

BY AUTHORITY

ORDINANCE NO. _____

COUNCIL BILL NO. CB18-0688

SERIES OF 2018

COMMITTEE OF REFERENCE:

AS AMENDED 8-6-18

Land Use, Transportation & Infrastructure

A BILL

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

(1) History.

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

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

The house at 2900 South University Boulevard survives as the only tangible reminder of Olinger and 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: _____