Larimer Square
History: Larimer Square: Denver’s Story
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a few blocks you will meet representa-
tives of every class of resident in the city and almost every type residing in America.”

THE STREET of a Thousand Stories

By Edith Sampson

Settlers were made on this street; the statehouse was stood up from Larimer to its present location, as did the summer, and the oldest dry-goods store and the hotels and the banks. And yet Larimer Street social scene there is. This street had a capacity for right-thinking itself—for it is not so much of buildings and shops, or politics and society that Larimer is composed today—but of types. On Larimer Street you will see more kinds of people in five minutes than you will see in any other part of Denver in five weeks.

If you are fond of walking along quaint streets, and if when you travel, you like to search out places that are best known to writers for their "social color," then you should know that this historical street of Denver has just such a reputation today. For the privilege of wandering up and down Larimer, one of the well-known theatrical producers spends considerable time in Denver every year. "Larimer Street," he says, "is a gold mine for the playwright." No place like it in the world. There are certain streets where you look for certain kinds of people, but on Larimer Street you see them all. I wonder if res-

settlers of Denver really appreciate the unique character of this street. Take the street at any hour of the day and I will promise you that if you will go a few blocks you will meet representatives of every class of resident in the city and almost every type residing in America.”

A Fact Concerning the People

If you have chosen summer for a Larimer Street pilgrimage, it is well that you start in the early morning or after sunset. You may wish to start at City Hall and walk north. If it happens to be early in the week, you will very likely run into a rush of a vaying calling—a social grider. With no one on the people you will be doing something to preserve that you did not know there were as many broadcast men in Denver, when you will suddenly run into one of Denver's leading keyers, and you will both stop to explain, "Well, what are you doing down here?" Yes, there really are a great many more crows than you had imagined, and what is this strange
Saved from the wrecking ball
A Community Effort

Dana Crawford leads Mayor Tom Currrigan and a delegation of city councilmen on a tour of Larimer Square in 1965
URBAN RENEWAL
1 Colorado Convention Center (Phase 1)
Built: 1990

2 Larimer Square Parking
Built: 1996

3 1400 Larimer
Built: 1997

4 Palace Lofts
Built: 1997

5 Denver Pavilion
Built: 1998

6 Coors Field
Built: 1999
Restoration Needs

Structural, facades, windows, MEP, accessibility, & fire life safety
Structural Degradation

01 New Building Penetrations

02 Removal of Original Elements

03 Shifting Structure & Sinking Soils
Façade Failures

01. Unstable materials and improper installation

02. Sand Blasting & Restoration

03. Stone & Masonry Failure
Secretary of the Interiors Standards for Rehabilitating Historic Buildings:

“Sandblasting, that causes damage to historic materials, shall not be used.”
Facades: Problem

Photograph #129
Granite Building:
Deterioration of the stone sill band is evident at the Larimer Street elevation.

Photograph #111
Buerger Building:
Stone and brick masonry and mortar are deteriorating at the corners of the building.
Windows: Problem

Sussex Building: Wood window frames, brick mold, and sashes are deteriorated and damaged.
Windows: Solution
Mechanical Electrical Plumbing Replacement

01
Original Main Lines – Water, Sewer, Gas, Steam

02
Systems Patched Together Over Time

03
Replacement Parts Unavailable
Mechanical-Electrical-Plumbing: Solution
Mechanical-Electrical-Plumbing: Problem
Fire-Life-Safety & Accessibility Deficiencies

01 Current Conditions Grandfathered

02 Multiple deficiencies

03 Safety and Accessibility Concerns
Miller Building:
This is the second egress route for the third floor. This feature is not compliant for business occupancy.
Fire-Life-Safety: Problem

Photograph #356
Granite Building: The fire escape does not meet code as an acceptable means of egress.

Photograph #347
Miller Building: This is the secondary egress route for the third floor. This type of feature is not code compliant for business occupancies.
Fire-Life-Safety: Solution
Potential Solutions

Massing Diagrams
Seeking Feedback
The Brooklyn Grange, Brooklyn, NY

Laneways, Melbourne, Australia

The High Line, Manhattan, NY

Affordable Housing

Princeton University, KPMB Architects
First Concept
Community Feedback

Support

• Restoration
• 24 hour activation
• Urban agriculture
• Bold architecture
• Affordable Housing

Concerns

• Demolition
• Precedent
• Scale
“Controversy Precedes Progress”
Dana Crawford
Goals of the LSAC

- Diverse Group of Thought Leaders
- Build a foundation of knowledge
- Explore challenges and potential solutions
- Guiding Principles
1. We are committed to protecting and preserving the 20 individual historic buildings within Larimer Square.

2. We are committed to completing all the necessary repairs and restoration work using industry-leading best practices with a particular focus on long term viability. Short-term solutions that do not address the underlying problems will not be considered.

3. We are committed to ensuring that people are at the center of the project, encouraging diversity and inclusivity. If Larimer Square is to truly tell the story of Denver, then all people must feel welcome.
Community Center

1411 Larimer Street
700+ visitors
Diversity & Inclusivity!
No Demo!
Sustainability & Urban Agriculture!
Close the Street! <Public Spaces>
Quality Restoration, Permanent Preservation!
Affordable Housing!