

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2022

COUNCIL BILL NO. CB22-1295
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **ABILL**

6 **For an ordinance designating 4701 North Marion 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 October 4, 2022, the staff report, and evidence received at the hearing before City Council
13 on November 21, 2022, the structure at 4701 North Marion Street meets the criteria for designation as
14 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 4701 North Marion Street (the "Structure") has a direct association with the
20 historical development of the city. The Structure was built in response to centralization of the growing
21 livestock and meatpacking industries in and around the Denver Union Stock Yards (DUSY). The
22 Structure served as the hub for the businessmen and ranchers who ran the livestock industry
23 associated with the DUSY and the National Western Stock Show ("NWSS") as well as the railroads,
24 meatpacking plants, and other related businesses in the area. The interconnected portions within the
25 Structure collectively represent the various administrative, regulatory, financial, and promotional
26 activities associated with Denver's livestock industry, which at its peak, was the state's largest industry.
27 The collection of three buildings in the Structure demonstrates stock yard's growth over the decades
28 with its development in 1890s through its slow demise by the 1970s.

29 *b. Having direct and substantial association with a recognized person or group of persons*
30 *who had influence on society;*

31 The Structure has direct and substantial association with a recognized person or group of
32 persons who had influence on society. In addition to the meatpacking plants, railroad, and banking
33 representatives that had offices in the Structure, the building housed the Denver Daily Record-
34 Stockman. The Record-Stockman published the most current information on the livestock market and

1 was a primary source of information for both the ranchers throughout the state as well as industry
2 leaders.

3 Through their work, the editors and owners of the paper had significant influence within the
4 livestock industry. Fred P. Johnson established the paper in 1884 as the Colorado Livestock Record. It
5 merged with the Denver Daily Stockman in 1900 to form the Denver Daily Record-Stockman. H.E.
6 Green purchased the Record-Stockman in 1938. Willard Simms served as the editor until 1955, when
7 Green's son and grandson, Harry and Dan Green, succeeded Simms as editors of the paper until its
8 last issue in 2008. In addition to reporting the news, livestock market, and prices, the Record-Stockman
9 also advocated on various issues through editorial columns, including such things as disputes over
10 railroad rates. It also served as the record for the National Livestock Association, the State Board of
11 Stock Inspections, and the Farm Labor Agency. It served as a primary link for the ranchers spread
12 across the state and region to the centralized livestock industry in DUSY, as such, the owners and
13 editors were influential members of society.

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

15 The Structure embodies the distinctive visible characteristics of two architectural styles. The
16 three structures share rectangular plans, uniform fenestration, brick masonry exteriors, flat roofs
17 covered in built-up asphalt, and concrete foundations.

18 The 1898 and 1919 portions of the Structure were designed in the Early Twentieth Century
19 Commercial style. The 1898 portion's Early Twentieth Century Commercial type is evident in its flat
20 roof, four-stories, tan masonry, and simple ornamentation in the belt courses and parapet. Similarly,
21 the 1919 portion displays the characteristics of the Early Twentieth Century Commercial type in the
22 simple rectangular form, flat roof, and simple decorative brick work at the cornice. The 1916 portion
23 of the Structure is a high-style Classical Revival. The 1916 portion features characteristics of the
24 Classical Revival style in the masonry construction, three-story monumental fluted ionic columns,
25 embossed pediment, classical entablature, and the dominate center portico.

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

28 The Structure promotes an understanding and appreciation of the urban environment by
29 means of distinctive physical characteristics and rarity. It stands as a reminder of the importance of
30 ranching and the NWSS to the economy of Denver and Colorado. The distinctive physical
31 characteristics associated with the Structure include the massive Classical entry columns and
32 pediment of the 1916 building. The Structure and its portions are also rare considering much of the
33 historic fabric of the area has been lost. Given that the great expanse of stockyards and meatpacking

1 buildings that dominated this area during the peak of the livestock industry are now gone, this is one
2 of the rare remaining resources.

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

5 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
6 public hearings, certain property at 4701 North Marion Street, and legally described as follows, together
7 with all improvements situated and located thereon, be and the same is hereby designated as a
8 structure for preservation:

9 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
10 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF
11 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
12 FOLLOWS:

13 CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 TO
14 BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND
15 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W ¼
16 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A
17 FOUND 2" BRASS CAP STAMPED "T3S R68W C ¼ S14 1996 LS 17650" AT THE
18 CENTER QUARTER CORNER OF SECTION 14 WITH ALL BEARINGS CONTAINED
19 HEREIN RELATIVE THERETO.

20 COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE
21 SOUTH 21°29'00" WEST A DISTANCE OF 3,081.92 FEET TO A POINT ON THE
22 NORTHEASTERLY LINE OF A PARCEL DESCRIBED AS PARCEL B AT RECEPTION
23 NO. 2019144447 AND THE POINT OF BEGINNING;

24 THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING FIVE (5) COURSES:

- 25 1) SOUTH 54°85'53" EAST, A DISTANCE OF 113.33 FEET;
- 26 2) THENCE SOUTH 34°52'22" WEST A DISTANCE OF 3.28 FEET;
- 27 3) THENCE SOUTH 55°07'38" EAST, A DISTANCE OF 57.82 FEET;
- 28 4) THENCE SOUTH 43°42'07" EAST, A DISTANCE OF 29.38 FEET;
- 29 5) THENCE SOUTH 34°36'12" EAST, A DISTANCE OF 25.65 FEET;

30 THENCE SOUTH 34°47'36" WEST, A DISTANCE OF 95.92 FEET TO A POINT ON THE
31 NORTHWESTERLY LINE OF AN ACCESS EASEMENT RECORDED AT RECEPTION NO.
32 2020199189;

1 THENCE ALONG SAID NORTHWESTERLY LINE OF THE FOLLOWING TWO (2)
2 COURSES:

3 1) 57.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING
4 A RADIUS OF 661.80 FEET, AN INCLUDED ANGLE OF 05'00'26" AND SUBTENDED BY
5 A CHORD BEARING SOUTH 42'32'35" WEST, A DISTANCE OF 57.82 FEET;

6 2) THENCE SOUTH 40'02'21" WEST, A DISTANCE OF 9.84 FEET;

7 THENCE NORTH 55'07'19" WEST, A DISTANCE OF 166.40 FEET;

8 THENCE NORTH 34'47'56" EAST, A DISTANCE OF 67.11 FEET;

9 THENCE NORTH 55'18'54" WEST, A DISTANCE OF 50.24 FEET.

10 THENCE NORTH 34'47'23" EAST, A DISTANCE OF 113.48 FEET TO THE POINT OF
11 BEGINNING;

12 SAID PARCEL CONTAINING 36,211 SQUARE FEET OR 0.83 ACRES, MORE OR LESS.

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

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

19
20 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: October 18, 2022

2 MAYOR-COUNCIL DATE: October 25, 2022

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 27, 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: _____, Assistant City Attorney DATE: _____