

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB19-1119  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**ABILL**

**For an ordinance designating 1168 South Gilpin Street 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 October 15, 2019, the staff report, and evidence received at the hearing before City Council on November 25, 2019, the structure at 1168 South Gilpin Street 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 historical and physical integrity, relating to a historic context or theme, and meeting the criteria in the following two categories:

(1) History.

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

The property at 1168 South Gilpin Street is directly associated with the historical development of Washington Park and the Washington Park Neighborhood. It illustrates the Washington Park Place subdivision development of large, ornate building styles and forms due to the influx of wealth. One affluent investor was Jane C. Peet, a developer who commissioned the design and construction of 1168 South Gilpin Street as an investment property in 1916, in addition to other properties in the area. Several well-known architects were associated with the design of the buildings and landscape of Washington Park, including Jules Jacques Benois Benedict who designed the Smith Lake Boathouse in 1913. Peet commissioned Benedict to design the house at 1168 South Gilpin Street, creating a strong connection between the design and development of the park and surrounding neighborhood.

(2) Architecture.

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

The house at 1168 South Gilpin Street is an excellent and intact example of the Italian Renaissance Revival style. Built between 1916 and 1917, it successfully conveys numerous character-defining features of the style including a stucco exterior, wide overhanging eaves supported by decorative brackets, hipped roof, arched main entrance with a decorative surround, full-length arched window

1 openings on the first story with decorative surrounds, and terra cotta detailing. Unique design  
2 elements include oblong arched surrounds of the doors and windows and angled buttresses at the  
3 main entrance.

4 *b. Being a significant example of the work of a recognized architect or master builder;*  
5 The Italian Renaissance Revival style house at 1168 South Gilpin Street is a significant example of  
6 the work of prominent Colorado architect Jules Jacques Benois Benedict. Over his nearly 40-year  
7 career as an architect (1909-1942), Benedict designed many notable residential, commercial, public,  
8 educational and park structures. The house at 1168 South Gilpin Street is one of Benedict's earliest  
9 designs and reflects a more modest approach to the Italian Renaissance Revival style than those  
10 he used in his larger, more imposing residential designs of the same style. It fits the urban  
11 neighborhood environment and was built several years before his popularity increased and he shifted  
12 focus to designing houses in Denver's Country Club Neighborhood.

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

15 **Section 1.** That based upon the analysis referenced above, and the evidence received at the  
16 public hearings, certain property at 1168 South Gilpin Street, and legally described as follows, together  
17 with all improvements situated and located thereon, be and the same is hereby designated as a  
18 structure for preservation:



19 LOT 14 TO 17, BLOCK 5,  
20 WASHINGTON PARK PLACE BLOCKS 5 TO 7 INCLUSIVE,  
21 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

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1 COMMITTEE APPROVAL DATE: October 22, 2019  
2 MAYOR-COUNCIL DATE: October 29, 2019  
3 PASSED BY THE COUNCIL: November 25, 2019  
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: November 14, 2019  
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: Nov 14, 2019