

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2011

COUNCIL BILL NO. CB11-0145
COMMITTEE OF REFERENCE:

Land Use Transportation and Infrastructure

A BILL

For an ordinance designating Curtis Park Landmark District H, including all land between Arapahoe Street on the northwest; 28th Street on the northeast; the alley between California and Welton Streets on the southeast; and Park Avenue West on the southwest, excluding the face blocks on the southeast of Arapahoe Street between Park Avenue and 25th Street and between 26th and 27th street, the face blocks on both sides of Curtis Street between 24th and 25th Street and parks and areas previously designated as historic districts, as a district for preservation.

WHEREAS, the Landmark Preservation Commission has transmitted to the Council a proposed designation of a district for preservation; and

WHEREAS, Curtis Park Landmark District H meets the criteria for designation as a district for preservation as set out in Section 30-3 of the Denver Revised Municipal Code, as amended, by:

1. *History*

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

Denver's development during the later part of the nineteenth century moved in a northeasterly direction, from Downtown Denver to Downing Street. A large residential development boom occurred along these streets attracting residents of a variety of socio-economic status. This growth is a reflection of the popular trend of Denver streetcar suburbs and the proposed district's association with Denver's first streetcar to this area. It wasn't until the 1890s that the residential boom in Curtis Park slowly decreased due to the Silver Crash and the new development of Capitol Hill which attracted many of the affluent residents that formerly resided in Curtis Park. The proposed Curtis Park H district directly reflects the growth and development of Denver during the later part of the nineteenth century and early twentieth century.

2. *Architecture*

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

The proposed Curtis Park H district contains exemplary examples of many of the prominent architectural styles from the turn of the nineteenth century. The two dominant styles are Italianate and Queen Anne. The district also contains unique examples of the Richardsonian Romanesque and French Second Empire Baroque styles. There are many

buildings and homes that not only express distinguishing architectural characteristics but were also designed by some of Denver's most prominent architects of the time. The proposed Curtis Park H district possesses many intact and high design qualities of a variety of architectural styles.

3. Geography

b) Promoting understanding and appreciation of the urban environment by means of distinctive physical characteristics, and

c) Making a special contribution to Denver's distinctive character.

The proposed Curtis Park H district is emblematic of the lack of zoning and land development policies of early Denver. Narrow lots predominate and houses are often quite close to each other, making the landscape a record of free-form development practices. As such the proposed district is distinctive and serves as a familiar and orienting visual feature of Denver. The proposed Curtis Park H Historic District is an easily identifiable and distinct area.

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

Section 1. That certain property herein called the Curtis Park Landmark District H, or "District", and legally described as follows, together with all improvements situated and located thereon, be and the same is hereby designated as a district for preservation:

Four (4) parcels of land in the SE 1/4 of Section 27 and the NE 1/4 of Section 34, Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows:

PARCEL 1:

BEGINNING at the intersection of Park Avenue West and the alley between Arapahoe and Curtis Streets; thence southeasterly along the centerline of Park Avenue West to the intersection with the centerline of California Street; thence northeasterly along said centerline of California Street to the intersection with the centerline of 24th Street; thence northwesterly along said centerline of 24th Street to the intersection with the centerline of Stout Street; thence northeasterly along said centerline of Stout Street to intersection with the centerline of 25th Street; thence northwesterly along said centerline of 25th Street to the intersection with the extended centerline of the alley between Stout and Champa Streets; thence northeasterly along said extended centerline of the alley between Stout and Champa Streets to the intersection with the centerline of 28th Street; thence northwesterly along said centerline of 28th Street to the intersection with the extended centerline line of the alley between Champa and Curtis Streets; thence southwesterly along said

1 extended centerline of the alley between Champa and Curtis Streets to the intersection with the
2 centerline of 27th Street; thence southeasterly along said centerline of 27th Street to the
3 intersection with the centerline of Champa Street; thence southwesterly along said centerline of
4 Champa Street to the intersection with the centerline of 25th Street; thence northwesterly along
5 said centerline of 25th Street to the intersection with the extended centerline of the alley between
6 Champa and Curtis Streets; thence southwesterly along said extended centerline of the alley
7 between Champa and Curtis Streets to the centerline of 24th Street; thence northwesterly to the
8 intersection of the extended centerline of the alley between Arapahoe and Curtis Streets; thence
9 southwesterly along said centerline of the alley between Arapahoe and Curtis Streets to the
10 POINT OF BEGINNING.

11 **PARCEL 2:**

12 BEGINNING at the intersection of Arapahoe Street and 25th Street: thence southeasterly along
13 said centerline of 25th Street to the intersection of the extended centerline of the alley between
14 Curtis and Champa Streets; thence northeasterly along said extended centerline of the alley
15 between Curtis and Champa Streets to the centerline of 26th Street; thence northwesterly along
16 said centerline of said 26th Street to the intersection of Arapahoe Street; thence southwesterly
17 along said centerline of Arapahoe Street to the POINT OF BEGINNING.

18 **PARCEL 3:**

19 BEGINNING at the intersection of 26th and California Streets; thence southeasterly along the
20 centerline of California Street to the intersection with the extended centerline of the alley between
21 Welton and California Streets; thence northeasterly along said extended centerline of the alley
22 between Welton and California Streets to the intersection with the centerline of 27th Street;
23 thence northwesterly along said centerline of 27th Street to the extended centerline of the alley
24 between California and Stout Streets; thence southwesterly along said extended centerline of the
25 alley between California and Stout Streets to the extended boundary between 2625 California
26 Street and 2633 California Street, also being the southwesterly line of the northeasterly one-half of
27 Lot 23, Block 150, Adaes Addition to Denver; thence southeasterly along said extended boundary
28 between 2625 California Street and 2633 California Street to the centerline of California Street;
29 thence southwesterly along said centerline of California Street to the POINT OF BEGINNING.

30 **PARCEL 4:**

31 BEGINNING at the intersection of the centerline of 24th Street and the extended centerline of the
32 alley between California and Welton Streets; thence northeasterly along said extended centerline
33 of the alley between California and Welton Streets to the intersection with the centerline of 25th

Street; thence northwesterly along said centerline of 25th Street to the intersection with the centerline of California Street; thence southwesterly along said centerline of California Street to the intersection with the centerline of 24th Street; thence southeasterly along said centerline of 24th Street to the POINT OF BEGINNING.

Section 2. The Landmark Preservation Commission shall utilize the Design Guidelines for Historic Structures and Districts in conducting design review for projects in the District. The Commission may adopt further district specific guidelines utilizing the application for landmark district status, the Design Guidelines for Historic Structures and Districts and Chapter 30, Denver Revised Municipal Code (Landmark Preservation) in formulating said district specific guidelines. Such district specific guidelines must be adopted in open session of the Commission by an affirmative vote of five members of the Commission.

Section 3. The effect of this designation may enhance the value of property in the District, 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, any district specific design guidelines adopted by the Commission and Section 30-6 of the Denver Revised Municipal Code.

Section 4. The period of significance for the District is established as being prior to and including 1915.

Section 5. The structures listed below shall be considered contributing structures to the District. Two structures built outside of the period of significance are designated as contributing structures: the houses located at 2554 and 2556 Arapahoe Street. Any structure in the district not listed as a contributing structure may be designated as contributing by the Landmark Preservation Commission under the provisions of section 30-11(1)b, Denver Revised Municipal Code. Only the following shall be considered contributing structures:

- (1) 805, 811, 815 and 817, 814, Numbers 1 through 4, 908, and Numbers 2, 3, 5, 6, 7, 8, 9, 10, 918 24th Street;
- (2) 816 25th Street (excluding cinderblock parking enclosure);
- (3) 832, 840, 1023, 1027, 1029, 1031, 1033, 1035, and 1037 26th Street;
- (4) 636, 821, 823, 824 (except brick accessory structure on alley) and 825 27th Street;
- (5) 820-838 28th Street;
- (6) 2530, 2534, 2542, 2546, 2550, 2554, and 2556 Arapahoe Street;
- (7) 2355 number 12, 2363 numbers 4 and 11, 2418, 2422, 2426, 2449, 2553 and 2461, 2524 numbers 1 through 4, 2540-2550, 2560, 2648, 2654, 2656, 2710, 2723, 2724, 2727, 2729, 2733,

1 2736, 2737, 2741, 2747, 2750, 2751, 2752, 2753, 2755, 2757 and 2761 Champa Street ;
2 (8) 2500, 2515, 2517, 2523, 2525, 2531, 2537, 2541 and 2565 Curtis Street;
3 (9) 909, 911, 913 and 919 Park Avenue West; and
4 (10) 2329, 2335, 2343, 2347, 2351, 2355, 2357, 2359, 2361, 2363, 2365, 2401 (except new
5 construction known as 2407 Stout Street), 2411-2415, 2421, 2427, 2429, 2435, 2441, 2445 and
6 2449 Stout Street.

7 **Section 6.** This ordinance shall be recorded among the records of the Clerk and Recorder
8 of the City and County of Denver.

9 COMMITTEE APPROVAL DATE: 5/10/2011

10 MAYOR-COUNCIL DATE: 5/17/2011

11 PASSED BY THE COUNCIL: _____, 2011
12 _____ - PRESIDENT

13 APPROVED: _____ - MAYOR _____, 2011

14 ATTEST: _____ - CLERK AND RECORDER,
15 EX-OFFICIO CLERK OF THE
16 CITY AND COUNTY OF DENVER

17 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2011; _____, 2011

18 PREPARED BY: Kerry A. Buckey DATE: 2/22/2011

19 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
20 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
21 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
22 3.2.6 of the Charter.

23 David W. Broadwell, City Attorney

24 BY: _____, City Attorney Date: _____, 2011