

1 **BY AUTHORITY**

2 ORDINANCE NO. _____

COUNCIL BILL NO. CB21-0758

3 SERIES OF 2021

COMMITTEE OF REFERENCE:

4 **AS AMENDED 7-26-21**

Land Use, Transportation & Infrastructure

5 **ABILL**

6 **For an ordinance designating the La Alma Lincoln Park Historic Cultural District**
7 **as a district for 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**, the Planning Board has recommended approval of the same; and

12 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a
13 hearing on June 29, 2021, the staff report, and evidence received at the hearing before City Council on
14 August 2, 2021, the La Alma Lincoln Park Historic Cultural District ("District") meets the criteria for
15 designation as a district for preservation as set out in Section 30-3, Denver Revised Municipal Code,
16 as amended, by maintaining its integrity, being more than 30 years old, and meeting the criteria in the
17 following four categories from Section 30-3(3):

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

20 The District is significant for its development as of one of Denver's earliest working-class and
21 immigrant communities. A neighborhood initially built around key industries including the railroad, flour
22 mill, and other manufacturing, the area became home to working-class and immigrant communities for
23 nearly 130 years.

24 The current La Alma/Lincoln Park neighborhood, originally was home to the Apache, Ute,
25 Cheyenne, Comanche and Arapahoe peoples. This land was along their migratory path and sites along
26 Cherry Creek were part of their seasonal encampments. In the 1870s, after the arrival of the railroad,
27 Alexander Cameron Hunt homesteaded the land that became the future public park, initially known as
28 Lincoln Park and later La Alma/Lincoln Park, and subdivided the surrounding land as Hunt's Addition.
29 The homestead and eventual park became a central focal point to the neighborhood's growth, with
30 residential properties constructed to the north, east, and south, and large industrial development along
31 the railroad to the west of the park. From late 1870s through the 1920s nearby industries, such as the
32 railroads (Denver & Rio Grande/Burnham Yards) and flour mills (Mullen and Davis Flour Mill), drew
33 residents to the area. With major employers within walking distance, German, Irish, Italian, Jewish, and

1 Mexican residents established this early Denver community. The neighborhood was outside of the
2 urban core, and horse-drawn-street cars and then trolley lines connected it to downtown Denver.
3 However, the area also developed commercial strips within walking distance along Kalamath Street
4 and then Santa Fe Avenue. And, within the greater La Alma/Lincoln Park neighborhood multiple
5 churches were established. The District, centered around the park and adjacent to major industries, is
6 significant for the development of one Denver's earliest residential neighborhoods.

7 While significant for its early history, by the mid-twentieth century, due to new waves of in-
8 migration, the La Alma/Lincoln Park neighborhood had a large population of Latinos, Hispanos, and
9 Mexican American residents and homeowners, including many who became influential Chicano
10 Movement leaders.

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

12 The District embodies the distinctive visible characteristic of vernacular Italianate, Victorian,
13 Front Gable, Terrace, Foursquare, and Bungalow styles and types. The modest, yet identifiable
14 architectural styles of the District represents the mostly intact working-class neighborhood heralding
15 from Denver's railroad and industrial age. The vernacular styles and types in the District were not
16 architect designed, but were constructed by craftsman and builders using common and readily
17 available materials, which are key tenants of vernacular architecture. As defined by Thomas Carter
18 and Elizabeth Collins Cromley in an *Invitation to Vernacular Architecture* "vernacular architecture is
19 the common form of building in a given place and time, and therefore must encompass materials
20 both handmade and industrially produced, depending on the particular circumstances..." Common
21 or simplified building forms and styles, as well as handmade and industrially produced materials are
22 seen in the vernacular architecture of the district.

23 Most of the original residences in the District are single-story cottages in restrained or simplified
24 versions of the architectural styles found in the surrounding areas. The District's buildings are notable
25 examples of the shift in popularity among architectural styles in Denver in the late 19th and early
26 20th centuries and can still be seen today. One can estimate the year of construction based on a
27 dwelling's architectural style, with the earliest being Italianate, Queen Anne, and Front Gable, and
28 then shifting to Classic Cottage, Terrace, Four-square, and Bungalow, with the majority built from
29 the 1880s through the 1920s.

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

1 The District's architecture, with its layers of history and cultural significance, provides an
2 understanding of how the site has been used and changed by past generations. Over the decades,
3 there have been changes to the structures within the district. While the original styles are still readily
4 evident, the alterations that occurred during the period of significance reflect the community of people
5 that altered them. When the area saw a change in population, with the in-migration of Latino/Chicano
6 residents, the neighborhood began to take on the character, heritage, and culture of the community.

7 During the early part of the 20th century and increasing in the 1930s, Mexican American,
8 Hispano, and Latino families moved into the La Alma/Lincoln Park neighborhood in growing
9 numbers. As new residents and families purchased or rented the older homes, they began to adapt
10 the homes to meet their needs. Common modifications include adding new stucco, siding, or
11 Permastone, over the original brick or wood siding. Fences were also added or altered, often in an
12 effort to extend living spaces. Other common adaptations include replacing windows, frequently with
13 vinyl, and enclosing porches and adding modest-sized dormers to create more living space.

14 Many of these changes took place as the Chicano Movement began to swell in the
15 neighborhood in the 1960s and 1970s. These layers of change reflect how new generations of
16 residents creatively adapted and used the buildings, and how the cultural history of the neighborhood
17 is reflected in the built environment. This can be seen through the continuity of transparent front-
18 yard spaces, the introduction of stucco on residences, and the additions that allowed families to grow
19 in the otherwise modest houses. The changes made by the people that inhabited the neighborhood
20 became intertwined with the physical characteristics of the houses and illustrate how the district was
21 used and changed by past generations.

22 *j. Being associated with social movements, institutions, or patterns of growth or change*
23 *that contributed significantly to the culture of the neighborhood, community, city, state, or*
24 *nation;*

25 The District is strongly associated with social movements and institutions that contributed
26 significantly to the culture of the neighborhood, community, city, and state for its central role in the
27 Chicano Movement. In addition to the diversity among the neighborhood's earliest residents, many
28 residents of Hispano, Mexican-American, Mexican, and Latino descent moved to the La
29 Alma/Lincoln Park neighborhood during the mid-20th Century. In time, the neighborhood and the
30 park, then called Lincoln Park, became the incubator for Denver's Chicano Movement, as residents
31 came to identify as Chicano/a and advocate for social justice in many forms. Denver was at the
32 forefront of the national Chicano Movement. Numerous leaders and activists recall their youth in the

1 neighborhood and time spent in or near the park at its heart. The Chicano Movement integrated
2 political activism with the promotion of culturally specific education in arts, music, theater, graphic
3 arts, and literature. The Chicano Movement represents the convergence of independent issues: land
4 rights, labor rights, long-term discrimination, opposition to the Vietnam war, civil rights as embodied
5 in the Civil Rights Movement, with cultural identity, lack of equity in education and the inadequacy of
6 the dominant political institutions to represent or address Chicano/a issues.

7 One of the greatest concerns that galvanized Denver’s Chicano Movement was equity in
8 education. A 1947 U.S. Supreme Court decision (Mendez v. Westminster) specifically prohibited
9 segregating Latino children from white children. In 1954, the U.S. Supreme Court ruled that the 14th
10 Amendment guaranteed equal protection to all racial groups (Hernandez v. Texas). Fifteen years
11 later, the ongoing unequal access to facilities, the lack of bilingual programs, and disrespect for
12 cultural heritage in many public education programs, led to high school walk-outs. These walk-outs
13 began in Los Angeles, California in 1968 and helped spark the blowout at Denver’s West High School
14 in the spring of 1969. The walk-out spawned a “blowout” among hundreds of students from other
15 Denver junior high and high schools, with marches to Lincoln Park through the neighborhood from
16 West High School over several days in March 1969. These marches, along with other events and
17 activities, made the park historically important ground for rights of Chicanos/as in Denver and made
18 the La Alma/Lincoln Park neighborhood an incubator for the Chicano Movement.

19 Another significant sign of the Chicano Movement’s connection to the neighborhood is
20 through the murals that exist on both public and private buildings. Artist Emanuel Martinez, who lived
21 in the neighborhood, is a key figure in the creation of these murals and in developing the Chicano/a
22 Mural Movement in Denver. Denver was one of a handful of American cities that simultaneously
23 began to paint community murals in the late 1960s. Many times, Chicano/a muralists would travel
24 to other cities to draw inspiration. Several murals in La Alma/Lincoln Park remain, including two in
25 the District’s boundaries.

26 The Chicano Movement grew out of a number of inequitable circumstances that pushed
27 Latinos, Hispanos, and Mexican American communities across the country for a change to
28 government and systems. The Chicano Movement was fostered in part through voluntary social
29 service groups (known as mutualistas) to assist Chicano/a families and help organize individuals
30 and groups to be involved in the Movement, many of which were located within the district. The La
31 Alma/Lincoln Park neighborhood provided safe havens where Chicano Movement organizers and
32 supporters lived, worked, and gathered.

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

3 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
4 public hearings, certain property, herein called the La Alma Lincoln Park Historic Cultural District
5 (“District”), and legally described as follows, together with all improvements situated and located
6 thereon, be and the same is hereby designated as a district for preservation:

- 7 Hunt’s Addition to Denver:
- 8 Block 10, Lots 18 through 40
- 9 Block 11, Lots 1 through 17 and,
- 10 **Block 14, Lots 1 through 20 and lots 25 through 40**
- 11 **Block 23, Lots 1 through 14 and lots 19 through 38 and,**

12 All of Blocks 44, 15, 16, 17, 18 ,22, 23 and “C”
13 In addition thereto those portions of all abutting public rights-of-way, but only to the
14 centerline thereof, which are immediately adjacent to the aforesaid specifically described
15 area.

16 City and County of Denver,
17 State of Colorado.

18 **Section 2.** The Landmark Preservation Commission shall utilize the Design Guidelines for
19 Denver Landmark Structures & Districts in conducting design review for projects in the District. The
20 Landmark Preservation Commission may adopt further district-specific guidelines utilizing the
21 application for landmark district status, the Design Guidelines for Denver Landmark Structures &
22 Districts and Chapter 30, Denver Revised Municipal Code (Landmark Preservation) in formulating said
23 district-specific guidelines. Such district-specific guidelines must be adopted in open session of the
24 Commission by an affirmative vote of five members of the Commission.

25 **Section 3.** The effect of this designation may enhance the value of the property and of the
26 structure, but may delay or require denial of building or zoning permits found unacceptable by the
27 Landmark Preservation Commission under the criteria contained in the Design Guidelines for Historic
28 Structures and Districts and Section 30-6 of the Denver Revised Municipal Code.

29 **Section 4.** The period of significance for the District is established as being from 1873-1980.

30 **Section 5.** The primary structures listed below shall be considered contributing structures to
31 the District; all other structures in the District shall be considered noncontributing structures:

1 1005 N KALAMATH ST, 1019 N KALAMATH ST, 1027 N KALAMATH ST, 1047 N KALAMATH ST,
2 1057 N KALAMATH ST, 1061 N KALAMATH ST, 1219 N KALAMATH ST, 1223 N KALAMATH ST,
3 1229 N KALAMATH ST, 1233 N KALAMATH ST, 1239 N KALAMATH ST, 1243 N KALAMATH ST,
4 1245 N KALAMATH ST, 1251 N KALAMATH ST, 1253 N KALAMATH ST, 1259 N KALAMATH ST,
5 1267 N KALAMATH ST, 1271 N KALAMATH ST, 1275 - 1277 N KALAMATH ST, 1003 - 1009 N LIPAN
6 ST, 1014 -1016 N LIPAN ST, 1017 - 1021 N LIPAN ST, 1018 N LIPAN ST, 1024 N LIPAN ST, 1025 N
7 LIPAN ST, 1028 N LIPAN ST, 1031 N LIPAN ST, 1034 N LIPAN ST, 1035 N LIPAN ST, 1038 N LIPAN
8 ST, 1042 N LIPAN ST, 1043 N LIPAN ST, 1044 N LIPAN ST, 1048 N LIPAN ST, 1049 N LIPAN ST,
9 1052 N LIPAN ST, 1055 N LIPAN ST, 1059 N LIPAN ST, 1060 N LIPAN ST, 1064 N LIPAN ST, 1065
10 N LIPAN ST, 1071 N LIPAN ST, 1079 N LIPAN ST, 1103 N LIPAN ST, 1107 N LIPAN ST, 1115 N
11 LIPAN ST, 1117 N LIPAN ST, 1127 N LIPAN ST, 1131 N LIPAN ST, 1135-1139 N LIPAN ST, 1141-
12 1145 N LIPAN ST, 1149 N LIPAN ST, 1155 - 1157 N LIPAN ST, 1165 N LIPAN ST, 1175 N LIPAN ST,
13 1203 - 1207 N LIPAN ST, 1208 N LIPAN ST, 1209 -1215 N LIPAN ST, 1212 N LIPAN ST, 1219 N
14 LIPAN ST, 1220 N LIPAN ST, 1223 N LIPAN ST, 1226 -1228 N LIPAN ST, 1229 N LIPAN ST, 1232
15 N LIPAN ST, 1233 N LIPAN ST, 1236 N LIPAN ST, 1239 N LIPAN ST, 1240 N LIPAN ST, 1243 N
16 LIPAN ST, 1244 N LIPAN ST, 1247 N LIPAN ST, 1248 N LIPAN ST, 1251 - 1253 N LIPAN ST, 1252
17 N LIPAN ST, 1256 N LIPAN ST, 1257 N LIPAN ST, 1260 N LIPAN ST, 1261 N LIPAN ST, 1264 N
18 LIPAN ST, 1267 N LIPAN ST, 1268 N LIPAN ST, 1311 N LIPAN ST, 1314 N LIPAN ST, 1315 N LIPAN
19 ST, 1319 N LIPAN ST, 1322 N LIPAN ST, 1323 N LIPAN ST, 1325 N LIPAN ST, 1326 N LIPAN ST,
20 1330 N LIPAN ST, 1331 N LIPAN ST, 1332 N LIPAN ST, 1335 - 1339 N LIPAN ST, 1338 N LIPAN ST,
21 1342 N LIPAN ST, 1345 N LIPAN ST, 1346 N LIPAN ST, 1349 N LIPAN ST, 1350 N LIPAN ST, 1353
22 N LIPAN ST, 1356 & 1362 N LIPAN ST, 1367 N LIPAN ST, 1364, 1374 & 1394 LIPAN St; 1030, 1040,
23 1050 W 14th AVE, 1026 N MARIPOSA ST, 1034 N MARIPOSA ST, 1038 N MARIPOSA ST, 1044 N
24 MARIPOSA ST, 1048 N MARIPOSA ST, 1054 N MARIPOSA ST, 1056 N MARIPOSA ST, 1062 N
25 MARIPOSA ST, 1066 N MARIPOSA ST, 1070 N MARIPOSA ST, 1076 N MARIPOSA ST, 1110 N
26 MARIPOSA ST, 1114 N MARIPOSA ST, 1118 N MARIPOSA ST, 1122 N MARIPOSA ST, 1126 N
27 MARIPOSA ST, 1128 N MARIPOSA ST, 1132 N MARIPOSA ST, 1136 N MARIPOSA ST, 1140 N
28 MARIPOSA ST, 1146 - 1148 N MARIPOSA ST, 1150 N MARIPOSA ST, 1152 N MARIPOSA ST, 1156
29 - 1160 N MARIPOSA ST, 1168 N MARIPOSA ST, 1178 N MARIPOSA ST, 1212 N MARIPOSA ST,
30 1232 N MARIPOSA ST, 1238 N MARIPOSA ST, 1242 N MARIPOSA ST, 1244-1246 N MARIPOSA
31 ST, 1254 N MARIPOSA ST, 1258 N MARIPOSA ST, 1262 N MARIPOSA ST, 1266 N MARIPOSA ST,
32 1268 N MARIPOSA ST, 1009 -1011 W 10TH AVE, 1021 W 10TH AVE, 1027 W 10TH AVE, 1037 W
33 10TH AVE, 1043 W 10TH AVE, 1045 W 10TH AVE, 1115 W 10TH AVE, 1117 W 10TH AVE, 1020 W

1 11TH AVE, 1115 W 11TH AVE, 1124 W 11TH AVE, 1121-1123 W 11TH AVE, 1127-1129 W 11TH
2 AVE, 1027-1031 W 12TH AVE, 1035 W 12TH AVE, 1115-1119 W 12TH AVE, 1120-1122 W 12TH
3 AVE, 1020-1022 W 13TH AVE, 1038 W 13TH AVE, 1102 W 13TH AVE, 1105 - 1107 W 13TH AVE,
4 1106 W 13TH AVE, 1109 - 1111 W 13TH AVE, 1110 W 13TH AVE, 1114 W 13TH AVE, 1115 - 1117
5 W 13TH AVE, 1118 W 13TH AVE, 1121 W 13TH AVE, 1129 W 13TH AVE, 1133 W 13TH AVE, 1137
6 W 13TH AVE

7 And the following structures located within La Alma/Lincoln Park: 1325 W 11TH AVE, 1265 N
8 MARIPOSA ST, the Amphitheater at La Alma/Lincoln Park, the retaining wall along Osage Street within
9 La Alma/Lincoln Park.

10 **Section 6.** This ordinance will be recorded among the records of the Clerk and Recorder of
11 the City and County of Denver.

12 **Section 7. Effective Date.**

13 a. This ordinance takes effect August 6, 2021 (the “Effective Date”), and imposes the
14 design review requirements of D.R.M.C. Sec. 30-6(4) – (6.5) (“Landmark Design Review”) on all
15 applications for permits listed in D.R.M.C. Sec 30-6(3)(a), (c), and (d) (“Permits”) for development in
16 the District that have not received approval as of the Effective Date, except as specified below.

17 b. Notwithstanding subsection 1 of this Section 7, if an applicant for a Permit complies
18 with the following conditions, then Landmark Design Review shall not apply to any application for a
19 Permit:

20 1. The applicant has submitted to the Department of Community Planning and
21 Development a Permit application no later than Thursday, August 5, 2021; and

22 2. Neither the applicant nor the department requests any changes to the
23 application after the Effective Date.

24 c. Notwithstanding subsection 1 of this Section 7, if an applicant for a site development plan
25 complies with the following conditions, then Landmark Design Review shall not apply to any application
26 for a site development plan and the associated building and zoning permits issued in conformance with
27 the approved site development plan:

28 1. The applicant has submitted to the Department of Community Planning and
29 Development a formal site development plan application no later than Thursday, August 5,
30 2021; and

31 2. The formal site development application is approved by July 1, 2022.

1 COMMITTEE APPROVAL DATE: July 13, 2021

2 MAYOR-COUNCIL DATE: July 20, 2021

3 PASSED BY THE COUNCIL: August 2, 2021

4 *Stacie Filmore* - PRESIDENT
5 APPROVED: _____ - MAYOR *Michael B* Aug 4, 2021

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: July 22, 2021

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 §3.2.6 of the Charter.

15 Kristin M. Bronson, Denver City Attorney

16 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Aug. 2, 2021