grant Street.

Views to the State Capitol, Civic Center, and Front Range remain. Mature trees and adjacent development obscure expansive views to and from Capitol Building. Schuetze designed West Lawn plantings to frame views. Mature plantings narrow viewsheds. Lincoln Park’s *Colorado Veterans Monument* includes a 45-foot obelisk and central planter. The features alter views along the Civic Axis.

### Topography

The study area is atop a bluff sloping west to Cherry Creek. Capitol Building steps are located at an elevation of 5280 feet above sea level, giving Denver its official elevation. East Lawn is relatively flat and lies at an elevation several feet below adjacent Grant Street. West Lawn slopes steeply from Capitol Building to Lincoln Avenue. Lincoln Park is relatively flat and evenly graded. Topography reflects the period of significance.

### Buildings, Structures, and Objects

Buildings, structures, and objects include those extant during the period of significance and others built after the period of significance. Buildings, structures, and objects from the period of significance largely remain in their historic locations. Two Civil War-era cannons, formerly set outside the Colorado Soldiers Monument plaza, are now set within the plaza. The spaces surrounding Capitol Building, *The Closing Era*, and *Colorado Soldiers Monument* are altered from the period of significance and diminish integrity.

### Buildings

Capitol Building dominates the eastern edge of the study area. The Renaissance Revival building reflects the setting and form of the United States Capitol in Washington, D.C. The building's interior and exterior were recently restored and are in good condition.

### Structures and Objects

*The Closing Era* statue remains in its original East Lawn location. Early 1900s photographs illustrate the statue surrounded by lawn and a concrete walk. The plaza was redesigned in 1999. Today the statue is surrounded by a low sandstone wall and larger plaza paved in a compass rose pattern of red sandstone and dark gray granite.

Figure 3-7. *The Closing Era* statue, c. 1890-1900. (Denver Public Library Western History Collection)

*The Closing Era* statue, c. 2018 (Mundus Bishop)

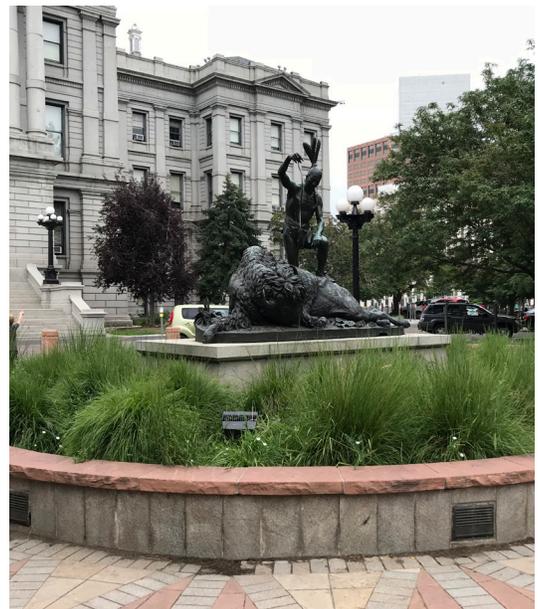
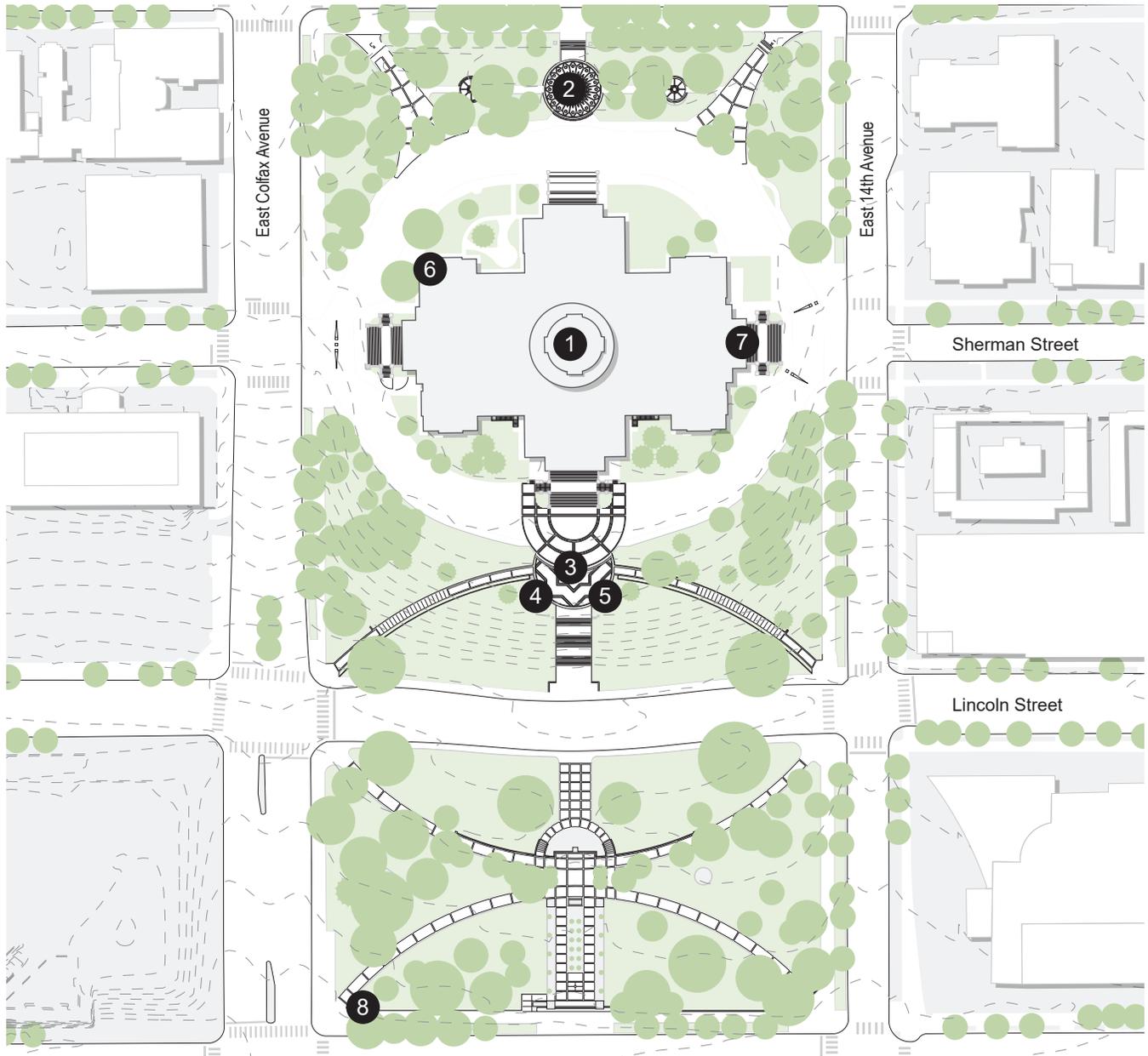


Figure 3-8. Buildings, Structures, and Objects. (Mundus Bishop, 2019)

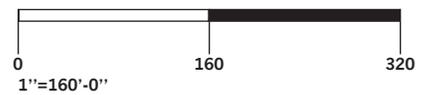


**LEGEND**



Contributing Feature

- |   |   |
|---|---|
| 1 Colorado State Capitol Building (1890-1908) | 6 Colorado State Capitol Cornerstone (1890) |
| 2 The Closing Era (1898)                      | 7 Irving Hale Plaque (1932)                 |
| 3 Colorado Soldiers Monument (1909)           | 8 Sadie Likens Drinking Fountain (1923)     |
| 4 Civil War Cannon no. 268 (1910)             |   |
| 5 Civil War Cannon no. 148 (1910)             |   |



The *Colorado Soldiers Monument* remains in its original West Lawn location. A planting bed and metal fence historically surrounded the statue. The plaza was redesigned in 1990 and today is surrounded by a larger planting bed and low sandstone seatwall. The Civil War-era cannons, formerly set in the lawn north and south of the statue, are set within the plaza.

Colorado State Capitol Cornerstone, Irving Hale Plaque, and Sadie Likens Drinking Fountain remain in their historic locations. Their locations reflect the pattern and character of the period of significance.

Small memorials and plaques in East Lawn and larger memorial objects in Lincoln Park commemorate events and people considered significant to Colorado history. These contemporary features are non-contributing features.

Park use and deferred maintenance impact feature condition. Burrowing animals and loitering deteriorate integrity and contributes to evolving maintenance needs.

*Figure 3-9. Colorado Soldiers Monument, c. 1890 to 1900. (Denver Public Library Western History Collection)*

*Colorado Soldiers Monument, c. 2018. (Mundus Bishop, 2018)*



### Circulation

Study area circulation includes vehicular and pedestrian routes. Current circulation reflects historic routes, although widths and materials differ from the period of significance. Vehicular parking exists along loop drive, historically a pedestrian and carriage route. Additional pedestrian walks occur in areas of historically open lawn. Contemporary projects introduced paving patterns and a wider range of materials replacing Schuetze’s simple paving palette.

### Vehicular Circulation

Loop drive encompasses Capitol Building and provides access along East Colfax Avenue and East 14<sup>th</sup> Avenue. Entrance drives align with Capitol Building’s north-south axis. Barrier arm gates at each entrance restrict public vehicular access. Loop drive ranges in width from 30 to 50 feet and includes 162 parking spaces and an attached walk. The attached walk is non-contiguous and is obstructed by bollards and parking.

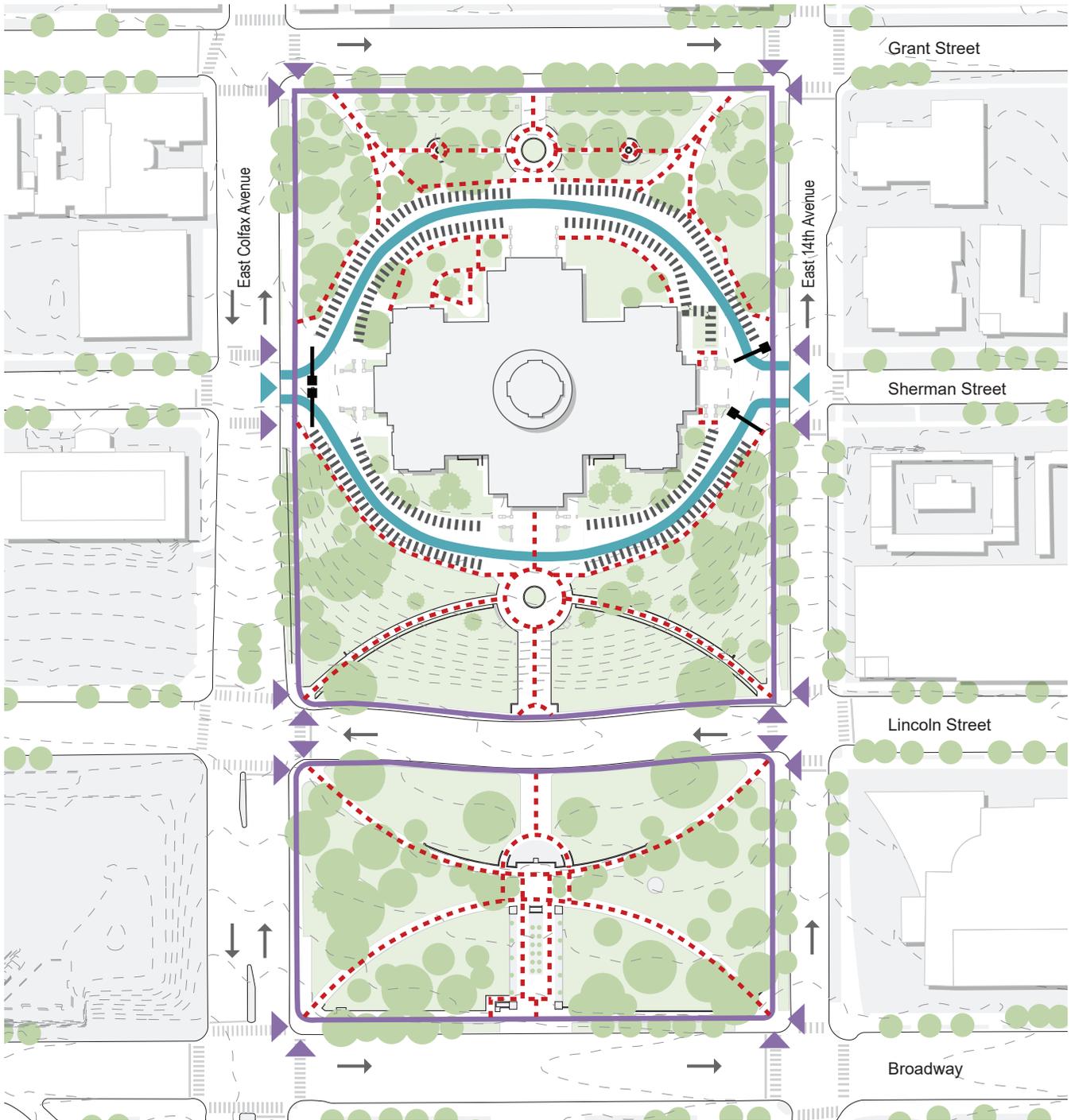
Loop drive historically provided pedestrian and carriage access to Capitol Building. The narrow carriage road was widened in the 1930s to accommodate vehicular parking. The widened drive, barrier arm gates, and parking encroach on the Capitol Ground’s landscape and views, diminishing the arrival experience and character of the period of significance. Loop drive surfacing is in fair condition. Asphalt overlays address short-term needs but result in unintended impacts to Capitol Building. Stormwater flows over at-grade curbs towards Capitol Building.

Figure 3-10. Loop drive, c. 2018. (Mundus Bishop)

Loop drive, c. 1904. (Denver Public Library Western History Collection)



Figure 3-11. Circulation. (Mundus Bishop, 2019)



**LEGEND**

- Vehicular Route
- Traffic Flow
- Vehicular Entrance
- Vehicular Gate
- Parking
- Pedestrian Route - Perimeter
- Pedestrian Entrance
- Pedestrian Route - Interior

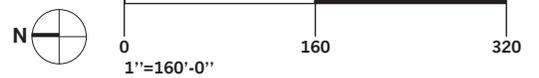


Figure 3-12. *The Closing Era* statue plaza (Mundus Bishop, 2018)

Colorado Veteran's Plaza (Mundus Bishop, 2018)



### Pedestrian Circulation

**Perimeter walks** line Grant Street, East Colfax Avenue, Broadway, Lincoln Street, and East 14<sup>th</sup> Avenue. Walks range from six to twenty-four feet wide and include accessible sidewalk ramps at intersections. Walk replacement and repair occurs intermittently and condition varies. Throughout the study area, surfacing is cracked, panels are uneven, and repair materials differ from walk material.

Perimeter walks retain their historic alignments, with the exception of East Colfax Avenue. East Colfax Avenue was widened in the 1930s to accommodate increased vehicular traffic. This eliminated a row of trees, reduced walk widths, and altered the character of the tree-lined walk in Lincoln Park.

A **central east-west walk** aligns with Capitol Building's east and west entrances and extends from Grant Street to Broadway. The walk continues through Civic Center. The walk ranges from 25 to 40 feet in width and is in fair condition.

Central walks reflect historic alignments. West Lawn and Lincoln Park central walk widening occurred in the 1990s. Lincoln Park widening included replacing a single paving material with a geometric pattern of contrasting granite and sandstone blocks.

**Interior walks** provide access from street corners to interior spaces. East Lawn radial walks connect to the loop drive and sandstone steps provide access from Grant Street, located at a higher elevation. West Lawn semi-elliptical walks and sandstone stairs mirror Lincoln Park walks and provide access to Capitol Building. Lincoln Park's semi-elliptical walks are symmetrically reversed on the north-south axis and converge at the central walk.

Interior walks generally retain historic alignments, with the exception of West Lawn semi-elliptical walks. West Lawn historically had one interior pedestrian route—central walk. Increased visitation necessitated the 1999 addition of semi-elliptical walks. The alignment is based on plans drawn by Schuetze but not constructed during the period of significance.

### Small Scale Features

Existing small scale features include bollards, lighting, signs, and street furniture. These features were added after the period of significance and are not contributing features.

During the period of significance small scale features included benches, decorative fencing, and lighting. These features were removed or replaced with contemporary design choices. Small scale features within the historic landscape were consistent and simple in style and materials. Contemporary features are inconsistent—benches, bollards, and light fixtures vary in style and material throughout the grounds.

Small scale features respond to contemporary access, safety, and operational needs. Bollards, vehicular gates, and regulatory signage do not reflect the study area's historic character or experience.

Figure 3-13. Existing small scale features. (Mundus Bishop, 2018)



### Vegetation

Vegetation consists of shade trees, lawn, and ornamental plantings. Vegetative patterns remain similar to the period of significance, which was characterized by allees and groves of trees, and open lawn.

### Shade Trees

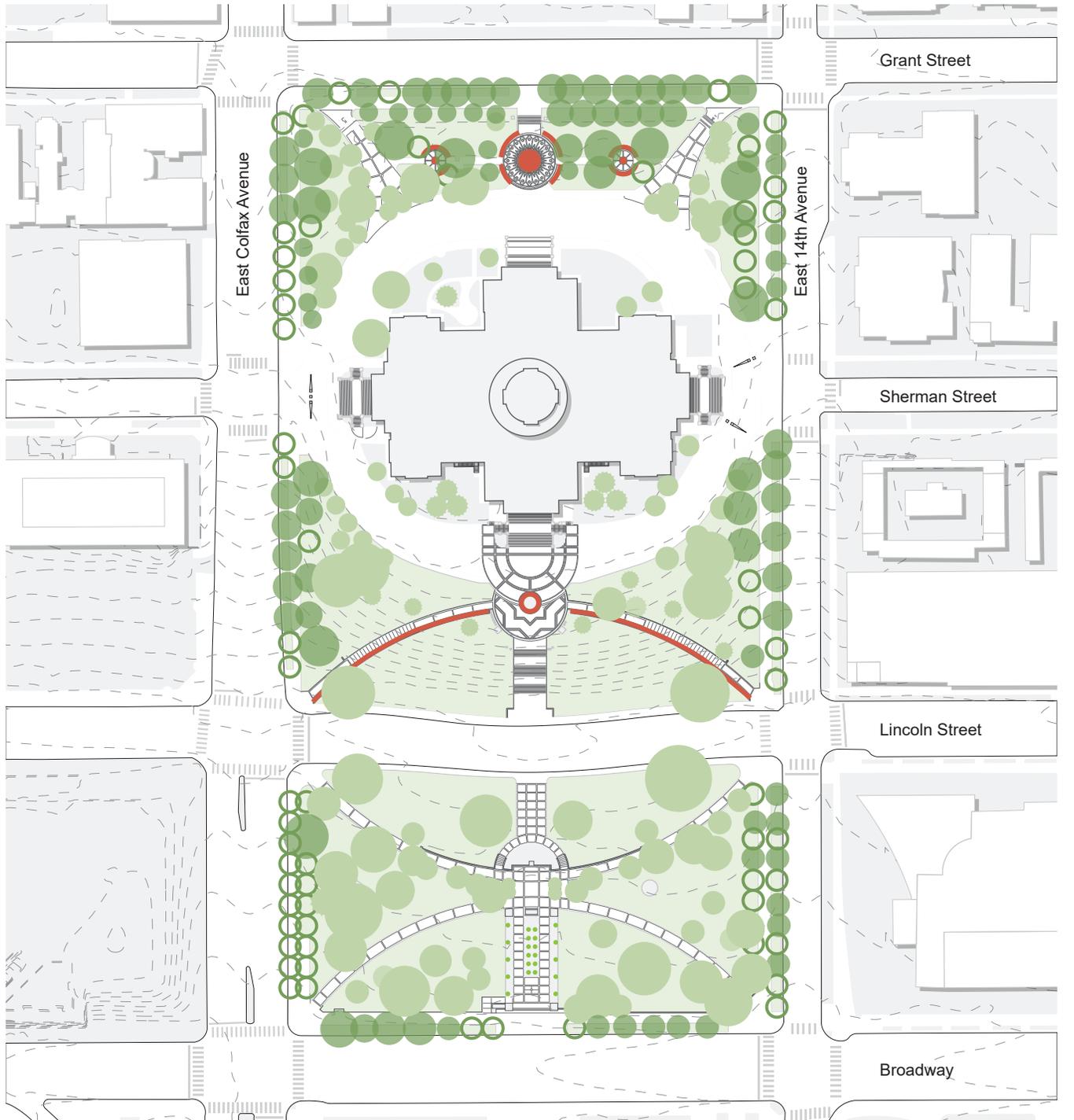
**Allees** define the perimeter of Colorado State Capitol Grounds. Tree species, sizing, and spacing is inconsistent and gaps exist. East Colfax Avenue widening in the 1930s eliminated a row of trees along Lincoln Park's northern walk. Grant Street is most intact with nearly continuous rows of hackberry trees lining both sides of the perimeter walk.

During the period of significance, a continuous double-row of elms created formal allees. The shaded walks established a unifying element throughout the study area. Allees are visible today but gaps exist where trees have died or been removed. Few original elms remain, and the tree-lined walks lack the historic density and regularity of paired trees. Replacement trees vary in size, spacing and species.

Figure 3-14. Formal tree-lined walks, c. 1913. (Denver Public Library Western History Collection)



Figure 3-15. Vegetation. (Mundus Bishop, 2019)



**LEGEND**

- Allee
- Non-Extant Allee
- Grove
- Groundcover
- Lawn



Figure 3-16. West lawn groves of trees. (Mundus Bishop, 2018)



Figure 3-17. Burrowing animals impact trees. (Mundus Bishop, 2018)



**Groves of trees** are located in East Lawn, Lincoln Park, and along loop drive. The groves resemble Schuetze’s original plantings but are denser and extend into areas of historically open lawn in East Lawn and along loop drive. Tree replacement has not occurred in Lincoln Park and fewer trees exist than in the period of significance.

Notable trees from the period of significance include two non-extant black walnut trees planted at the Civil War Monument. The trees were planted in 1932 to celebrate the bicentennial and removed in recent years. Tree replacement has not occurred.

Shade tree condition varies. Deferred maintenance and burrowing animals impact tree condition and contribute to deterioration.

Table 3-2. Tree Inventory

Common Name	Botanic Name	QTY
Aspen Grove	Populus tremuloides	1
Catalpa	Catalpa sp.	1
Copper beech	Fagus sylvatica purpurea	2
Crab apple	Malus sp.	15
Elm	Ulmus sp.	7
Goldenraintree	Koelreutaria paiculata	6
Hackberry	Cercis occidentalis	30
Honeylocust	Gleditsia triacanthos	27
Kentucky Coffeetree	Gymnocladus dioicus	1
Linden	Tilia sp.	31
London Planetree	Platanus acerifolia	1
Maple	Acer sp.	1
Oak	Quercus sp.	7
Pear	Pyrus sp.	3
Pine	Pinus sp.	1
Spruce	Picea sp.	15
Ash	Fraxinus sp.	9
Catalpa	Catalpa sp.	2
Cockspur Hawthorne	Crataegus crusgalli inermis	1
Crab apple	Malus sp.	3
Downy Hawthorne	Crataegus mollis	16
Elm	Ulmus sp.	4
Ginko	Ginko biloba	10
Hackberry	Cercis occidentalis	5
Honeylocust	Gleditsia triacanthos	5
Linden	Tilia sp.	13
Maple	Acer sp.	1
Oak	Quercus sp.	20
Pinon Pine	Pinus cembroides	1
Pear	Pyrus sp.	3
Pine	Pinus sp.	1

### Lawn

Lawn covers East Lawn, West Lawn, and Lincoln Park. Historic areas of open lawn generally remain. Increased loitering and burrowing animals impact lawn condition.

### Ornamental Plantings

Ornamental plantings are sparse. Planting beds are located at East Lawn's north and south plazas and surround the *Colorado Soldiers Monument*, the *Colorado Veterans Monument*, and *The Closing Era* statue. Prostrate junipers are planted along West Lawn's semi-elliptical path.

Ornamental planting areas today differ from the period of significance. The areas surrounding *The Closing Era* statue and *Colorado Soldiers Monument* were historically open lawn and hardscape. Schuetze filled areas within the loop road with low ornamental plantings. Loop road widening largely eliminated plantings.

In 1990 the *Colorado Veterans Monument* was added to Lincoln Park. The monument includes a central planter and is non-contributing.



Figure 3-18. Burrowing animals impact lawn and tree condition. (Mundus Bishop, 2018)

## Matrices

The following tables summarize feature condition and indicate contributing features.

Table 3-3. Spatial Organization Existing Condition Assessment and Landscape Analysis

Landscape Feature	Date(s) of Construction	Condition	Contributing	Description
Capitol Building's siting on Brown's Bluff	1890	Good	●	Civic Center high point with views to the Front Range.
West Lawn	1895	Good	●	Open, sloping lawn west of Capitol Building.
East Lawn	1895	Fair	●	Open lawn, forested groves, and memorial features east of Capitol Building. Lawn deterioration and damage is noticeable.
Lincoln Park	1896	Fair	●	Open lawn on the eastern edge and lawn with tree groves to the west. Lawn deterioration and damage is noticeable.
Central east-west axis	1895	Good	●	The landscape design is centered symmetrically along a central east-west axis bisecting the Civic Center.
View from Capitol to Front Range	1895	Good	●	Views to the Front Range of the Rocky Mountains and Civic Center from Capitol Building's western facade.
Views to Capitol Building	1895	Fair	●	Views to Capitol Building from adjacencies. Mature trees, memorials, and adjacent development obscure views.

Table 3-4. Buildings, Structures and Objects Existing Condition Assessment and Landscape Analysis

Landscape Feature	Date(s) of Construction	Condition	Contributing	Description
Capitol Building	1890-1908	Good	●	Renaissance Revival influenced by the neoclassical design of the United States Capitol; grey granite from the Aberdeen quarry in Gunnison County set on a raised basement; monumental porticos are set on each elevation; central 272-foot gold plated dome.
The Closing Era	1898	Fair	●	Bronze stature of a Native American hunter and a dying bison set on a granite pedestal. Vegetation, low sandstone wall, and surrounding plaza diminish setting.
<i>Colorado Soldiers Monument</i>	1909	Fair	●	Eight-foot bronze statue of a soldier atop a granite pedestal. Vegetation, low sandstone wall, and surrounding plaza diminish setting. Stains to stone base are noticeable.
Civil War Cannon no. 268	1863 (placed ca 1910)	Good	●	Brass barrel set upon a mahogany carriage located north of the <i>Colorado Soldiers Monument</i> .
Civil War Cannon no. 148	1862 (placed ca 1910)	Good	●	Brass barrel set upon a mahogany carriage located south of the <i>Colorado Soldiers Monument</i> .
Sadie Likens Drinking Fountain	1923	Fair	●	Six-foot, tapered, black granite pedestal with brass drinking fountains and brass plaques on the north and south faces. Fountain is not operational and deterioration is noticeable.
Irving Hale Plaque	1932	Fair	●	The plaque is located on Capitol Building's north entrance and commemorates Hale's academic, military, and engineering accomplishments. Deterioration to metal is noticeable.
One Mile Above Sea Level Step	1949	Good		Carved into step on west stairway to Capitol Building.
Ten Commandments Monument	1956	Fair		Upright red granite slab engraved with the text of the Ten Commandments. Stains to slab is noticeable.
18th Step Mile High Marker	1969	Good		Geodetic marker denoting updated measurement of one mile above sea level. Attached to the 18 <sup>th</sup> step of the west entrance to Capitol Building.
Armenian Genocide Monument	1982	Good		Small bronze plaque on a low, slanted concrete base; bas relief Armenian cross set along a sandstone plaza and flanked with native flower garden.
Pearl Harbor Memorial	1983	Good		Grey granite bench with a vertical granite slab set on concrete base.
Liberty Bell No. 47	1986	Good		Full size replica of the Liberty Bell set on a concrete slab.
Joe P. Martinez Statue	1988	Good		Bronze statue honoring Colorado's first recipient of the Medal of Honor for service in WWII; set on a concrete slab.

Table 3-4. Buildings, Structures and Objects Existing Condition Assessment and Landscape Analysis (continued)

Landscape Feature	Date(s) of Construction	Condition	Contributing	Description
<i>Colorado State Capitol Centennial Cornerstone</i>	1990	Good		Grey granite cover to a subterranean time capsule vault. Celebrates 100th anniversary of setting the building cornerstone
Colorado Veterans Monument	1990	Good		45-foot red Lyons sandstone plaza as a tribute to Colorado veterans of WWI, WWII, Korean War, Vietnam War, Persian Gulf War, and during peacetime.
Flag Pole	1990	Good		45-foot aluminum flag pole, dedicated to Coloradoans who volunteered in the Spanish American War. Sandstone base upon which are mounted plaques listing names of soldiers, and a shield from the 1898 dedication of the original flagpole. The plaques and shield are from the original flagpole.
Daughters of the American Revolution Plaque	1995	Good		Plaque in center of north memorial pod honors the Colorado State Society of the Daughters of the American Revolution.
<i>Colorado Symbols Fence</i>	1996	Good		Hand forged series of five steel screens depicting five official Colorado State symbols.
Preamble of the Constitution Plaque	1996	Good		Plaque in center of north memorial pod provides a quote from the Preamble of the United States Constitution.
USS Colorado Memorial	1997	Good		Grey granite bench with a vertical granite slab set on concrete base.
13 <sup>th</sup> Step Mile High Marker	2003	Good		Updated commemoration of one mile above sea level on the west entrance stairway to Capitol Building.
Rev. Wade Blank Monument	2005	Good		Small concrete monument on East Colfax Avenue near Broadway commemorating Rev. Wade Blank, who advocated for wheel chair accessibility of local buses.
Colorado State Capitol NHL Plaque	2012	Good		Plaque on east side of Capitol Building commemorating the Capitol Building as part of the Denver Civic Center National Historic Landmark District.
Lincoln's Gettysburg Address	Unknown	Good		Brass plaque on exterior of west portico of Capitol Building.
Logan's Memorial Day Order	Unknown	Good		Brass plaque on exterior of On West Portico of Capitol Building.
Ralph Carr Plaque	Unknown	Fair		Plaque in center of south memorial pod, commemorated Colorado Gov. Ralph L. Carr (1939-43). Deterioration to metal is noticeable.
Amache Plaque	Unknown	Fair		Plaque in center of south memorial pod commemorates Camp Amache, a World War II Japanese American relocation camp in southeast Colorado. Deterioration to metal is noticeable.
Heritage of Colorado Plaque		Good		Plaque in center of south memorial pod, north position.

Table 3-5. Circulation Existing Condition Assessment and Landscape Analysis

Landscape Feature	Date(s) of Construction	Condition	Contributing	Description
Perimeter Sidewalks	1906; 1930	Fair	●	Concrete walks with a tree lawn. Sandstone curbs remain along Grant Street and Lincoln Street. Deterioration and damage is noticeable. Paving varies in condition—paving is cracked, panels are uneven, and concrete is patched with asphalt.
Loop drive	1906	Poor	●	Level, asphalt-covered concrete loop drive around Capitol Building. Deterioration and damage is extensive—asphalt is crumbling and patched. Bollards, vehicular parking, and signage alters setting.
East Terrace Stairs and Walks	1909; 1990	Fair	●	Red sandstone walk with steps at the northeast and southeast corners entering from Grant Street. Deterioration to red sandstone pavers is noticeable.
West Terrace Stairs	1909; 1999	Good	●	Three sets of red sandstone steps with landings bisecting the west terrace.
Lincoln Park semi-elliptical walks	1909; 1990	Fair	●	Red flagstone semi-elliptical walks. Deterioration to flagstone is noticeable.
Colorado Soldiers Monument Plaza / West Plaza	1990	Fair		Red sandstone and grey granite pavers at the west edge of the loop drive; a second, larger plaza extends across the loop drive. Low stone wall enclosed a planting bed beneath the sculpture. Granite wall with brass railing, flanked with sandstone stairs link the two plazas. Square sandstone bollards separate the plaza from the loop drive. Deterioration to materials is noticeable. Vegetation, low sandstone wall, and surrounding plaza materials diminish historic setting.
The Closing Era Plaza	1996	Fair		Red sandstone and grey granite paver circular plaza paved in a compass rose pattern. Enclosed by sandstone seatwalls on four sides. Sandstone steps lead from Grant Street down to the plaza. Square sandstone bollards separate the plaza from the loop drive. Two smaller memorial plazas are north and south. Deterioration to materials is noticeable. Vegetation, low sandstone wall, and surrounding plaza materials diminish historic setting.
West Terrace Walks	1999	Fair		Symmetrical walks with central steps divide the west terrace. Granite walks with red sandstone coping, walls, and stairways bordered by low juniper shrubs. Deterioration to sandstone is noticeable.
Colorado Veterans Monument Plaza	1990	Fair		Red sandstone and black granite block plaza. Deterioration to materials is noticeable.
Building Perimeter Sidewalks	Unknown (varies)	Fair		Non-contiguous concrete walks. Deterioration and damage is noticeable. Paving varies in condition—paving is cracked, panels are uneven, and concrete is patched with asphalt.

Table 3-6. Small Scale Features Existing Condition Assessment and Landscape Analysis

Landscape Feature	Date(s) of Construction	Condition	Contributing	Description
Sandstone Perimeter Wall	1958	Fair		Buff sandstone seatwall along the walk on Broadway. Sandstone deterioration and damage is noticeable.
Benches	varies	Varies		Two types
Pedestrian Lights	varies	Good		Two types
Street Lights	varies	Good		
Brass railings on stairs	varies	Fair		Center railing at stairs of north, east, south, and west entrances to Capitol Building. Deterioration and damage to brass railings is noticeable.
Trash Receptacles	varies	Varies		Two types
Bollards	varies	Varies		Three types
Parking Meters	varies	Good		
Fire Hydrant	varies	Good		
Signs	varies	Varies		Regulatory
Bicycle Rack	varies	Good		
Flagpole		Good		Two flagpoles flanking the Colorado Soldiers Monument Plaza.

Table 3-7. Vegetation Existing Condition Assessment and Landscape Analysis

Landscape Feature	Date(s) of Construction	Condition	Contributing	Description
Double rows of trees lining walks along Grant Street, East Colfax Avenue, Broadway, East 14 <sup>th</sup> Avenue	1895; various	Fair	●	Multiple tree species have replaced American Elms of original design. Trees vary in condition and gaps in the continuous allee exist. The trees lack the density and uniformity in size and species.
Trees – Mixed Species	1895-1909, 1960, 1987	Fair/varies	●	Scattered trees of various species in lawn areas between walks. Trees vary in condition.
Lawn	1895	Fair	●	Turf grass on west terrace, under trees in east garden, and Lincoln Park. Lawn varies in condition. Deterioration and damage is noticeable.
Challenger Memorial Aspen Grove	1987	Fair		Seven aspen trees commemorate the lives of the astronauts who perished in the Challenger Space Shuttle explosion on January 28, 1986. Located on the southeast corner of Capitol Building. Trees vary in condition.
Armenian Genocide Garden		Poor/Fair		Vegetation varies in condition. Deterioration to plantings is noticeable.
Shrubs along secondary walks/stairs	1990	Fair		Prostrate juniper along semi-elliptical paths on West Lawn. Deterioration to plantings is noticeable.
Plant beds (memorial pods, Civil War, Era planter, Era plaza exterior perimeter, under Goldenrain trees on East Lawn)		Fair-Poor		Vegetation varies in condition. Deterioration to plantings is noticeable/extensive.
Plant bed along ramp to Veterans Memorial Plaza		Poor		Mulch with weeds: no plant material. Deterioration to plantings is extensive.
Downy Hawthorne trees		Fair		Trees in raised planter in middle of Veterans Memorial Plaza. Deterioration to trees is noticeable.
Ginkgo trees along Veterans Memorial Plaza	2017	Poor		Ginkgo trees in tree wells along exterior perimeter of plaza. Deterioration to trees is extensive.

## Chapter 4. Treatment

### Introduction

This chapter presents an approach for the repair, protection, and stewardship of Colorado State Capitol Grounds' cultural landscape. Preserving and rehabilitating the study area to maintain integrity and to protect contributing features and characteristics is a primary goal. Improvements that meet contemporary needs and are compatible with the cultural landscape is of equal importance.

Treatment guidance follows a rehabilitation approach. Recommendations for the protection and improvement of the study area are based upon *The Secretary of Interior Standards for the Treatment of Historic Properties for Rehabilitation* and *Guidelines for the Treatment of Cultural Landscapes*. Recommendations are informed by the historical development findings, condition and landscape analysis, and discussions with the State Capitol Building Advisory Committee completed for this CLR.

Treatment guidance establishes an integrated approach to preserve and rehabilitate the study area and its historic form while addressing contemporary needs. Treatment recommendations are intended as a guide and as a starting point for future work.

Related treatment guidance includes the following.

- Denver's Civic Center Design Guidelines
- Denver Parks & Recreation Forestry Office Approved Street Tree List
- Secretary of the Interior's Standards for Rehabilitation of Historic Buildings
- Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes

### Treatment Approach

Rehabilitation is the recommended treatment approach for Colorado State Capitol Grounds. Rehabilitation offers the best approach for treatment of cultural landscapes with long periods of significance, where extant resources remain from a continuum of historical development.

In accordance with the Secretary of Interior's Standards, rehabilitation provides a holistic approach to preserving features that convey the historical, cultural, and architectural values of the study area including extant cultural resources, contributing features, and relationships between these. This approach allows for removal of non-contributing features, and recommends compatible repairs, alterations, and additions needed for the continued use of the study area. Repairs, modifications,

or additions will reflect the study area's historic form, scale, and character to maintain integrity in design, setting, workmanship, feeling, and materials.

### Treatment Guidance and the Period of Significance

A period of significance from 1890 to 1935 captures the timeframe in which the study area evolved in style and function. This period begins with the placement of the State Capitol Building cornerstone in 1890 and concludes with the completion of Denver's Civic Center in 1935 when the City and County Building Grounds were completed. The design established between 1890 to 1935 remains today, and the study area retains integrity.<sup>4.1</sup>

### Vision

Colorado State Capitol Grounds will be preserved and rehabilitated to protect contributing features. Compatible alterations and additions will be allowed to continue the study area's function as the cornerstone of Denver's Civic Center. Preservation of contributing features, spatial relationships, views, and circulation and vegetation patterns is a primary goal. Equally important are compatible additions to enable the study area to continue to evolve to address contemporary needs.

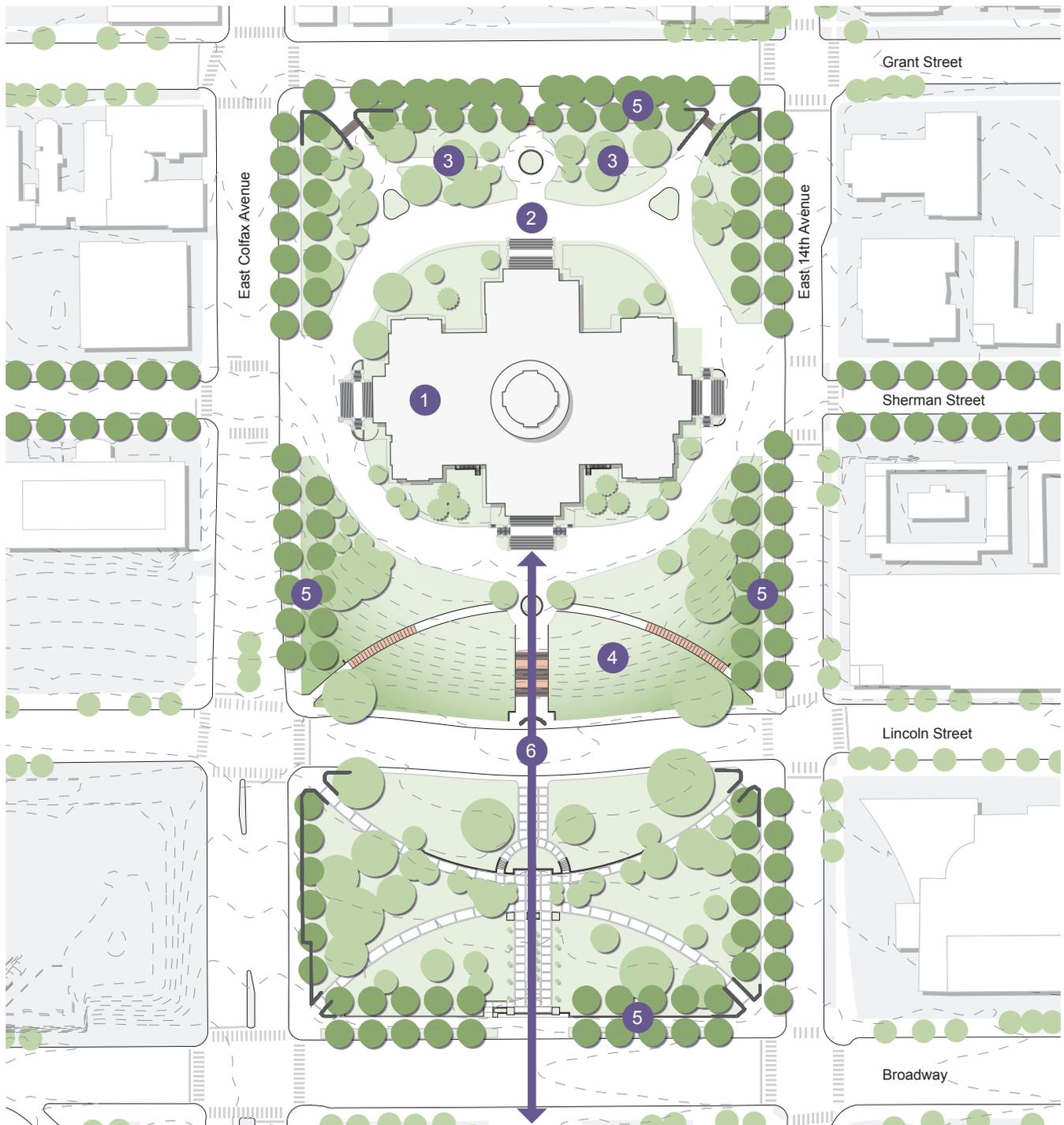
### General Guidance

1. Protect contributing features through preservation, restoration, and rehabilitation using accepted preservation practices in accordance with the *The Secretary of Interior Standards for the Treatment of Historic Properties for Rehabilitation and Guidelines for the Treatment of Cultural Landscapes*.
2. Allow removal of existing features that diminish the integrity of Colorado State Capitol Grounds.
3. Allow additions in conformance with the treatment guidance. Ensure new features are approved, designed, and placed at the discretion of the State Capitol Building Advisory Committee.
4. Ensure regular maintenance and repair for all contributing features of the study area.
5. Ensure infrastructure repairs and improvements are undertaken to minimize impacts to historic spaces and contributing features and vegetation, and accomplished holistically to maintain integrity of the cultural landscape.

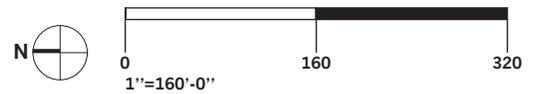
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4.1 The period of significance of 1890 to 1935 mirrors the period of significance for the Denver Civic Center National Historic Landmark District (NHL) and includes the NHL's contributing resources.

Figure 4-1. Treatment Plan. (Mundus Bishop, 2019)



- 1 Preserve Capitol Building as Colorado State Capitol Grounds' Focal Point
- 2 Rehabilitate Loop Drive
- 3 Establish Memorial Walk
- 4 Preserve the Topography of Brown's Bluff
- 5 Preserve and Restore Perimeter Allees
- 6 Preserve and Strengthen Civic Axis



## Treatment Guidance

Treatment guidance is organized by landscape characteristic and presented in narrative and graphic form. Guidance provides overarching recommendations followed by actions and design criteria to assist in evaluating and implementing recommendations.

### SPATIAL ORGANIZATION

Colorado State Capitol Grounds' spatial organization remains from the period of significance. The Civic Axis, allees, open lawns, broad views, and topography of Brown's Bluff remain and will be preserved and repaired. East Lawn will be reestablished to its historic form to better facilitate memorial placement and movement through the space.

#### Spatial Organization Treatment Guidance

**1. Preserve the distinct organization of spaces and features that define the Colorado State Capitol Grounds.**

The Civic Axis, north-south axis, views, and topography create this distinct spatial organization.

Contributing spaces include East Lawn, West Lawn, Capitol Building, Lincoln Park, and Brown's Bluff.

**1a. Preserve the Capitol Building base.**

**1b. Preserve and repair the historic composition of open lawn, groves of trees and allees, and the setting.**

Open lawn and groves of trees define East Lawn, West Lawn, and Lincoln Park.

Allees include those on Grant Street, Broadway, East Colfax Avenue, and East 14<sup>th</sup> Avenue.

**1c. Respect and reinforce this composition when adding new features.**

Design features to complement contributing features and assist in defining spaces.

Respect historic patterns and relationships to ensure the spatial composition is preserved.

**1d. Preserve the topography of Brown's Bluff. Limit modifications to those needed to establish positive drainage away from Capitol Building.**

#### Contributing Features Spatial Organization

Capitol Building's siting and spaces on Brown's Bluff

West Lawn

East Lawn

Lincoln Park

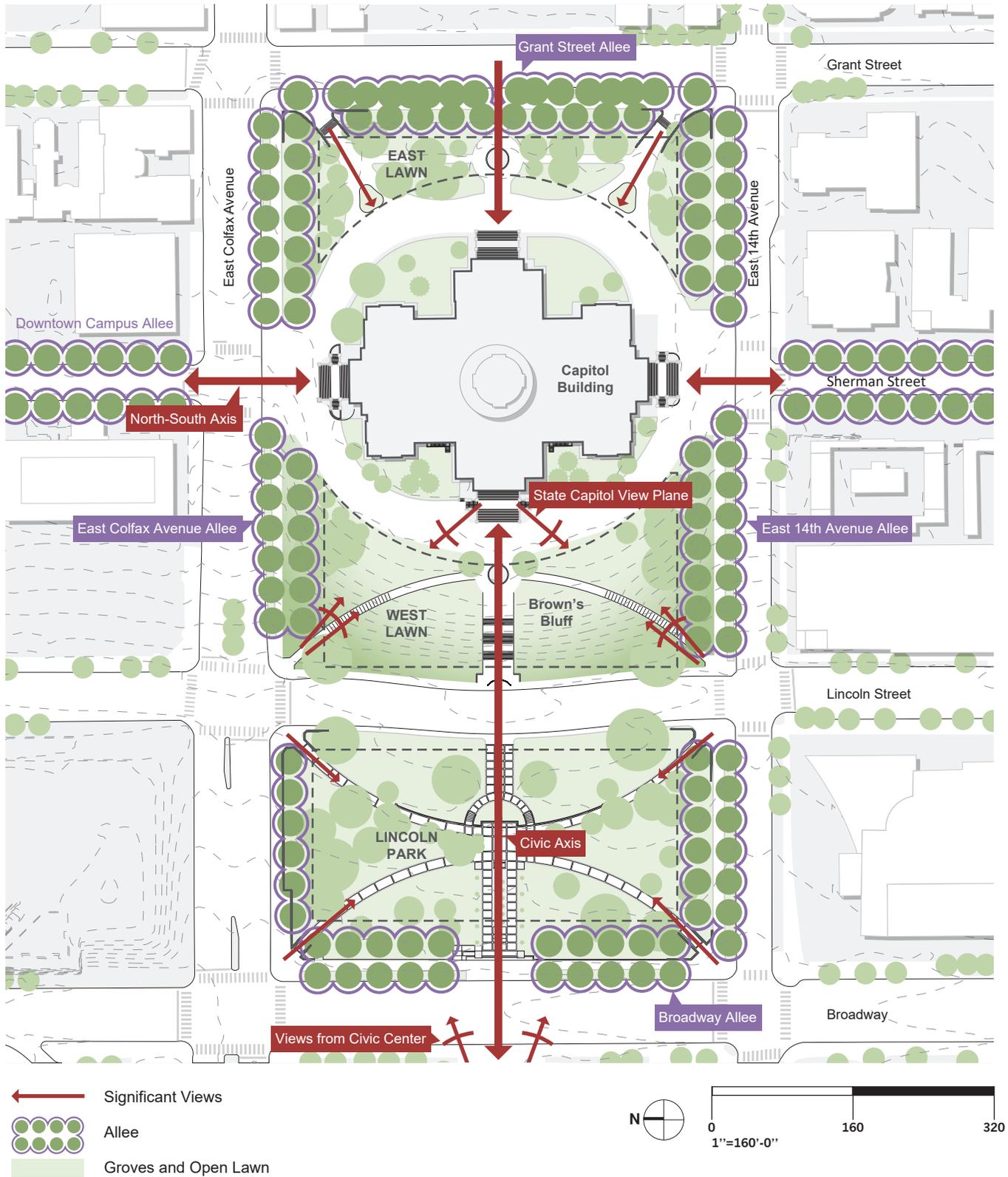
Civic Axis

View from Capitol Building to front range

Views to Capitol Building

Capitol Building

Figure 4-2. Spatial Organization. (Mundus Bishop, 2019)



**2. Preserve and strengthen Civic Axis as the primary organizing feature of Colorado State Capitol Grounds and Civic Center.**

Maintain the view and spaces between State Capitol and City and County Building.

Maintain the panoramic view to the Front Range. Comply with State Capitol View Plane Ordinance (Municipal Code, Chapter 10, Article IV, 2001) protecting this view from State Capitol to the west.

Remove or modify non-contributing features that diminish Civic Axis integrity and views.

Ensure modifications to existing features and vegetation respect Civic Axis views and spaces.

Ensure new additions and vegetation respect Civic Axis views.

**3. Preserve and repair prominent views.**

**3a. Preserve and repair prominent views to State Capitol Building.**

Prominent views are from the intersections of Broadway/East Colfax Avenue, Lincoln Street/East Colfax Avenue, Sherman Street/East Colfax Avenue, and along the Civic Axis at Broadway/Grant Street.

Selectively remove or prune vegetation to reestablish or protect views.

Remove or modify non-contributing features that diminish prominent views.

**3b. Preserve and repair significant views to contributing spaces.**

Ensure new additions or modifications to existing, and/or contributing features respect significant views.

**4. Preserve Capitol Building as the focal point of the study area.**

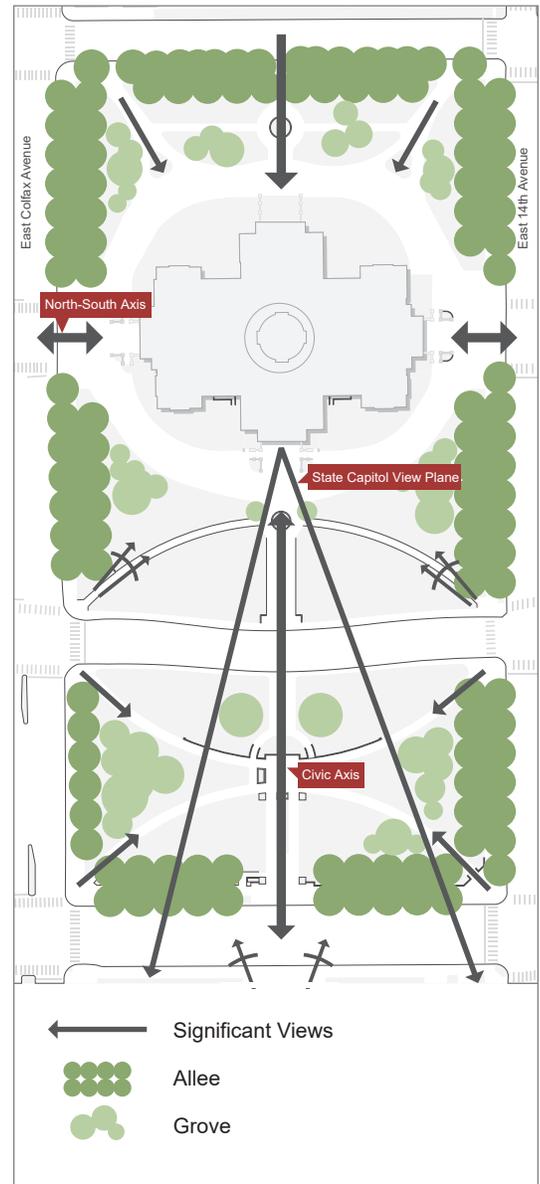
Consider removal of non-contributing features within loop drive.

Ensure new additions and vegetation do not visually intrude or detract from Capitol Building.

Selectively remove or prune vegetation to frame views to Capitol Building.

Preserve the topography of Brown's Bluff.

Figure 4-3. Historic patterns of allees, groves, and open lawn define and reinforce views to and from the study area. (Mundus Bishop, 2019)



### Contributing Features Buildings, Structures, and Objects

State Capitol Building

The Closing Era

Colorado Soldiers Monument

Civil War Canon no. 268

Civil War Canon no. 148

Sadie Likens Drinking Fountain

Irving Hale Plaque

## BUILDINGS, STRUCTURES, AND OBJECTS

Buildings, structures, and objects from the period of significance remain in historic locations. Extant buildings, structures, and objects will be preserved and repaired. New features will respect the historic pattern and character of the study area. East Lawn will be redesigned to better facilitate memorial placement and movement through this space while protecting its spatial organization and contributing features.

### Buildings, Structures, and Objects Treatment Guidance

#### 1. Preserve and repair contributing buildings, structures, and objects, and those important to the Colorado State Capitol Grounds.

Preserve Colorado State Capitol Building, *The Closing Era*, *Colorado Soldiers Monument*, Civil War Cannon no. 268, Civil War Cannon no. 148, and Colorado State Capitol Cornerstone through regular maintenance and repair.

Repair and preserve Sadie Likens Drinking Fountain.

Repair and preserve Irving Hale Plaque.

Stabilize and repair the sandstone wall along Broadway in Lincoln Park.

#### 2. Provide regular maintenance and repair for contributing features.

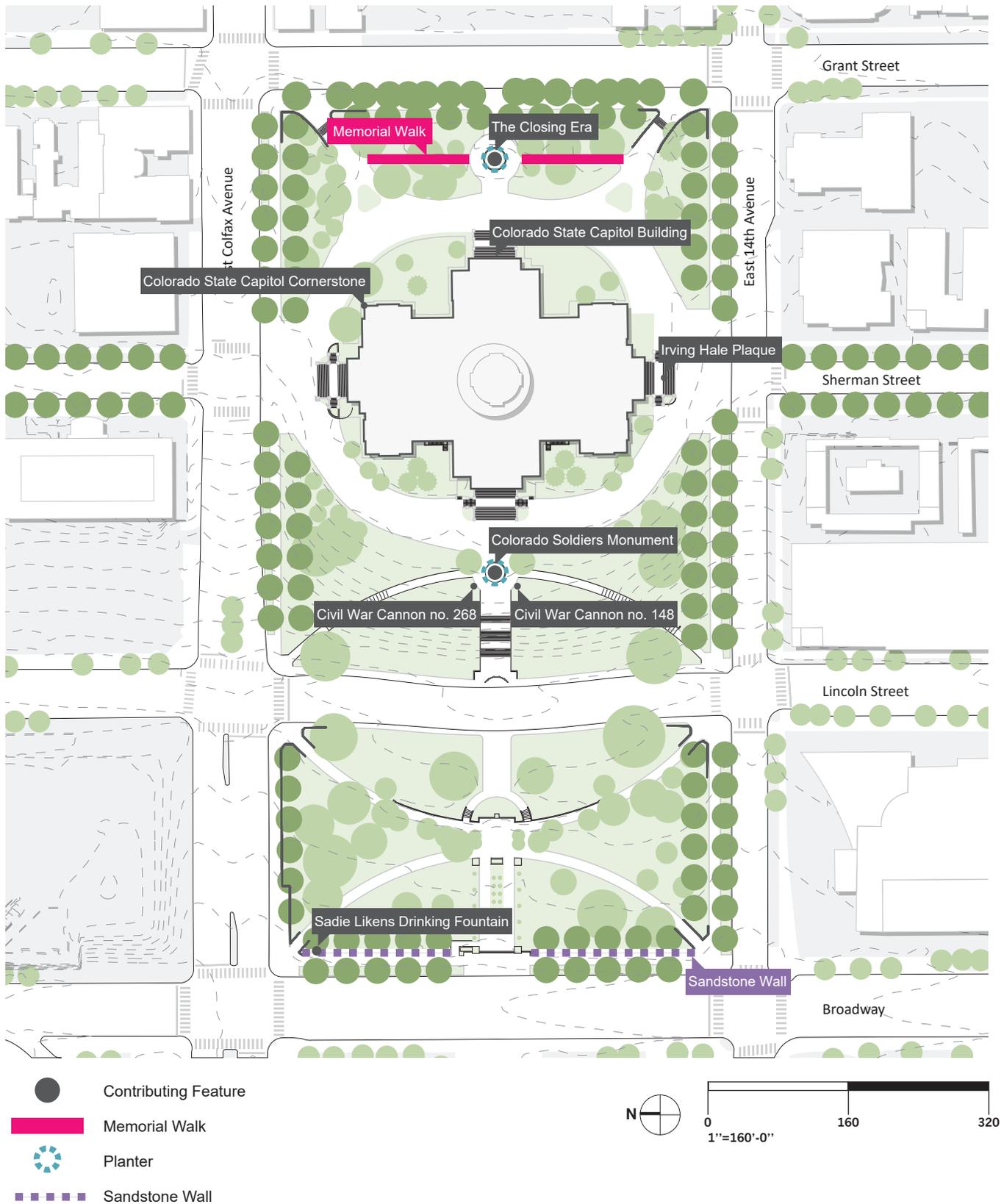
#### 3. Redesign East Lawn to reestablish its historic form and allow placement of potential future memorials.

Consider redesigning the existing memorial pods into a simplified space—Memorial Walk—with locations for future memorials.

- Design new memorials as cohesive and timeless components of Memorial Walk.
- Ensure new memorials are compatible in mass, scale, form, and character of the study area.

Create a setting and infrastructure reflecting the memorial function of the space.

Figure 4-4. Buildings, Structures, and Objects Treatment. (Mundus Bishop, 2019)



**4. Ensure new memorials are compatible with the character of the study area.**

Ensure new memorials are subordinate to and compatible with the mass, scale, form, and character of the study area.

Ensure new memorials respect the established spatial organization and do not diminish or obstruct views.

Ensure new memorials respect but do not imitate historic features, are designed in a contemporary style, and are products of their own time.

Avoid introducing new memorials conveying a false sense of history.

Acceptable primary materials include:<sup>4.2</sup>

- Granite compatible with Civic Center's existing granite.
- Stainless steel or painted steel, aluminum or painted aluminum in a color that complements the study area's aesthetic.
- Bronze, copper.
- Civic Center Concrete with a finish and texture compatible with the study area's historic three-dimensional features.

**5. Allow removal of non-contributing features and contemporary additions to contributing features where they diminish integrity.**

**5a. Allow redesign of the settings of contributing features to be compatible with the feature.**

Reestablish simple planters and paving at *The Closing Era* and Colorado Soldiers Monument.

Ensure settings are designed to be subordinate to and compatible with the mass, scale, form, and character of the contributing feature.

Ensure contributing feature settings respect the established spatial organization and do not diminish or obstruct views.

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4.2 City and County of Denver. Denver's Civic Center Design Guidelines, Denver, CO: 2009.

**5b. Relocate or modify non-contributing features where they diminish integrity.**

Features include those along the Civic Axis (i.e., Colorado Veterans obelisk and plantings), at the base of Capitol Building (i.e., Challenger Memorial Grove, Armenian Genocide Monument, USS Colorado Memorial), and within areas of open lawn (i.e., Liberty Bell no. 47, Ten Commandments Monument, Joe. P. Martinez Statue).

**6. Ensure new features are compatible with the historic setting.**

Ensure new features are subordinate to and compatible with the mass, scale, form, and character of the study area.

Ensure new features respect the established spatial organization and do not diminish or obstruct views.

Ensure new features respect but do not imitate historic features, are designed in a contemporary style, and are products of their own time.

Avoid introducing new features conveying a false sense of history.

Acceptable primary materials include:<sup>4.3</sup>

- Granite compatible with Civic Center's existing granite.
- Stainless steel or painted steel, aluminum or painted aluminum in a color that complements the study area's aesthetic.
- Bronze, copper.
- Civic Center Concrete with a finish and texture compatible with the study area's historic three-dimensional features.

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<sup>4.3</sup> City and County of Denver. Denver's Civic Center Design Guidelines, Denver, CO: 2009.

### Contributing Features Circulation

Perimeter Sidewalks

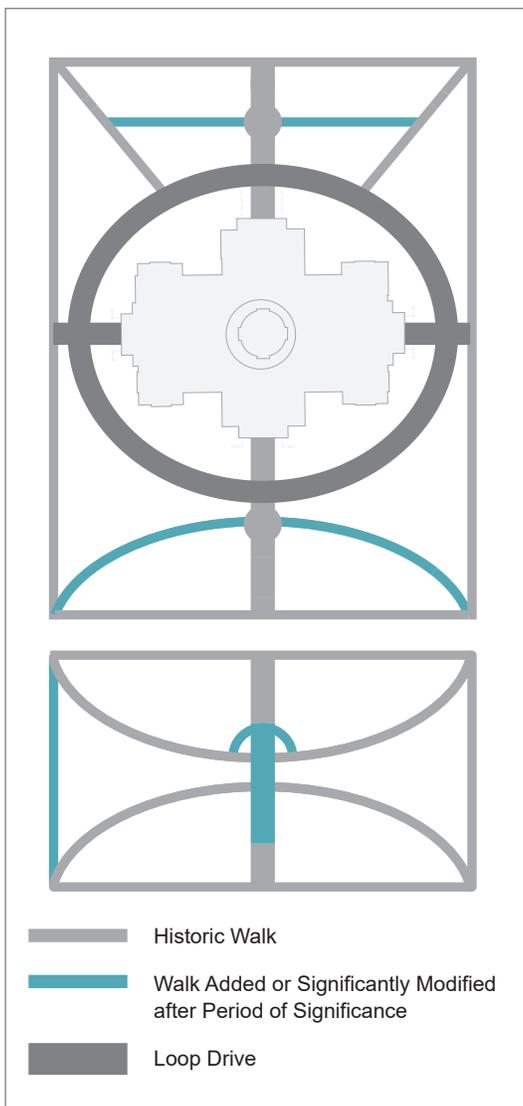
Loop Drive

East Lawn Stairs and Walks

West Lawn Civic Axis Stair and Walk

Lincoln Park Semi-Elliptical Walks

Figure 4-5. Historic alignment of walks and steps.  
(Mundus Bishop, 2019)



## CIRCULATION

Vehicular and pedestrian circulation patterns remain from the period of significance. The historic circulation system will be preserved and contemporary modifications to widths, surfacing, and uses will be repaired. Enhanced walkways and connections to surrounding circulation networks will accommodate current non-motorized uses and ensure accessibility for all visitors. The loop drive will be reestablished as a pedestrian-oriented space with vehicular use restricted to universal access and short-term use needed to support essential building functions.

### Circulation Treatment Guidance

1. **Protect and enhance the pedestrian circulation system by preserving contributing walkways and steps, retaining select walkways and steps that do not diminish integrity, and by providing new walkways for an improved pedestrian experience and accessibility.**
2. **Preserve and repair historic alignments, widths, and surfacing of contributing walkways and steps.**

Retain and repair contributing concrete walkways and sandstone steps as needed. Use the same or similar material and similar pattern, jointing, etc. to the original when undertaking repairs.

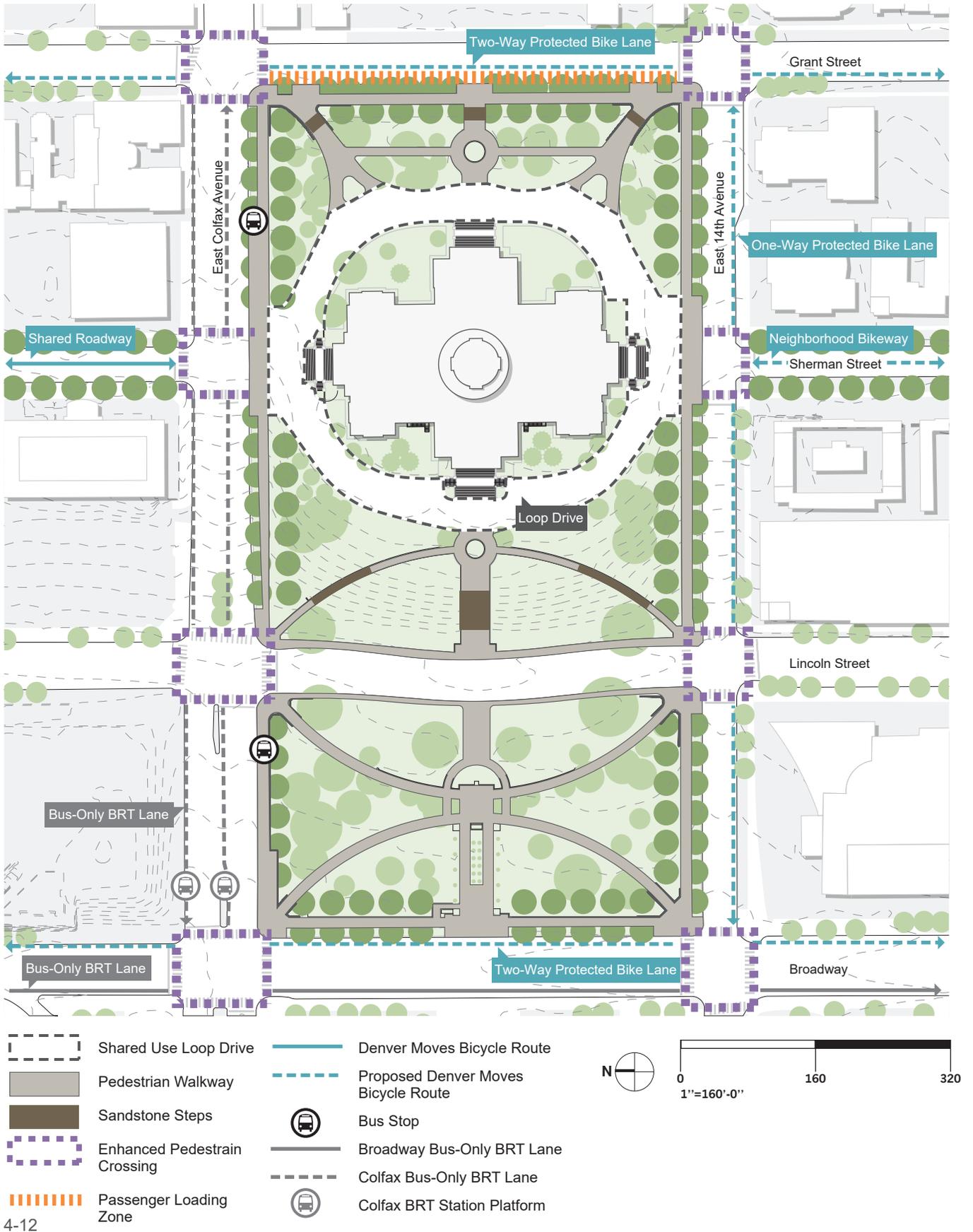
Retain established alignments and relationships with adjacent vegetation patterns and spaces.

3. **Retain walkways and steps built after the period of significance that do not diminish the study area's integrity.**

Retain and repair East Lawn steps, West Lawn Civic Axis steps, West Lawn semi-elliptical steps.

Use the same or similar material to the original for repairs, i.e., reserve the use of sandstone or granite for repair of these established locations.

Figure 4-6. Circulation Treatment. (Mundus Bishop, 2019)



**4. Provide new circulation features for a cohesive pedestrian circulation system.**

- 4a. Allow new pedestrian walkways, and accessible ramps and routes where noted and where needed for universal accessibility.

Respect established alignments and relationships with adjacent vegetation patterns and spaces.

- 4b. Provide universally accessible parking and routes into the study area.

Follow historic alignments and routes. Use materials and widths that respect the historic setting and contributing features.

Integrate accessible routes and ramps with the historic setting, preserving contributing features and relationships.

- 4c. Design new features to be compatible in form, scale and materials to contributing walkways.

New features should be of a consistent aesthetic and of a similar width and surface material to contributing features without being replicative.

Acceptable materials for pedestrian walkways include specialized concrete paving. Acceptable materials for vehicular circulation include concrete paving, specialized concrete paving and asphalt paving.

**5. Provide improved pedestrian connections and crossings into the study area at key intersections.**

Locations include East Colfax Avenue and East 14<sup>th</sup> Avenue intersections with Grant Street, Sherman Street, Lincoln Street, and Broadway.

**6. Provide designated bus loading and accessible routes to State Capitol Building for visitor drop-off and access.**

Designate Grant Street bus drop-off as a passenger loading zone.



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## SMALL SCALE FEATURES

Small scale features were added after the period of significance and are non-contributing features. These include bollards, lighting, signs, security gates, and site furnishings such as benches. Existing non-contributing features may be removed. New, compatible small scale features to accommodate contemporary needs will be added. Fenced entrances will be reestablished where they occurred historically to manage use, protect resources, and restore the historic character of primary pedestrian entrances.

### Small Scale Features Treatment Guidance

#### 1. Establish a consistent system of small scale features compatible with the historic setting.

##### 1a. Allow new site furnishings that facilitate contemporary functions and are compatible in scale and material with the study area's historic character.

Site furnishings include bollards, lighting, signs, benches, trash receptacles, security gates, fences, planters, and other human-scaled elements.

Ensure small scale features are compatible in scale, color, and materiality and assist in creating a cohesive study area aesthetic.

##### 1b. Ensure new small scale features are of a simple design.

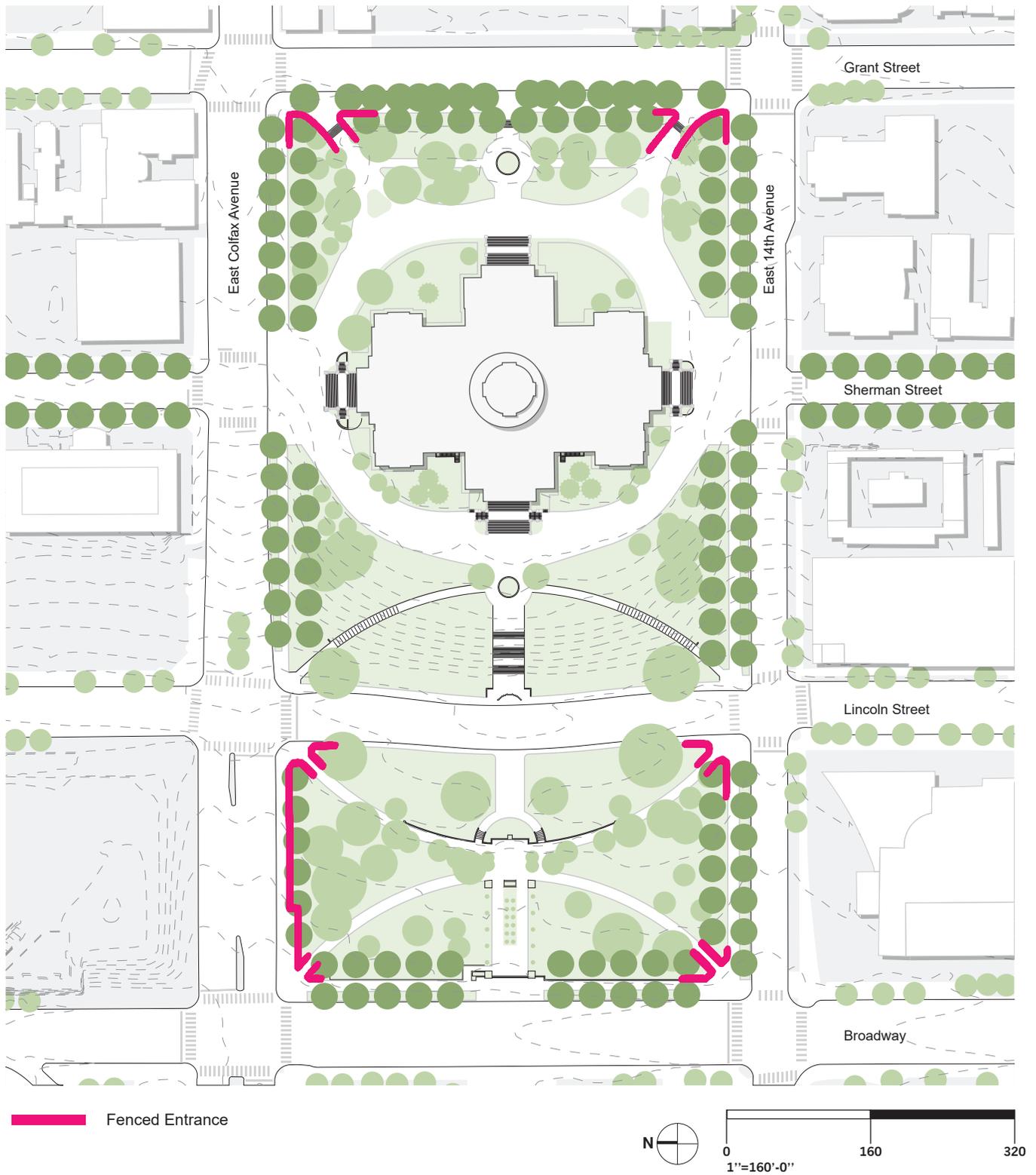
Ensure new features do not visually intrude or distract from the study area's key views or vistas or diminish its historic character.

Ensure new features are of a simple, non-ornate design using materials and colors that blend with the historic setting and are not replicative of earlier periods. Avoid introducing new features that convey a false sense of history.

##### 1c. Integrate small scale features with their immediate settings, respecting the study area's composition and spatial organization.

Design new site furnishings to be subordinate to the historic setting, to provide a human-scale, and to be compatible with contributing features and composition of the study area.

Figure 4-9. Small Scale Features. (Mundus Bishop, 2019)



**2. Reestablish fenced entrances to Lincoln Park and East Lawn and at select areas to manage use.**

Design new fences in a contemporary style compatible with the historic setting while also being proportional in height, mass, and scale to the original non-extant fencing. Avoid mimicking or replicating the original fencing.

- Fencing should be transparent and of a height that does not exceed four (4) feet.
- Acceptable materials included painted steel posts with steel mesh or fabric.
- Ensure fencing does not impede views to or from the study area.

**3. Establish a consistent system of identification, interpretation, and wayfinding signage.**

Integrate sign placement with the design of the immediate setting, respecting the study area's composition and spatial organization.

Ensure signs are compatible with interior and exterior wayfinding signs, i.e., the pilot sign design currently under development.

Design and place signs to be subordinate to contributing features and the study area's composition. Avoid installing signs on contributing features.

**4. Establish a consistent system of regulatory and safety features.**

Design and locate regulatory features. i.e., bollards, signs, temporary barriers, etc., to be inconspicuous, and subordinate to contributing features. Minimize these to the those needed for safety and security.

Design regulatory features to be similar in material, style, and color to new site furnishings.

**5. Design simple lighting with a consistency of luminaire design and aesthetic that is compatible with the study area.**

Design lighting to be subordinate to contributing features.

Locate lighting to improve security and wayfinding, and to showcase contributing features. Place lighting outside key views and vistas.

## VEGETATION

Vegetative patterns remain from the period of significance. This historic composition of open lawn defined by allees and informal groves of trees will be protected and reestablished. A successional approach to vegetation management will integrate new trees to reestablish historic patterns and views while protecting and preserving established trees.

### Vegetation Treatment Guidance

#### 1. Preserve and strengthen historic vegetation patterns.

Replace vegetation where missing or diminished to retain or reestablish openings and enclosures.

Locate new and infill trees to define open lawn, enhance and reestablish views, and replace missing trees.

##### 1a. Preserve and restore allees along East Colfax Avenue, Grant Street, East 14th Avenue, and Broadway.

Implement horticultural best maintenance practices, i.e., pruning for form and health, to ensure longevity.

Allow new infill trees in anticipation of aging or hazard tree removal.

Allow tree removal and pruning of existing trees to reestablish original patterns and views.

Consider views, and spatial patterns and relationships when pruning or replacing trees and determining new tree locations.

Replace missing trees with the same or similar species. If the same species is not desirable due to disease or horticultural reasons, allow a species of similar form and habit as the original.

Ensure consistent tree spacing, species selection, and form.

Refer to the Office of the City Forestry's Approved Street Tree Guidelines for tree species selection and spacing requirements.

**Tree Guidance.** Denver Parks & Recreation Forestry Office provides information on maintenance of established trees and selection and placement of new trees.

### Contributing Features Vegetation

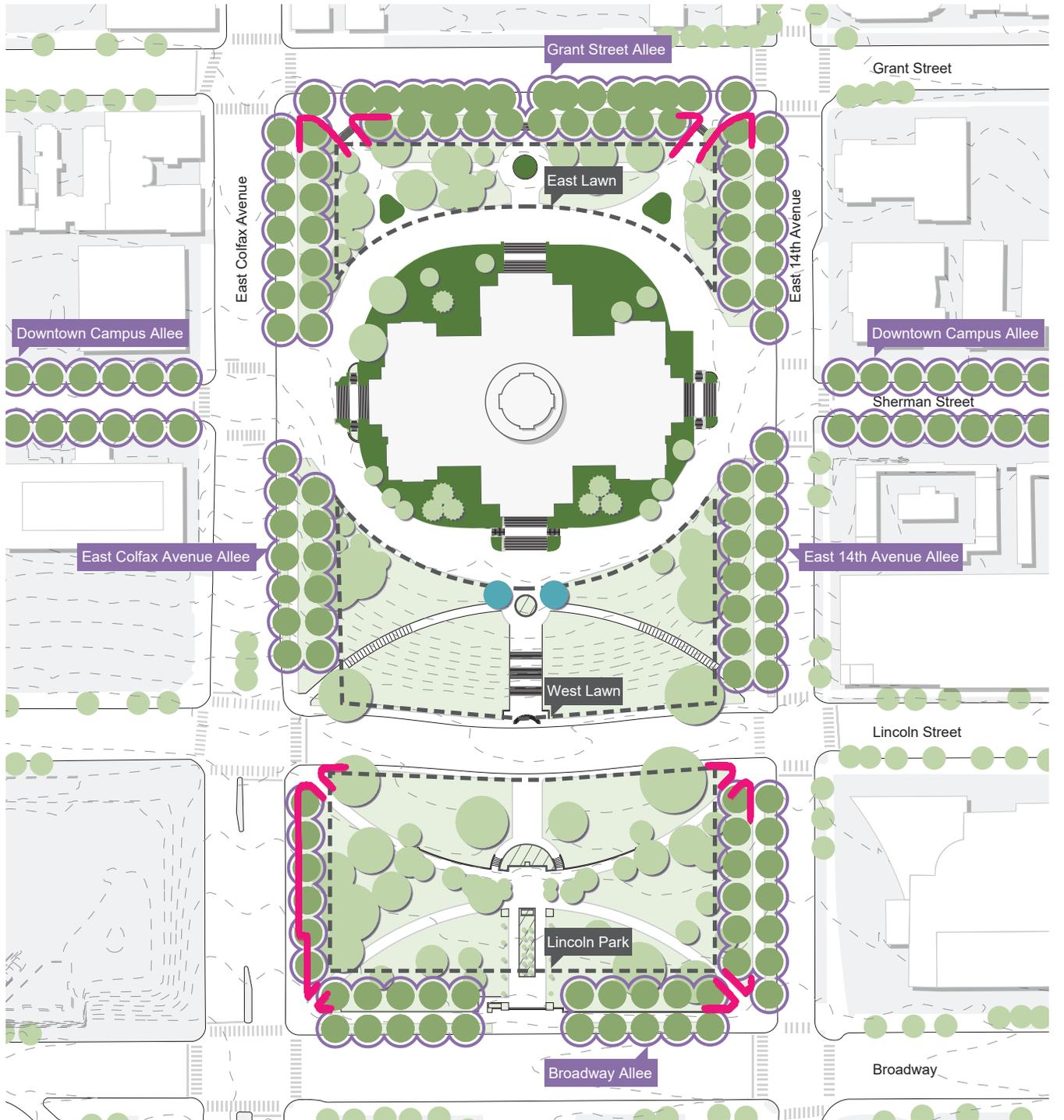
Allees lining walks along Grant Street, East Colfax Avenue, Broadway, and East 14th Avenue

Informal Groves of Trees

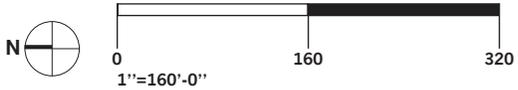
Mixed species of trees

Lawn

Figure 4-10. Vegetation Treatment. (Mundus Bishop, 2019)



-  Allee
-  Groves and Open Lawn
-  Washington Trees
-  Simple, Low Growing Planting
-  Fenced Entrance



1b. Maintain and selectively thin or prune tree groves in East Lawn, West Lawn, and Lincoln Park.

Implement horticultural best maintenance practices, i.e., pruning for form and health to ensure longevity.

Allow tree removal and pruning of existing trees to reestablish original patterns and views.

Allow new infill trees in anticipation of aging or hazard tree removal.

Consider views, and spatial patterns and relationships when replacing or pruning trees or determining new tree locations.

Replace missing trees with the same or similar species. If the same species is not desirable due to disease or horticultural reasons, allow a species of similar form and habit as the original.

1c. Preserve established and historic patterns of open lawn in East Lawn, West Lawn, and Lincoln Park.

Respect established and historic patterns of open lawn when adding new features or plantings.

Repair lawns where social paths and high use have damaged these. Provide regular maintenance and repair.

Protect lawns through physical improvements and by implementing policies.

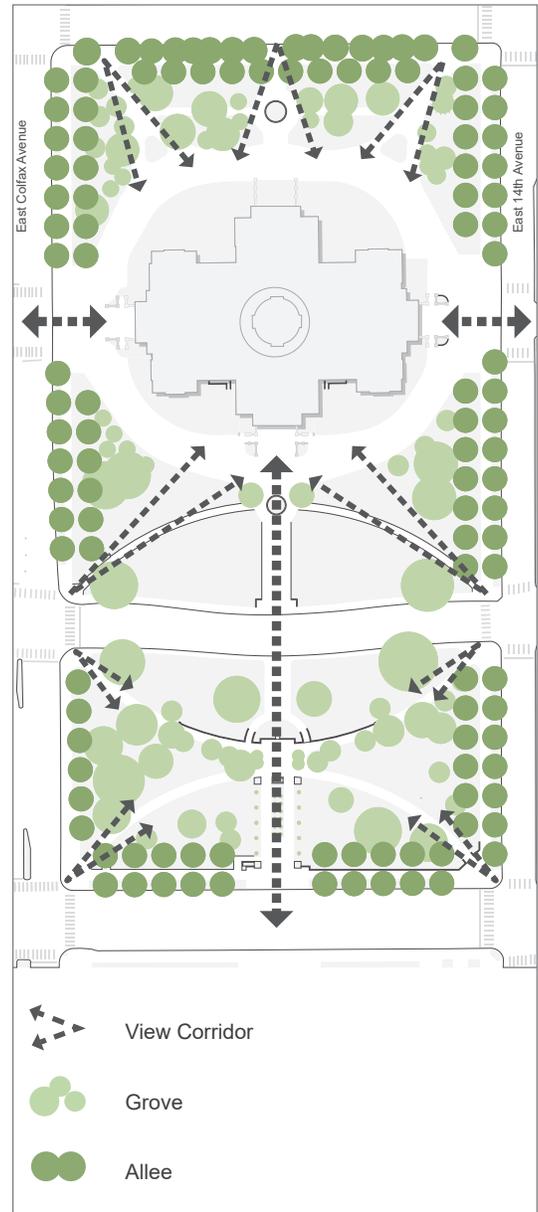
- Reestablish non-extant fenced entrances to Lincoln Park, East Lawn, and high use areas (i.e., Colfax RTD bus stop).
- Consider lawn use restrictions and “resting” periods.

1d. Reestablish low growing vegetation at the base of State Capitol Building.

Selectively thin trees for views. Consider removing trees and not replacing trees when they die or become hazards. Replace those that contribute to the historic pattern. Remove aspen grove.

1e. Replace non-extant Washington black walnut trees planted at Civil War Monument.

Figure 4-11. Manage tree groves to maintain views. (Mundus Bishop, 2019)



**2. Establish a successional approach to preserving and reestablishing historic patterns and to ensure longevity.**

Manage extant trees for longevity following appropriate horticultural practices.

Replace trees when they become hazards or die.

Infill trees in anticipation of removal of aging trees.

Plant new trees to reestablish historic patterns.

**3. Allow removal of non-contributing vegetation and ornamental plantings to reestablish the historic setting reduce operational challenges or improve visitor safety.**

Non-contributing vegetation includes prostrate junipers in West Lawn, aspens at the Challenger Memorial Grove, and ornamental plantings at *The Closing Era* statue, *Colorado Soldiers Monument*, and *Colorado Veterans Monument*.

Consider spatial patterns and contributing feature setting when determining locations of new ornamental plantings and in selection of species.

Ensure planting design and species selection respects character of the study area.

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## Chapter 5. Implementation Strategy

### Introduction

This chapter presents a framework to implement the recommended treatment approach, address deferred maintenance, and guide rehabilitation and improvement for the study area. The framework outlines recommendations for immediate stabilization and long-term improvement. The following describes guidance to ensure integrity of the study area is recognized as an on-going priority.

### Immediate Actions

Immediate actions recommended to ensure integrity of the cultural landscape include:

- Stabilize features in poor condition.
- Implement operational, regulatory, and physical improvements needed to address visitor safety and use, operational needs, and rapid feature deterioration (i.e., burrowing animals and loitering).

### On-Going Actions

On-going actions recommended to ensure integrity of the cultural landscape include:

- Monitor, maintain, and repair all features regularly.
- Establish consistent State Capitol Building Advisory Committee proposal review based on CLR cultural landscape treatment guidance.
- Prioritize and phase rehabilitation of contributing features.
- Phase implementation of small scale features and materials. Implement a family of consistent, simply designed site furnishings and materials in phases or as feature replacement occurs.
- Implement a successional landscape management plan to preserve, reestablish, and ensure longevity of historic patterns.
- Coordinate with concurrent initiatives to leverage funding and site improvements (i.e., RTD station improvements, RTD bus rapid transit, and City & County of Denver Neighborhood Planning Initiatives).

- Leverage momentum of current initiatives—i.e., build upon the first phase of signage implementation to establish a cohesive family of small scale features.
- Initiate planning and design studies to proactively inform how deferred maintenance is addressed (i.e., standards of care and material and site furnishing selection), assess the feasibility of larger recommendations (i.e., loop drive enhancements and feature modification or removal), and establish detailed design guidelines.
- Update Denver Civic Center National Historic Landmark District and City and County of Denver Historic District listings to include contributing features identified in this CLR.

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## Terminology

### Existing Condition Assessment Definitions

The existing condition of the cultural landscape is evaluated according to the following criteria.

**Good** – Those features of the landscape that do not require intervention. Only minor or routine maintenance is needed at this time.

**Fair** – Some deterioration, decline, or damage is noticeable; the feature may require immediate intervention. If intervention is deferred, the feature will require extensive attention in a few years.

**Poor** – Deterioration, decline, or damage is serious; the feature is seriously deteriorated or damaged or presents a hazardous condition. Due to the level of deterioration, damage or danger, the feature requires extensive and immediate attention

### Preservation and Treatment Definitions

**Compatible** – refers to uses, repairs, alteration or addition.

**Contributing Features** – features present during the Period of Significance, that possess historical or architectural integrity, and that add to the architectural quality of a place.

**Integrity** – is the ability of a cultural landscape to convey its significance. Historic integrity is assessed to determine if the landscape characteristics that shaped the landscape during the period of significance are present as they were historically. Integrity is evaluated according to seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

**Landscape Characteristics** – prominent or distinctive aspects, qualities, or characteristics of a landscape that contribute significantly to its physical character.

**Period of Significance** – the length of time a property was associated with important events, activities, or person, or attained the characteristics to qualify it for listing in the National Register of Historic Places.

**Preservation** – is an appropriate treatment approach for a cultural landscape with a continuity of use and few modifications. This approach is suited for a property where its distinctive materials, features, and spaces are intact, and for which extensive modifications or additions are not required. The preservation treatment approach allows contributing features to be preserved, restored, or repaired.

**Rehabilitation** – is an appropriate treatment approach for a cultural landscape with a long period of significance, has undergone few modifications, and has integrity in one or more characteristics: location, setting, materials, workmanship, feeling, and association. Rehabilitation is appropriate for a property where new additions are contemplated. The rehabilitation treatment approach allows for features to be preserved, rehabilitated, reconstructed, or restored.

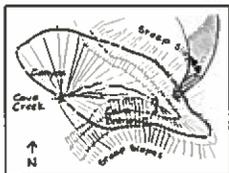
**Reconstruction** – is an appropriate treatment approach for a cultural landscape with a vast amount of documentation that would allow, by means of new construction, the form, features, and detailing of a non-surviving features to be replicated to its appearance at a specific period of time and in its historic location.

**Restoration** – is an appropriate treatment for a cultural landscape with documentation to accurately depict the form, features, and character of a landscape as it appeared during a particular period of time by removing features from other periods in history and reconstructing missing features from the restoration period.

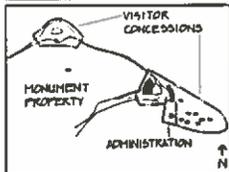
**Repair** – measures necessary to correct deteriorated, damaged, or faulty materials or features.

## Landscape Characteristics

Landscape characteristics include tangible and intangible aspects of a landscape from the historic period(s); these aspects individually and collectively give a landscape its historic character and aid in the understanding of its cultural importance. Landscape characteristics range from large-scale patterns and relationships to site details and materials. The characteristics are categories under which individual associated features can be grouped. For example, the landscape characteristic, vegetation, may include such features as a specimen tree, hedgerow, woodlot, and perennial bed. Not all characteristics are always present in any one landscape. The following landscape characteristics may be documented in a CLR.



**Natural Systems and Features**  
Natural aspects that often influence the development and resultant form of a landscape.



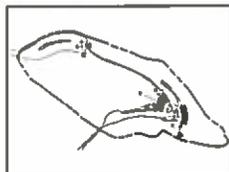
**Spatial Organization**  
Arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces.



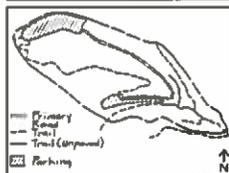
**Land Use**  
Organization, form, and shape of the landscape in response to land use.



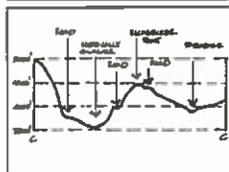
**Cultural Traditions**  
Practices that influence land use, patterns of division, building forms, and the use of materials.



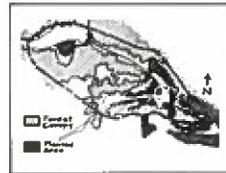
**Cluster Arrangement**  
The location of buildings and structures in the landscape.



**Circulation**  
Spaces, features, and materials that constitute systems of movement.



**Topography**  
Three-dimensional configuration of the landscape surface characterized by features and orientation.



**Vegetation**  
Indigenous or introduced trees, shrubs, vines, ground covers, and herbaceous materials.



**Buildings and Structures**  
Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials.



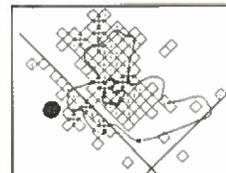
**Views and Vistas**  
Features that create or allow a range of vision which can be natural or designed and controlled.



**Constructed Water Features**  
The built features and elements that utilize water for aesthetic or utilitarian functions.



**Small-Scale Features**  
Elements that provide detail and diversity combined with function and aesthetics.



**Archeological Sites**  
Sites containing surface and subsurface remnants related to historic or prehistoric land use.



## Appendix D. Treatment Alternatives

### Introduction

Treatment alternatives were developed based on review of historic documentation, assessment of existing condition and history, and application of the Secretary of the Interior's Standards and Guidelines as they apply to the treatment of historic landscapes.

Four (4) action and one (1) no action treatment approaches were identified to address improvements to site improvement and visitor experience.

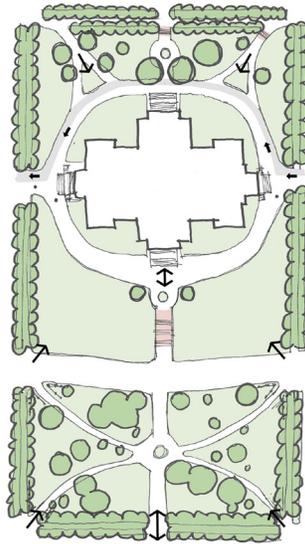
- Treatment Approach A: Restore Capitol Grounds
- Treatment Approach B: Rediscover Capitol Grounds
- Treatment Approach C: Rehabilitate with Memorial Promenade
- Treatment Approach D: Rehabilitate with Modern Memorials
- Treatment Approach E: Continuation of Current Management

Treatment Approach A proposed restoration to the period of significance by removing features from other periods in history. Treatment Approaches B, C, and D evaluated a range of alternatives based on preservation, rehabilitation, and repair. Under Approaches A, B, C, and D, the level of use, management, maintenance, and operations would increase.

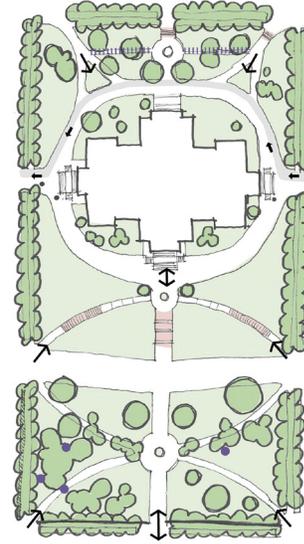
The no action alternative, Treatment Approach E, considered the continuation of current management. Under Approach E, the present level of use, management, maintenance, and operations would continue.

An evaluation of the treatment approaches was conducted during a work session with members of the State Capitol Building Advisory Committee in October 2018. A recommended treatment approach of rehabilitation was identified as the preferred alternative and incorporates elements from Treatment Approaches B, C, and D. The recommended treatment approach was presented and confirmed by the State Capitol Building Advisory Committee in November 2018.

**Treatment Approach A**  
Restore Capitol Grounds

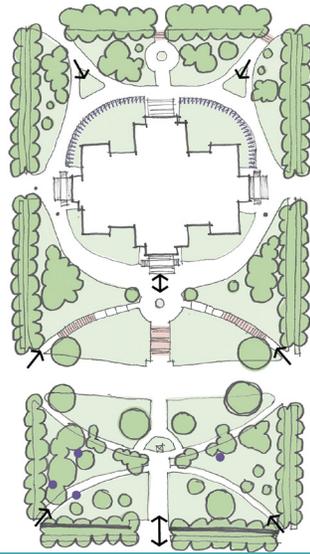


**Treatment Approach B**  
Rediscover Capitol Grounds

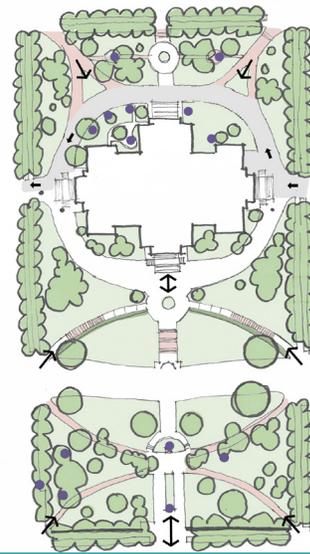


<b>Intent</b>	Preserve extant features, remove non-contributing features, no new additions.	Preserve extant features, remove non-contributing features that diminish integrity, and place new memorials at simplified eastern memorial walk.
<b>Spatial Organization</b>		
<b>Spaces</b>	Restore to period of significance.	Restore to period of significance.
<b>Axis</b>	Restore to period of significance.	Remove obstructions along central axis.
<b>Views</b>	Restore to period of significance.	Re-establish Capitol Building views—minimize central axis obstructions and manage groves.
<b>Circulation</b>		
<b>Loop drive</b>	Reduce loop drive width and establish consistent paving material.	Reduce loop drive width and establish consistent paving material.
	Remove parking on east and west drive. Loading and accessible parking on east drive.	Remove parking on east and west drive. Loading and accessible parking on east drive
	Shared use on east drive. Pedestrian use on west drive.	Shared use on east drive. Pedestrian use on west drive.
<b>Walks</b>	Maintain historic walks and sandstone stairs. Establish simple, consistent paving.	Maintain historic walks and sandstone stairs. Establish simple, consistent paving.
	Remove west lawn elliptical path. Reduce central walk widths.	Reduce central walk widths.
<b>Buildings, Structures and Objects</b>		
	Remove non-contributing	Remove non-contributing features that diminish integrity.
	No new memorials.	Place memorials at simplified east lawn walk.
<b>Small Scale Features</b>		
	Establish simple, consistent features.	Establish simple, consistent features.
<b>Vegetation</b>		
<b>Trees and Lawn</b>	Maintain historic patterns of open lawn, groves and allees.	Historic areas of open lawn, groves and allees, including Colfax allee at Lincoln Park.
	Re-establish perimeter allee, including Colfax.	Re-establish perimeter allee, including Colfax.
<b>Ornamental Planting</b>	Remove ornamental planting (Colorado Soldiers, Closing Era, West Lawn walk).	Remove ornamental planting (Colorado Soldiers, Closing Era, West Lawn walk).

**Treatment Approach C**  
**Rehabilitate with Memorial Promenade**

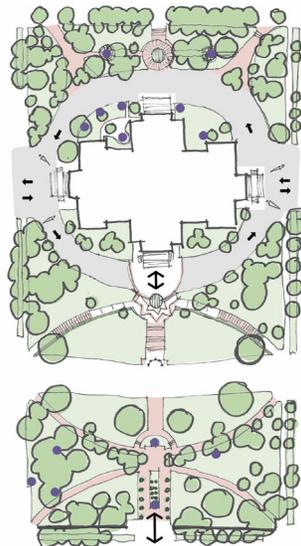


**Treatment Approach D**  
**Rehabilitate with Modern Memorials**



<b>Intent</b>	Preserve extant features, remove or modify non-contributing features, and place new memorials along eastern loop drive.	Preserve extant features, remove or modify non-contributing features, and place new memorial at improved memorial pods.
<b>Spatial Organization</b>		
<b>Spaces</b>	Preserve historic spaces.	Preserve historic spaces.
<b>Axis</b>	Minimize obstructions along central axis.	Minimize obstructions along central axis.
<b>Views</b>	Re-establish Capitol Building views—minimize central axis obstructions and manage groves.	Re-establish Capitol Building views—minimize central axis obstructions and manage groves.
<b>Circulation</b>		
<b>Loop drive</b>	Reduce loop drive width and establish consistent paving material.	Reduce loop drive width where feasible and establish consistent paving material.
	Remove parking on east and west drive. Emergency vehicle access on east drive.	Remove parking on west drive. Parking and loading on east drive.
	Pedestrian use on east and west drive.	Shared use on east drive. Attached pedestrian walk on west drive.
<b>Walks</b>	Maintain historic walks and sandstone stairs. Establish simple, consistent paving.	Maintain historic walks and sandstone stairs. Reduce sandstone and establish simple, consistent paving.
	Reduce central walk widths.	Maintain existing walk widths.
<b>Buildings, Structures and Objects</b>		
	Remove non-contributing features that diminish integrity.	Remove non-contributing that diminish integrity, modify important contemporary memorials.
	Place memorials along eastern loop drive.	Placed memorials at improved memorial pods.
<b>Small Scale Features</b>		
	Establish simple, consistent features.	Establish simple, consistent features.
<b>Vegetation</b>		
<b>Trees and Lawn</b>	Maintain altered areas of open lawn and groves.	Maintain altered areas of open lawn and groves.
	Re-establish perimeter allees, excluding Colfax.	Re-establish perimeter allees, excluding Colfax.
<b>Ornamental Planting</b>	Remove ornamental planting (Colorado Soldiers, Closing Era, West Lawn walk).	Reduce ornamental plantings (Colorado Soldiers and Closing Era).

**Treatment Approach E**  
**Continuation of Current Management**



**Intent** Maintain existing condition. Preserve extant features and allow additions.

**Spatial Organization**

**Spaces** Maintain existing condition.

**Axis** Maintain existing condition.

**Views** Maintain existing condition—manage trees to re-establish views.

**Circulation**

**Loop drive** Maintain existing width. Implement consistent paving material when replacement occurs.

Parking and loading on east and west drive. Reduce bollards and regulatory signs.

Maintain existing condition. (Attached pedestrian route on east and west drive.)

**Walks** Maintain existing condition. Establish simple, consistent paving as replacement occurs.

Maintain existing condition.

**Buildings, Structures and Objects**

Maintain existing condition.

Maintain existing condition.

**Small Scale Features**

Maintain existing condition.

**Vegetation**

**Trees and Lawn** Maintain existing condition.

Maintain existing condition.

**Ornamental Planting** Maintain existing condition.



