

BY AUTHORITY

ORDINANCE NO.
SERIES OF 2016

COUNCIL BILL NO. CB16-0311
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance designating 1250 Welton Street and 1261 Glenarm Place, the Emily Griffith Opportunity School, as a structure for preservation.

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

WHEREAS, based upon the April 19, 2016 Landmark Preservation Commission recommendation, the staff report, and other evidence received at the hearing before City Council on May 16, 2016, City Council finds that 1250 Welton Street and 1261 Glenarm Place, the Emily Griffith Opportunity School, meet the criteria for designation as a structure for preservation as set out in Section 30-3 of the Denver Revised Municipal Code by meeting criteria in the following three categories:

(1) History.

a. Having a direct association with the historical development of the city, state or nation;

The Emily Griffith Opportunity School's early and novel approach of providing public education to non-traditional students at all hours of the day, and to offer a diversity of practical workforce-oriented training, have had a significant impact on the development of Denver and Colorado. The school's early training of workers matched local industry needs, and its preparation of workers for military and related industry production during both World War I and World War II. Its diverse and innovative educational offerings have helped Denver and Colorado to build a competitive workforce, to promote business and industrial growth, and to attract new employers. The school's openness to students of all ages, races and economic classes, and its language and citizenship classes, have provided more than 1.5 million Denver and Colorado residents with opportunities for self-improvement and economic mobility over a 100 year period.

b. Being the site of a significant event;

Highly motivated and driven to give her students and all residents of Denver the opportunity to better themselves and their economic situation, local school teacher Emily Griffith employed her

1 political and social skills and savvy to gain Denver Public School's support to create the
2 Opportunity School in 1916. Serving as its visionary and principal from 1916 until her retirement in
3 1933, she led the school from its initial opening to a regular enrollment of 10,000. She forged
4 partnerships with government and industry to offer dozens of training and educational programs
5 available to students of all ages and races, day and night. Her ability to nurture and teach her
6 students, and to also maneuver within the city's political, business and social spheres, helped to
7 make the school a tremendous success. The school was named in honor of Emily Griffith in 1933
8 and a stained glass portrait of her was dedicated in the State Capitol in 1975. Emily Griffith
9 remains one of the most important and respected women in Colorado history.

10 (2) Architecture.

11 *a. Embodying distinguishing characteristics of an architectural style or type;*

12 The Welton Street face of the School, consisting of the 1926 building designed by E. Floyd
13 Redding, combined with its 1947 and 1956 additions, convey themselves as a simple, modern and
14 forward-thinking educational institution. The 1926 schoolhouse at the corner of Welton and 12th
15 Street is an excellent example of a Renaissance Revival-influenced school building with Beaux Art
16 embellishments. This style is evidenced by the building's simple brick blocky composition, its
17 ground floor base (or piano noble), full height plasters, and strong terra cotta cornice. The Beaux
18 Art embellishments are found in the flat architrave entry with large "O" cartouches and its fanciful
19 torches of learning engraved in fanciful rooftop antefixes. The 1947 and 1956 additions, designed
20 by prominent local architect W. Gordon Jamieson, combine together as an important local example
21 of the International Style. While Jamieson's modern design differentiates itself from the earlier
22 building, its brick and terra cotta materials, corresponding window and entry treatments, and simple
23 detailing are meant to blend with its 1926 forebear. The addition's International School styling is
24 represented by its strong horizontal window bands with shallow planar relief, the lack of
25 ornamentation, and strong vertical circulation towers. The 1926 and 1947/1956 Emily Griffith
26 Opportunity School is an iconic downtown school building, embodying distinguishing
27 characteristics of both the Renaissance Revival and International styles of architecture.

28 (3) Geography.

29 *a. Having a prominent location or being an established, familiar, and orienting visual feature*
30 *of the contemporary city;*

31 The School is prominently situated just off of Colfax Avenue at 12th and Welton Streets on a
32 historical artery into downtown. The School has greeted commuters and travelers on West Colfax

1 since its opening in 1916, and its location was called out on local and state road maps of the early
2 to mid-1900s. At the time of its opening in 1916, the School was located in a residential area on
3 the edge of downtown, but over the years as downtown grew around the School, the Emily Griffith
4 Opportunity School remained a consistent and high profile visual landmark. This location is also
5 important as the site of a Denver public school since 1882. As one of the few surviving historic
6 school buildings in and around downtown Denver, the Emily Griffith Opportunity School remains an
7 important established, familiar and orienting visual landmark of the community; and

8 **WHEREAS**, the City Council finds that a unique historic designation, which allows for
9 retention of the character-defining features of the most significant structures on the site, and still
10 allows for some development, is appropriate.

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

13 **Section 1.** That based upon the findings referenced above, and the evidence received at
14 the public hearings, certain property, together with all structures and improvements situated and
15 located thereon, herein called the Emily Griffith Opportunity School, located generally at 1250 Welton
16 Street and 1261 Glenarm Place, and legally described as follows, be and the same is hereby
17 designated as a structure for preservation (the "Designated Area"):

18 Lots 1 through 32 inclusive and all of the vacated alley adjacent, Block 170, East Denver (Boyd's) Subdivision

19 **Section 2.** The area legally described as follows shall be considered the contributing area
20 (the "Contributing Area") of the Designated Area:

21 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
22 West of the 6th P.M., City and County of Denver, State of Colorado.

23
24 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
25 Aluminum Cap, Illegible);

26 Thence, N20° 22' 01"W, a distance of 162.08 FT to the Point of Beginning Parcel 1;
27 Thence, N27° 27' 17"W, a distance of 125.19 FT; Thence, N62° 34' 41"E, a distance of
28 400.22 FT; Thence, S27° 27' 20"E, a distance of 124.98 FT; Thence, S62° 32' 49"W, a
29 distance of 400.22 FT, to the Point of Beginning Parcel 1;

30
31 Containing 50,062 SF More or Less.

32

1 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
2 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
3 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

4 **Section 3.** Within the Contributing Area, there shall be an area legally described as follows
5 (the "Preserved Area"):

6 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
7 West of the 6th P.M., City and County of Denver, State of Colorado.

8
9 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
10 Aluminum Cap, Illegible);

11 Thence, N18° 56' 31"W, a distance of 162.88 FT to the Point of Beginning Parcel 4;

12 Thence, N27° 30' 17"W, a distance of 30.49 FT;

13 Thence, S63° 16' 26"W, a distance of 2.39 FT;

14 Thence, N27° 26' 15" W, a distance of 62.31 FT;

15 Thence, N61° 34' 05"E, a distance of 2.21 FT;

16 Thence, N27° 15' 37"W, a distance of 29.94 FT;

17 Thence, N62° 41' 30"E, a distance of 68.85 FT;

18 Thence, S27° 18' 30"E, a distance of 1.71 FT;

19 Thence, N62° 35' 03"E, a distance of 72.42 FT;

20 Thence, N27° 18' 30"W, a distance of 1.71 FT;

21 Thence, N62° 35' 03"E, a distance of 19.16 FT;

22 Thence, S27° 18' 30"E, a distance of 1.71 FT;

23 Thence, N62° 36' 48"E, a distance of 100.69 FT;

24 Thence, N27° 18' 30"W, a distance of 1.40 FT;

25 Thence, N62° 41' 30"E, a distance of 19.06 FT;

26 Thence, S27° 18' 30"E, a distance of 1.38 FT;

27 Thence, N62° 29' 59"E, a distance of 101.67 FT;

28 Thence, N23° 16' 26"W, a distance of 1.04 FT;

29 Thence, N62° 39' 48"E, a distance of 3.42 FT;

30 Thence, S27° 18' 20"E, a distance of 10.62 FT;

31 Thence, N62° 33' 46"E, a distance of 10.43 FT;

32 Thence, S27° 19' 01"E, a distance of 84.04 FT;

1 Thence, S62° 19' 32"W, a distance of 13.84 FT;
2 Thence, N26° 32' 42"W, a distance of 26.86 FT;
3 Thence, S63° 02' 38"W, a distance of 46.65 FT;
4 Thence, N27° 11' 40"W, a distance of 25.28 FT;
5 Thence, S62° 36' 48"W, a distance of 269.91 FT;
6 Thence, S27° 35' 39"E, a distance of 79.92 FT;
7 Thence, S62° 30' 28"W, a distance of 65.80 FT, to the Point of Beginning Parcel 4;

8
9 Containing 23,612 SF More or Less.

10
11 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
12 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
13 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

14 Within the Preserved Area all provisions of Article I, Chapter 30 of the Denver Revised Municipal
15 Code (the "Landmark Ordinance") applicable to contributing structures, including those provisions for
16 design review and demolition, shall apply to the existing structures in this area.

17 **Section 4.** Within the Preserved Area is the existing northeast wall of the 1926 building
18 visually depicted and described as the "North Wall" or "north exterior wall" in the Design Standards
19 and Guidelines for the Emily Griffith Opportunity School and legally described as follows (the "North
20 Wall"):

21 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
22 West of the 6th P.M., City and County of Denver, State of Colorado.

23
24 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
25 Aluminum Cap, Illegible); Thence, N01° 28' 07"E, a distance of 184.09 FT to the Point of
26 Beginning Parcel 3; Thence, N27° 24' 24"W, a distance of 55.08 FT; Thence, N62° 35'
27 36"E, a distance of 1.75 FT; Thence, S27° 24' 24"E, a distance of 55.07 FT; Thence, S62°
28 13' 53"W, a distance of 1.75 FT, to the Point of Beginning Parcel 3;

29
30 Containing 97 SF More or Less.

31
32 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,

1 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
2 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

3 The Landmark Preservation Commission shall use the provisions of the Landmark Ordinance for any
4 demolition of the North Wall. The Landmark Preservation Commission shall use the Design
5 Standards and Guidelines for the Emily Griffith Opportunity School, described in Section 12 below, for
6 design review for any construction in which the North Wall becomes an interior wall. The Landmark
7 Preservation Commission shall use the Design Guidelines for Denver Landmark Structures and
8 Districts, for design review for any construction in which the North Wall remains an exterior wall.

9 **Section 5.** Within the Contributing Area, there shall be an area legally described as follows
10 (the "Demolition Area Contributing"):

11 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
12 West of the 6th P.M., City and County of Denver, State of Colorado.

13
14 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
15 Aluminum Cap, Illegible);

16 Thence, N01° 42' 22"E, a distance of 184.52 FT to the Point of Beginning Parcel 5;

17 Thence, N27° 35' 39"W, a distance of 79.92 FT;

18 Thence, N62° 36' 48"E, a distance of 269.91 FT;

19 Thence, S27° 11' 40"E, a distance of 25.28 FT;

20 Thence, S63° 02' 36"W, a distance of 73.55 FT;

21 Thence, S27° 32' 59"E, a distance of 54.71 FT;

22 Thence, S62° 28' 21"W, a distance of 196.15 FT, to the Point of Beginning Parcel 5;

23
24 Containing 17,474 SF More or Less.

25
26 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
27 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
28 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

29 Within the Demolition Area Contributing, Landmark Preservation staff shall release approval for
30 applications for demolition without the approval of, or public hearing before, the Landmark
31 Preservation Commission. Prior to issuance of any demolition permit for a structure(s) or portion of a
32 structure(s) within the Demolition Area Contributing, the Landmark Preservation Commission must

1 have approved a replacement structure(s) or site development in accordance with the Design
2 Standards and Guidelines for the Emily Griffith Opportunity School. All other city requirements for
3 demolition must be met. All provisions of the Landmark Ordinance, except for Section 30-6(6), shall
4 apply to the Demolition Area Contributing.

5 **Section 6.** The area legally described as follows shall be considered the non-contributing
6 area ("Non-Contributing Area") of the Designated Area:

7 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
8 West of the 6th P.M., City and County of Denver, State of Colorado.

9
10 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
11 Aluminum Cap, Illegible);

12 Thence, N20° 22' 01"W, a distance of 162.08 FT to the Point of Beginning Parcel 2;
13 Thence, N62° 32' 49" E, a distance of 400.22 FT; Thence, S27° 27' 15" E, a distance of
14 141.07 FT; Thence, S62° 34' 41"W, a distance of 400.22 FT ; Thence, N27° 27' 18" W, a
15 distance of 140.86 FT, to the Point of Beginning Parcel 2;

16
17 Containing 56,418 SF More or Less.

18
19 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
20 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
21 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

22 **Section 7.** Within the Non-Contributing Area, there shall be an area, legally described as
23 follows ("the Demolition Area Non-Contributing"):

24 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
25 West of the 6th P.M., City and County of Denver, State of Colorado.

26
27 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
28 Aluminum Cap, Illegible);

29 Thence, N17° 33' 42"E, a distance of 28.28 FT to the Point of Beginning Parcel 6;
30 Thence, N27° 27' 18"W, a distance of 125.00 FT;
31 Thence, N62° 31' 11"E, a distance of 60.89 FT;
32 Thence, S28° 10' 19"E, a distance of 5.87 FT;

1 Thence, N63° 13' 03"E, a distance of 28.52 FT;
2 Thence, S27° 57' 23"E, a distance of 49.88 FT;
3 Thence, N62° 31' 57"E, a distance of 48.02 FT;
4 Thence, N26° 10' 12"W, a distance of 22.61 FT;
5 Thence, N62° 25' 49"E, a distance of 60.52 FT;
6 Thence, N27° 26' 40"W, a distance of 33.25 FT;
7 Thence, N62° 27' 49"E, a distance of 201.25 FT;
8 Thence, S27° 27' 18"E, a distance of 125.45 FT;
9 Thence, S62° 34' 41"W, a distance of 400.22 FT, to the Point of Beginning Parcel 6;

10
11 Containing 45,172 SF More or Less.

12
13 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
14 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
15 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

16 Within the Demolition Area Non-Contributing, Landmark Preservation staff shall release approval for
17 applications for demolition without the approval of, or public hearing before, the Landmark
18 Preservation Commission. Prior to issuance of any demolition permit for a structure(s) or portion of a
19 structure(s) within the Demolition Area Non-Contributing, the Landmark Preservation Commission
20 must have approved a replacement structure(s) or site development in accordance with the Design
21 Standards and Guidelines for the Emily Griffith Opportunity School. All other city requirements for
22 demolition must be met. All provisions of the Landmark Ordinance, except for Section 30-6(6), shall
23 apply to the Demolition Area-Contributing.

24 **Section 8.** Within the Designated Area, there shall be an area legally described as follows
25 (the "Transitional Height Area"):

26 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
27 West of the 6th P.M., City and County of Denver, State of Colorado.

28
29 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
30 Aluminum Cap, Illegible);

31 Thence, N06° 49' 58"E, a distance of 194.70 FT to the Point of Beginning Parcel 7;

32 Thence, S62° 30' 28"W, a distance of 20.00 FT;

1 Thence, N27° 25' 59"W, a distance of 80.20 FT;
2 Thence, N62° 36' 48"E, a distance of 269.91 FT;
3 Thence, S27° 23' 12"E, a distance of 45.00;
4 Thence, S62° 36' 48"W, a distance of 249.91 FT;
5 Thence, S27° 29' 32"E, a distance of 35.20 FT, to the Point of Beginning Parcel 7;

6
7 Containing 12,850 SF More or Less.

8
9 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
10 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
11 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

12 Within the Transitional Height Area, a replacement structure(s) may be constructed to a maximum
13 height of 112 feet and to the maximum horizontal dimensions of the Transitional Height Area. The
14 Landmark Preservation Commission shall use the Design Standards and Guidelines for the Emily
15 Griffith Opportunity School to conduct its design review of a structure(s) in the Transitional Height
16 Area. The Landmark Preservation Commission may refer to the Design Guidelines for Landmark
17 Structures and Districts when a design element is not addressed by the Design Guidelines for the
18 Emily Griffith Opportunity School. The Landmark Preservation Commission cannot reduce the height
19 or horizontal dimensions of a proposed structure(s) within the Transitional Height Area as part of its
20 design review.

21 **Section 9.** Within the Designated Area, there shall be an area legally described as follows
22 (the Zoning-Restricted Area”):

23 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
24 West of the 6th P.M., City and County of Denver, State of Colorado.

25
26 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
27 Aluminum Cap, Illegible);

28 Thence, N19° 36' 03"W, a distance of 146.36 FT to the Point of Beginning Parcel 8;

29 Thence, N62° 32' 42"E, a distance of 69.68 FT;

30 Thence, N27° 27' 18"W, a distance of 16.00 FT;

31 Thence, N62° 30' 28"E, a distance of 20.00 FT;

32 Thence, N27° 29' 32"W, a distance of 35.20 FT;

1 Thence, N62° 36' 48"E, a distance of 249.91 FT;
2 Thence, S26° 57' 22"E, a distance of 18.28 FT;
3 Thence, N63° 02' 38"E, a distance of 60.81 FT;
4 Thence, S27° 27' 18"E, a distance of 157.16 FT;
5 Thence, S62° 34' 41"W, a distance of 400.22 FT;
6 Thence, N27° 27' 18"W, a distance of 125.00 FT, to the Point of Beginning Parcel 8;

7
8 Containing 65,060 SF More or Less.

9
10 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
11 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
12 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

13 Within the Zoning-Restricted Area, a replacement structure(s) may be constructed in accordance with
14 current zoning. The Landmark Preservation Commission shall use the Design Guidelines for the
15 Emily Griffith Opportunity School to conduct its design review of a structure(s) in the Zoning-
16 Restricted Area. The Landmark Preservation Commission may refer to the Design Guidelines for
17 Landmark Structures and Districts when a design element is not addressed by the Design Standards
18 and Guidelines for the Emily Griffith Opportunity School. The Landmark Preservation Commission
19 cannot reduce the height or horizontal dimensions of a proposed structure(s) within the Zoning-
20 Restricted Area as part of its design review.

21 **Section 10.** No construction of a replacement structure(s) is allowed in the area legally
22 described as follows ("Restricted Area 1"):

23 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
24 West of the 6th P.M., City and County of Denver, State of Colorado.

25
26 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
27 Aluminum Cap, Illegible);

28 Thence, N19° 36' 03"W, a distance of 146.36 FT to the Point of Beginning Parcel 9;

29 Thence, N27° 27' 18"W, a distance of 16.00 FT;

30 Thence, N62° 32' 42"E, a distance of 69.68 FT;

31 Thence, S27° 27' 18"E, a distance of 16.00 FT;

32 Thence, S62° 32' 42"W, a distance of 69.68 FT, to the Point of Beginning Parcel 9;

1
2 Containing 1,115 SF More or Less.
3

4 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
5 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in
6 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

7 Within Restricted Area 1, Landmark Preservation staff shall release Landmark Preservation
8 Commission's approval for applications for demolition without the approval of, or public hearing before
9 the Landmark Preservation Commission. Prior to issuance of any demolition permit for a structure(s)
10 or portion of a structure(s) within Restricted Area 1, the Landmark Preservation Commission must
11 have approved a site development in accordance with the Design Standards and Guidelines for the
12 Emily Griffith Opportunity School referred to below. All provisions of the Landmark Ordinance, except
13 for Section 30-6(6), shall apply to Restricted Area 1.

14 **Section 11.** No construction of a replacement structure(s) is allowed in the area legally
15 described as follows ("Restricted Area 2"):

16 A parcel of land located in the Southwest 1/4 of Section 34, Township 3 South, Range 68
17 West of the 6th P.M., City and County of Denver, State of Colorado.

18
19 Commencing at the Southwest Range Point of Block 170 (Found Rebar with 3.5"
20 Aluminum Cap, Illegible);

21 Thence, N31° 37' 04"E, a distance of 419.20 FT to the Point of Beginning Parcel 10;

22 Thence, N63° 02' 38"E, a distance of 46.56 FT;

23 Thence, S26° 32' 42"E, a distance of 26.86 FT;

24 Thence, N62° 19' 32"E, a distance of 14.49 FT;

25 Thence, S27° 27' 18 "E, a distance of 11.32 FT;

26 Thence, S63° 02' 38"W, a distance of 60.81 FT;

27 Thence, N27° 10' 46"W, a distance of 38.00 FT, to the Point of Beginning Parcel 10;

28
29 Containing 1,926 SF More or Less.
30

31 Basis of Bearings is the Southerly Range Point line of Block 170, East Denver,
32 monumented by a 3.5" Aluminum Cap, Illegible (12th & Glenarm) and a No. 6 Rebar in

1 Range Box(13th & Glenarm). Assumed to bear S62° 34' 41"W.

2 Within Restricted Area 2, Landmark Preservation staff shall release approval for applications for
3 demolition without the approval of or public hearing before, the Landmark Preservation Commission.
4 Prior to issuance of any demolition permit for a structure(s) or portion of a structure(s) within
5 Restricted Area 2, the Landmark Preservation Commission must have approved a site development
6 in accordance with the Design Standards and Guidelines for the Emily Griffith Opportunity School. All
7 provisions of the Landmark Ordinance, except for Section 30-6(6), shall apply to Restricted Area 2.

8 **Section 12.** The Design Guidelines for the Emily Griffith Opportunity School, filed in City
9 Clerk File No. 2016-0176 on May 4, 2016, are adopted as the design guidelines for the Designated
10 Area; however, the Landmark Preservation Commission shall use the Design Guidelines for Denver
11 Landmark Structures and Districts for design review and demolition within the Preserved Area.

12 **Section 13.** The effect of this designation may enhance the value of the property and of the
13 structures located within the Designated Area, but may delay or require denial of building permits
14 found unacceptable by the Landmark Preservation Commission under the criteria contained in this
15 ordinance, the Design Standards and Guidelines for the Emily Griffith Opportunity School, Design
16 Guidelines for Denver Landmark Structures and Districts, and Section 30-6 of the Denver Revised
17 Municipal Code.

18 **Section 14.** Except for the specific provisions of this ordinance, all city codes and rules and
19 regulations, including but not limited to, view plane restrictions or design review required by
20 underlying zoning apply.

21 **Section 15.** This ordinance shall be recorded among the records of the Clerk and Recorder
22 of the City and County of Denver.

23 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
24
25

1 COMMITTEE APPROVAL DATE: April 27, 2016.

2 MAYOR-COUNCIL DATE: May 3, 2016.

3 PASSED BY THE COUNCIL _____ 2016

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____ 2016

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9

10 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____, 2016

11 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: May 5, 2016

12 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
14 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
15 3.2.6 of the Charter.
16

17 D. Scott Martinez, City Attorney

18

19 BY: _____, Assistant City Attorney Date: _____, 2016