

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2020

COUNCIL BILL NO. CB20-0822
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A B I L L

For an ordinance designating 900 East 1st Avenue as a structure for preservation.

WHEREAS, pursuant to Section 30-4, 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 evidence received by the Landmark Preservation Commission at a hearing on August 4, 2020, the staff report, and evidence received at the hearing before City Council on November 2, 2020, the structure at 900 East 1st Avenue meets the criteria for designation as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended, by maintaining its integrity, being more than 30 years old, and meeting the criteria in the following three categories from Section 30-3(3):

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

The property at 900 East 1st Avenue embodies the characteristics of the Pueblo Revival style combined with Spanish Revival architectural elements. Since its founding in 1858, Denver has a had a tradition of blending architecture styles to create an architectural vocabulary unique to this city. The design of the property at 900 East 1st Avenue reflects this practice. Character defining features of the Pueblo Revival style that are seen in the building are multi-stories with stepped-back roof line, flat roof, parapets, earth-tone stucco, and straight-headed windows. As noted by both Virginia Savage McAlester and History Colorado, there is a link between Spanish Revival and the Pueblo Revival styles, with buildings often containing characteristics of each. This is seen in the structure at 900 East 1st Avenue, with the decorative tiles, shed roofs, and arched entrances that often found in the Spanish Revival style.

f. Representing an established and familiar feature of the neighborhood, community, or contemporary city, due to its prominent location or physical characteristics;

Constructed in 1925, the structure at 900 East 1st Avenue has become an established and familiar feature of the Speer Neighborhood. Through its distinctive architectural style, L-shaped layout, and location, at the intersection of East 1st Avenue and Emerson Street across the street from the Hungarian Freedom Park, it serves as a familiar feature of the neighborhood, and is considered a gateway to the neighborhood by the community. The structure at 900 East 1st Avenue is highly

1 visible to neighbors and, through the configuration of the space with its layout, placement on the site,
2 and greenspace, it connects to Hungarian Freedom Park and furthers the area's park-like
3 atmosphere.

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

6 The structure at 900 East 1st Avenue promotes an understanding and appreciation of Denver's urban
7 environment through its style, location, and form. The Pueblo Revival architectural style, as it
8 incorporates Spanish Revival elements into its design, is distinctive and unusual in Denver. Based
9 on available research, this building appears to be the only Pueblo Revival-style multi-unit building in
10 the city. Additionally, as Cherry Creek had a propensity for flooding, especially prior to the
11 construction of the large retaining walls, the location up and away from creek illustrates the
12 importance of building placement.

13 The structure is also distinctive as a multi-unit building form with individual entrances. Constructed
14 in the mid-1920s, it provided density and affordability with the multiple units, but allowed for a feeling
15 of single-unit housing with separate entrances and private patio space. This form was popularized
16 in southern California in the early twentieth century as Bungalow Courts and is similar to the garden
17 court form. While referred to as Bungalow courts, the buildings could be designed in multiple
18 architectural styles, as is seen in the structure at 900 East 1st Avenue. As noted by Denver
19 architectural historian Tom Simmons, the courts "promoted a specific style of living, providing the
20 amenities of a single-style residence--privacy, gardens, porches--with the conveniences of an
21 apartment- affordability, community, security." This is a distinctive example of Bungalow Court in
22 Denver.

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

25 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
26 public hearings, certain property at 900 East 1st Avenue, and legally described as follows, together with
27 all improvements situated and located thereon, be and the same is hereby designated as a structure
28 for preservation:

29 A PARCEL OF LAND SITUATED ON AND BEING LOTS 1 THRU 5 AND PARTS OF LOTS
30 6 AND 7 OF RILEYS SUBDIVISION OF LOT 2, SHAKELTON PLACE, CITY AND COUNTY
31 OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
32 FOLLOWS:
33

BEGINNING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH ALONG THE EAST LINE OF LOTS 1 THRU 7, 174.15 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°-11'-47" A DISTANCE OF 46.54 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 90°-90'-02" A DISTANCE OF 38.22 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90°-06'-27" A DISTANCE OF 60.25 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 89°-48'-05" A DISTANCE OF 3.76 FEET; THENCE ON AN ANGLE TO THE LEFT OF 90°-03'-07" A DISTANCE OF 18.48 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EMERSON STREET; THENCE ON AN ANGLE TO THE RIGHT OF 89°-59'-40" AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 131.58 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF EAST FIRST AVENUE; THENCE ON AN ANGLE TO THE RIGHT OF 89°-55'-30" AND ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 125.03 FEET TO THE POINT OF BEGINNING; CONTAINING 0.428 ACRES MORE OR LESS, AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THE EAST 46.54 FEET OF THE SOUTH 10.00 FEET OF LOT 6 OF RILEYS SUBDIVISION OF LOT 2, SHACKELTON PLACE,
City and County of Denver,
State of Colorado.

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

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

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1 COMMITTEE APPROVAL DATE: October 13, 2020
2 MAYOR-COUNCIL DATE: October 20, 2020
3 PASSED BY THE COUNCIL: _____
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____
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: October 22, 2020
11 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the 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: _____, Assistant City Attorney DATE: _____