

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2022

COUNCIL BILL NO. CB22-0344
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating 3435 Albion Street as a structure for preservation.**

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

10 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a
11 hearing on March 15, 2022, the staff report, and evidence received at the hearing before City Council
12 on April 18, 2022, the structure at 3435 Albion Street (“Structure”) meets the criteria for designation as
13 a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended,
14 by maintaining its integrity, being more than 30 years old, and meeting the criteria in the following three
15 categories from Section 30-3(3):

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

18 The Structure is significant for its direct association with the historical development of the city, as it is
19 one of the oldest extant houses in Park Hill. The Structure was the first house built on speculation in
20 the newly platted North Division of Capitol Hill, one of the early residential buildings in the then rural
21 plains on the outskirts of Denver, and the Structure remained as the neighborhood eventually
22 developed through the 1950s.

23 The Structure represents a period of expansion in Denver when houses were being built on speculation,
24 which was a new concept in Denver during the late nineteenth century. Due to economic and population
25 growth in the 1870s and 1880s, the city experienced a significant building boom, with 527 subdivisions
26 platted during the 1880s. In 1889, the Structure was part of this expansion and building boom, and it
27 was the first house built in the area by developer, John Cook Jr. In an attempt to lure investors, Cook
28 constructed the house on speculation; however, the investors did not follow, and few other lots were
29 sold, or houses constructed. With the Panic of 1893 and subsequent economic depression, the building
30 boom abruptly ended. As a result, Cook’s plans for the subdivision were not realized, leaving the
31 Structure as a representation of both Denver’s boom in the 1880s and then bust in the early 1890s.

32 The Structure also represents of a time when this area of northern Park Hill was on the edge of Denver,
33 straddling an urban and rural setting. In the surrounding area was the Clayton Home for Orphaned

1 Boys to the west, the City Dairy to the north, and to east and south were brickworks. After the Panic of
2 1893, the Structure and only a handful of other homes were scattered among these dairies and
3 brickyards. In 1913, the long-term owners (the Roe family) used the land surrounding the house for
4 farming, with outbuildings such as a barn and chicken coop supporting that use. Amenities and services
5 provided to other parts of the city were absent throughout its first decades. Electricity was not installed
6 until 1921 and at the time of construction, water to the area was provided by a single well. While other
7 parts of Denver were serviced by electric streetcars, residents of the North Division of Capitol Hill were
8 connected to downtown by a horse powered streetcar. Other houses of this earlier period were mostly
9 demolished, but the Structure has remained on its corner lot as a neighborhood of Tudor Revivals
10 followed by Minimal Traditional gradually grew around it.

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

12 The Structure is an excellent example of the Queen Anne style. It embodies many of the defining
13 characteristics of the Queen Anne style, including the steeply pitched roof with a cross gable,
14 dominant front facing gable, and asymmetrical appearance. It also uses detailing to avoid the
15 appearance of a smooth wall with dogtooth brick detailing, stone and brick belt courses, and
16 decorative wood elements such as the vergeboards and spindles to create varied textures.
17 Additionally, many of the upper panes of windows are surrounded with smaller decorative panes
18 which is also a typical feature of Queen Anne.

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

21 With the failure of John Cook's subdivision and Panic of 1893, development did not progress in the
22 area until decades after its initial platting. The surrounding neighborhood primarily consists of simple
23 Tudor Revival styles from the 1920s or 1930s, Minimal Traditional houses constructed in the 1940s
24 and 1950s, and more recent larger-scale development. The detailing and stylistic elements for all
25 three of these periods of construction are typically more minimal in character. In contrast, the
26 Structure, an elaborate Queen Anne house, with extensive detailing and distinctive characteristics,
27 stands out amongst the post-war houses and contemporary housing developments.

28 Additionally, in both the immediate area of Northeast Park Hill and the greater Park Hill
29 Neighborhood, only a handful of houses of the same vintage exist. In what was the North Division of
30 Capitol Hill there are only two houses still extant - the Structure and the McCoy House, a small
31 Victorian cottage a block south of the Structure. Both were constructed in 1889 and both show
32 characteristics of the Queen Anne style although the Structure is larger and more ornate. Beyond

1 the North Division of Capitol Hill subdivision only the Queen Anne at 3301 Dexter Street and a
2 Craftsman Bungalow at 3326 Cherry Street, remain nearby, leaving the Structure a rare survivor and
3 the oldest home not just in Cook's subdivision, but in the adjacent subdivisions.

4 The Structure's age and style are also rare within greater Park Hill Neighborhood, which extends
5 south to Colfax and east to Quebec, where only a small handful of homes were constructed before
6 the twentieth century. For example, in the first Park Hill subdivision, which includes approximately
7 700 homes between Montview and 26th, Colorado Boulevard and Dahlia, there is only one other
8 extant home from the nineteenth century, a Four Square constructed in 1895 and there is only one
9 house identified as partially Queen Anne, constructed in 1904 at 2309 Ash.

10 The style of the Structure, which clearly signals its age, make it a physically distinctive and rare
11 property.

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

14 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
15 public hearings, certain property at 3535 Albion Street, and legally described as follows, together with
16 all improvements situated and located thereon, be and the same is hereby designated as a structure
17 for preservation:

18 Lots 26, 27, and the southerly three (3) feet of lot 28,
19 Block 39,
20 J. Cook Jr's. North Division of Capitol Hill
21 City and County of Denver,
22 State of Colorado.

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

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

1 COMMITTEE APPROVAL DATE: March 29, 2022

2 MAYOR-COUNCIL DATE: April 5, 2022

3 PASSED BY THE COUNCIL: April 18, 2022

4 *David Filmore* - PRESIDENT

5 APPROVED: _____ - MAYOR *Mike Johnston* Apr 19, 2022

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: April 7, 2022

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: Apr 7, 2022