

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2024

COUNCIL BILL NO. CB24-1591  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating 4450 North Tennyson Street as a structure for**  
7 **preservation.**

8 **WHEREAS**, pursuant to Section 30-4, Denver Revised Municipal Code, the Landmark  
9 Preservation Commission has transmitted to the Council a proposed designation of a structure for  
10 preservation; and

11 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a  
12 hearing on November 5, 2024, the staff report, and evidence received at the hearing before City Council  
13 on December 9, 2024, the structure at 4450 North Tennyson Street meets the criteria for designation  
14 as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended,  
15 by maintaining its integrity, being more than 30 years old, and meeting the criteria in the following four  
16 categories from Section 30-3(3):

17 *a. Having direct association with a significant historical event or with the historical*  
18 *development of the city, state, or nation;*

19 The structure at 4450 North Tennyson Street (the “Structure”) is significant for the historical  
20 development of the city because it is associated with the early development of Tennyson Street and  
21 the surrounding Berkeley neighborhood due to Denver’s streetcar expansion to the area.

22 The Structure is also associated with the development of housing for ordinary Denverites in the  
23 Berkeley neighborhood because the Structure provided an affordable housing opportunity accessible  
24 to a variety of people through its use as a rental property.

25 *c. Embodying distinctive visible characteristics of an architectural style or type;*

26 The Structure embodies the distinctive visible characteristics of the alley house type. Located near  
27 an alley, varieties of this type of dwelling were built in the second half of the nineteenth and the early  
28 twentieth centuries in the country, and were a form of affordable urban housing. Additionally, the  
29 alley house type is noted for its vernacular architecture, deep setback from the street, and closeness  
30 to the alley behind—all features of the Structure. The Structure, however, has elaborations, such as  
31 its doorway surrounds with ornamental moldings, parlor window with stained glass, bull’s-eye  
32 window, and wood window surrounds with architrave lintel trim. These elements distinguish the  
33 Structure from more utilitarian alley house designs, as does the broad projecting porch with dentil  
34 molding on the frieze.

1           g. *Promoting understanding and appreciation of the urban environment by means of*  
2           *distinctive physical characteristics or rarity;*

3 Alley houses were once found throughout the Berkeley neighborhood; however, today, the Structure  
4 represents a rare surviving example of the alley type of dwelling, and is the only one-story frame  
5 representative of the type remaining. The landscape of the Structure's property constitutes a rare  
6 remaining example of an early twentieth century design associated with an alley house featuring a  
7 long expanse of front lawn planted in grass and with mature trees. Due to the extensive  
8 redevelopment of Tennyson Street, there are only three other remaining early twentieth-century  
9 houses in residential use standing on Tennyson Street between West 44th and West 46th avenues.

10           h. *Representing an era of culture or heritage that allows an understanding of how the*  
11           *site was used by past generations;*

12 The Structure's history is representative of the early diversity of Tennyson Street and the larger  
13 Berkeley neighborhood. More than 10 percent of the neighborhood residents were immigrants from  
14 other countries when the dwelling was built. As was common for alley houses, the Structure's  
15 property was owned by and rented to people with a variety of cultural backgrounds, including  
16 Canadian, Bohemian/Czech, German, Swedish, Russian, and Italian immigrants.

17 The Structure also represents the second property owners', the Dryers, welcoming attitude toward  
18 human diversity, even during an era in Denver when nativists and the Ku Klux Klan actively opposed  
19 the acceptance of people with certain national origins, races, and religious beliefs. In this instance,  
20 the house's history illuminates the story of a patriotic Catholic family with Czechoslovakian roots  
21 renting the cottage to a Russian Jewish immigrant who ran for office as a Socialist at a time when  
22 campaigns of opposition, discrimination, and intimidation against immigrants, Catholics, Jews, and  
23 left-leaning political philosophies were common. The Dryer family continued to rent to a diverse  
24 group of tenants throughout their ownership.

25 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
26 **DENVER:**

27           **Section 1.** That based upon the analysis referenced above, and the evidence received at the  
28 public hearings, certain property at 4450 North Tennyson Street, and legally described as follows,  
29 together with all improvements situated and located thereon, be and the same is hereby designated as  
30 a structure for preservation:

31           Beginning at the southwest corner of said Lot 12; thence northerly along the west line of  
32 said lot 12, 19.15 feet; thence easterly at right angles, 73.43 feet; thence northerly at right  
33 angles, 4.65 feet; thence easterly at right angles, 9.15 feet; thence northerly at right angles,

1 2.00 feet; thence easterly at right angles, 52.44 feet to a point the west line of the east 8 feet  
2 of said lots 11 and 12; thence southerly along said west line to a point on the south line of  
3 said Lot 12; thence westerly along said south line, 135.02 feet to the Point of Beginning.  
4 City and County of Denver,  
5 State of Colorado.

6 **Section 2.** The effect of this designation may enhance the value of the property and of the  
7 structure, but may delay or require denial of building permits found unacceptable by the Landmark  
8 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures  
9 and Districts and Section 30-6 of the Denver Revised Municipal Code.

10 **Section 3.** This ordinance shall be recorded among the records of the Clerk and Recorder of  
11 the City and County of Denver.

12 COMMITTEE APPROVAL DATE: November 12, 2024

13 MAYOR-COUNCIL DATE: November 19, 2024

14 PASSED BY THE COUNCIL: December 9, 2024

15 *Amursh P. Sandora* - PRESIDENT

16 APPROVED: *Michael C. Johnston* - MAYOR 12/11/2024  
Michael C. Johnston (Dec 11, 2024 11:57 MST)

17 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
18 EX-OFFICIO CLERK OF THE  
19 CITY AND COUNTY OF DENVER

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

21 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: November 27, 2024

22 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
23 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
25 §3.2.6 of the Charter.

26 Kerry Tipper, Denver City Attorney

27 BY: *Anshul Bagga*, Assistant City Attorney DATE: Nov 27, 2024