

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0688  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating 2900 South University Boulevard, the Wellshire**  
7 **Park Cottage, as a structure for 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 February 20, 2018, the staff report, and evidence received at the hearing before City Council  
13 on June 19, 2018, the structure at 2900 South University Boulevard meets the criteria for designation  
14 as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended,  
15 by:

16 (1) History.

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

18 The house at 2900 South University Boulevard was the first and only known residence to have been  
19 built in the Wellshire Park Subdivision, a residential subdivision platted by the Wellshire Park  
20 Corporation — via the ownership of George Olinger and Lloyd Fulenwider. Olinger hoped Wellshire  
21 Park would be as successful as his similar Bonnie Brae development. He hired a prominent local  
22 landscape architecture firm to lay out the plat, and he coordinated with business associates for the  
23 completion of the Wellshire Country Club and golf course (3333 S. Colorado Boulevard) on the far east  
24 side of the envisioned Wellshire Park neighborhood. In order to meet his mortgage deed agreements  
25 and to jumpstart the subdivision’s development, Olinger obtained a bank loan in mid-1925 to complete  
26 his first house in the subdivision, 2900 South University Boulevard. However, by 1927, Olinger and  
27 Fullenwider left the Wellshire Park Corporation and the company filed for bankruptcy in 1928. The  
28 remaining subdivision lands were sold off, and sat empty until they were eventually re-platted and  
29 redeveloped after the Great Depression and World War II.

30  
31 The house at 2900 South University Boulevard survives as the only tangible reminder of Olinger and  
32 Fulenwider’s original Wellshire Park subdivision, and their vision for a garden suburb with the charms

1 of rural life on the fringes of Denver. The house is a reminder, along with the Wellshire Golf Course  
2 and Country Club, that the Wellshire neighborhood had a history long before the current post World  
3 War II subdivisions that now fill this landscape. The Wellshire Park Cottage at 2900 South University  
4 Boulevard has a direct association with the historical development of south Denver, as the only  
5 residence surviving from the original Wellshire Park Subdivision.

6 (2) Architecture.

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

8 The Wellshire Park Cottage is a French Eclectic style house, with asymmetrical French Norman  
9 farmhouse influences, a whimsical style popularized in the United States with the return of World  
10 War I veterans from Europe after 1918. Similar to English Tudor Revival style, this French Eclectic  
11 design has a rambling plan of masonry walls and steeply pitched complex roof, with a stone-arch  
12 single-door entry. The Wellshire Park Cottage is an unusual Denver example of a 1920s single-  
13 family suburban home with continental European farmhouse qualities, and stone details reflecting  
14 informal domestic buildings in rural northwestern France. Notable features of the French Eclectic  
15 style found on the structure include hipped and gabled combination roofs, hipped dormers, stuccoed  
16 walls, use of stone masonry as whimsical decoration, multi-pane windows and French doors, entry  
17 doorways incorporating arches, and simple stooped entries without porches. The house plan and  
18 roof are somewhat rambling, evoking the perception of informal French farmhouses with multiple  
19 additions over time.

20 (3) Geography.

21 b. *Promoting understanding and appreciation of the urban environment by means of*  
22 *distinctive physical characteristics or rarity;*

23 The house at 2900 South University Boulevard is the original surviving home of the Wellshire Park  
24 Subdivision. Its informal asymmetrical style is relatively unusual in the United States, very  
25 uncommon in Denver, and its survival into the present makes it significant and rare. The French  
26 Eclectic house on a signature 34,000 square-foot lot, with its unusual architecture and broad  
27 footprint, contrasts dramatically with the predominantly single-story ranch and post-ranch houses  
28 and townhomes surrounding it, and their associated shared or small- to medium-sized lots. The  
29 cottage's survival evokes appreciation for the aspirations of early developers to create a rural  
30 residential enclave on the southern outskirts of urbanizing Denver. Their 1920s vision for a  
31 residential suburb—represented by this house—was eventually realized, albeit three decades later  
32 by different developers with more inward focusing post-World War II suburban layouts and filled with

1 ranch style, rather than romantic European style homes. The Wellshire Park Cottage is both rare  
2 and distinctive for Denver and the Wellshire neighborhood.

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 herein called the Wellshire Park Cottage at 2900 South University  
7 Boulevard, and legally described as follows, together with all improvements situated and located  
8 thereon, be and the same is hereby designated as a structure for preservation:

9 Lot 13,  
10 Block 2, and Outlet A,  
11 Southern Hills Filing No. 1,  
12 City and County of Denver,  
13 State of Colorado

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

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

20

21 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: June 26, 2018  
2 MAYOR-COUNCIL DATE: July 3, 2018 by Consent  
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: July 26, 2018  
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: \_\_\_\_\_