

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2023

COUNCIL BILL NO. CB23-0983
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating 2241-2243 York Street as a structure for**
7 **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 July 11, 2023, the staff report, and evidence received at the hearing before City Council on
13 August 28, 2023, the structure at 2241-2243 York Street (the “Structure”) meets the criteria for
14 designation as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code,
15 as amended, by maintaining its integrity, being more than 30 years old, and meeting the criteria in the
16 following three categories from Section 30-3(3):

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

19 The Structure was the residence and final law office of Irving Piper Andrews, a prominent
20 African-American attorney in Denver, who served on the legal team that brought Brown v Board of
21 Education before the United States Supreme Court; started Colorado’s first integrated law office with
22 John Kane,; and was an important figure in the Civil Rights Movement. As a result of his renown in
23 court and dedication to social justice and equality, Andrews was the recipient of numerous awards and
24 accolades.

25 *c. Embodying distinctive visible characteristics of an architectural style or type;*

26 The Structure embodies the distinctive physical characteristics of the vernacular Free
27 Classical Queen Anne style, and is an example of a duplex typology. The Free Classical Queen
28 Anne style utilized the use of decorative shingles in the gable end, but reigned in the detailing of
29 earlier Queen Anne structures through more subdued window hood surrounds and decorative knee
30 braces. The Structure was also expressly constructed as a duplex that allowed families to share the
31 Structure with extended family and later allowed Irving Andrews to house both his family and his law

1 practice in the same building: creating multi-family living with the appearance of a single family home
2 in recognition of the economic realities of the time.

3 *j. Being associated with social movements, institutions, or patterns of growth or change*
4 *that contributed significantly to the culture of the neighborhood, community, city, state, or*
5 *nation;*

6 The Structure is positioned at a unique nexus in Denver’s long arc of development. Its location
7 represents the initial optimism of the city’s growth and speculative expansion outside the central
8 business district, to patterns of change including segregation struggles, shifting racial housing
9 barriers, population decline, blight designation, and modern gentrification.

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

12 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
13 public hearings, certain property at 2241-2243 York Street, and legally described as follows, together
14 with all improvements situated and located thereon, be and the same is hereby designated as a
15 structure for preservation:

16 Lots 25 and 26, excepting the rear 8 feet thereof, block 24,
17 McCullough’s Addition to Denver,
18 City and County of Denver,
19 State of Colorado.

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

24 **Section 3.** The period of significance for the Structure is 1914 through 1998.

25 **Section 4.** This ordinance shall be recorded among the records of the Clerk and Recorder of
26 the City and County of Denver.

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

1 COMMITTEE APPROVAL DATE: July 25, 2023

2 MAYOR-COUNCIL DATE: August 1, 2023 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: August 3, 2023

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 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 Kerry Tipper, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____