

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0215
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating 2145 South Adams Street, the Ormleigh House, as**
7 **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 March 19, 2018, the structure at 2145 South Adams Street meets the criteria for designation as a
14 structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended, by:

15 (1) History.

16 *c. Having a direct and substantial association with a person or group of persons who had*
17 *influence on society;*

18 The property is significant under history for its strong association with William Seward Iliff, who
19 constructed the residence in 1899 and lived there until his death in 1946. Iliff, son of early Denver
20 pioneer John Wesley Iliff and Alberta Bloom Iliff, was a prominent entrepreneur in Denver and shaped
21 the early development of South Denver (an independent town from 1886—1894) and its University Park
22 subdivision, through his early investments, residency, and his donations to University of Denver (DU)
23 and the Iliff School of Theology.

24 While living in this house, William Seward Iliff continued the family tradition of entrepreneurial
25 investment and leadership in Colorado’s business community. His varied business interests included
26 investments in railroads and energy development in Colorado and the Western U.S., such as coal
27 mining, electric power plants, and water reservoir and irrigation systems. He also worked in real estate
28 and platted the Iliff’s University Addition. Beginning in 1890 and for several decades after, Iliff—along
29 with other family members—bought and sold lots in the University of Denver’s University Park
30 subdivision to support the university, while also supporting family business interests and investments
31 in the neighborhood. He also helped create and incorporate the University Park Street Railway to
32 provide the neighborhood with rail service to downtown.

1 William Seward Iliff was also an early and influential supporter of DU and the affiliated Iliff School of
2 Theology. Iliff's donation—along with his step-mother Elizabeth Warren's endowment—directly led to
3 the establishment of the Methodist seminary on the university campus. Additionally, he and his family,
4 played a strong leadership role at both the University of Denver and the Iliff School of Theology,
5 contributing additional resources over the years. Iliff served as Vice President of the Iliff School of
6 Theology's Board of Trustees for more than 30 years.

7 (2) Architecture.

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

9 The structure at 2145 South Adams Street is an excellent example of an early and substantial Denver
10 Square. The residence exhibits the stylistic transition from ornate Victorian design and irregular
11 massing to the more modern Foursquare type with Colonial Revival detailing that would become
12 common in Denver over the next two decades. This house is distinguished from its later Denver
13 Square counterparts by its substantial, broad and offset massing, designed to spread across a larger
14 pastoral property in contrast with the more common narrow Foursquare forms maximizing the
15 constraints of tight urban lots in central Denver.

16 The structure at 2145 South Adams Street is also a remarkably intact and unaltered example of a
17 Denver Square type in University Park and is a more substantial and complex example than other
18 Foursquares in the neighborhood. Ormleigh—as the house was called by its original Iliff owners—is
19 a well-designed and elegantly crafted brick Foursquare, with a substantial street presence. The
20 residence also includes many original features such as unpainted red brick exteriors, three brick
21 chimneys, wood windows with unpainted sandstone lintels/sills, and milled-wood porch and details
22 including porch columns, balustrade, floor/ceiling, eaves, and dentil molding.

23 (3) Geography.

24 a. *Promoting understanding and appreciation of the urban environment by means of*
25 *distinctive physical characteristics or rarity;*

26 The structure at 2145 South Adams Street exhibits rare and distinctive characteristics in the
27 University Park neighborhood. It is one of the oldest unaltered houses in the University Park
28 neighborhood, particularly in the eastern half, and one of only seven houses built in University Park
29 between South St. Paul Street and South Colorado Boulevard by 1907. Many other
30 contemporaneous residences have evolved with less integrity, and other historic homes remain but
31 have been altered over the years. In contrast, the house at 2145 South Adams Street still presents
32 itself as a rare 1899 house retaining its original carriage house and landscaped setting.

1 The property is distinctive, as it is situated on nine adjacent lots and maintains its pastoral setting
2 that evokes the early character of University Park as a residential enclave far removed from the
3 urban city of Denver. 2145 South Adams Street, is a visual anchor in University Park, and is sharply
4 differentiated from its recently built neighboring houses that typically dominate small lots and crowd
5 the neighborhood, changing University Park’s original character.

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

8 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
9 public hearings, certain property herein called the Ormleigh House at 2145 South Adams Street, and
10 legally described as follows, together with all improvements situated and located thereon, be and the
11 same is hereby designated as a structure for preservation:

12 Lots 27 to 35 inclusive,
13 Block 42,
14 University Park Amended,
15 City and County of Denver,
16 State of Colorado

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

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

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1 COMMITTEE APPROVAL DATE: February 27, 2018

2 MAYOR-COUNCIL DATE: March 6, 2018

3 PASSED BY THE COUNCIL: March 19, 2018

4 *Alan Bink* - 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: March 8, 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: *Kristin M. Bronson*, Assistant City Attorney DATE: Mar 8, 2018