

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2024

COUNCIL BILL NO. CB24-0331
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **ABILL**

6 **For an ordinance designating the University Park Historic District as a district**
7 **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 district for
10 preservation; and

11 **WHEREAS**, the Planning Board has recommended approval of the same; and

12 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a
13 hearing on March 5, 2024, the staff report, and evidence received at the hearing before City Council on
14 April 15, 2024 the University Park Historic District meets the criteria for designation as a district for
15 preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended, by maintaining
16 its integrity, being more than 30 years old, and meeting the criteria in the following four categories from
17 Section 30-3(3):

18 *a. Having direct association with a significant historical event or with the historical*
19 *development of the city, state, or nation;*

20 The University Park Historic District (“District”) is associated with the development of the University of
21 Denver and adjoining residential neighborhood that happened in the late 1800’s. As part of this
22 development the university acquired land east of its new campus and platted residential blocks as part
23 of the University Park subdivision. These developments laid the groundwork for residential development
24 in the University Park area. However, due to water shortages, a remote location, and inconsistent
25 streetcar connections from Denver, the University Park residential neighborhood grew slowly, following
26 a pattern of large residences built by DU and its strong supporters, scattered around the neighborhood’s
27 blocks closest to DU. The neighborhood began to grow again steadily as a Denver streetcar reached
28 the neighborhood and it became more independent from DU. The investments by DU’s residential
29 proponents to build infrastructure and community in University Park laid the groundwork for tremendous
30 residential development both in University Park itself but also in surrounding South Denver
31 neighborhoods in the early- to mid-20th century.

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

1 The greater University Park neighborhood was established in the 1880s by a cadre of Methodist
2 educators and supporters associated with the Colorado Seminary and DU. These included multiple
3 professors, deans, and administrators, such as Professor Herbert Alonzo Howe and his wife Fannie
4 Shattuck Howe, the daughter of Methodist educator and DU supporter Joseph C. Shattuck. Dr. Howe
5 was a nationally recognized astronomer instrumental in the development of Observatory Park, and in
6 the design, location, and oversight of DU's Chamberlin Observatory. Others who had an influence in
7 University Park's history were Henry W. Warren and Henry A. Buchtel. Warren was the first Colorado
8 Methodist Episcopal bishop, served on the DU Board of Trustees along with his wife, Elizabeth Iliff
9 Warren. Buchtel, a Methodist minister, became DU Chancellor in 1900 and was offered the Republican
10 nomination for Colorado governor, winning the election in 1906. His home in University Park was used
11 as the Governor's mansion during his time in office.

12 University Park supported an unusually large number of progressive and highly accomplished women
13 residents, many of whom owned and built houses in the neighborhood, such as Elizabeth Iliff Warren
14 whose offer to endow a school of theology for the University of Denver was conditioned upon a
15 permanent university location away from downtown Denver, and led to the institution's relocation to the
16 Hilltop campus southeast of Denver in 1886.

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

18 The District embodies the distinctive visible characteristics of several architectural styles including
19 Victorian-era models of the late 1880s with versions of the Queen Anne style in brick with fine stone
20 and wood details, Richardsonian Romanesque, early versions of foursquares, Craftsman Bungalow
21 house types, as well as Romantic-revival and Modern styles. The long buildout of the neighborhood
22 and resulting scattered and mixed examples of successive architectural styles make University Park
23 unique in Denver.

24 *f. Representing an established and familiar feature of the neighborhood, community, or*
25 *contemporary city, due to its prominent location or physical characteristics;*

26 The District represents an established and familiar feature of the neighborhood due to its physical
27 characteristics. The relocation of the University of Denver from downtown Denver to its current
28 location in 1886 resulted in University Park's remote location and sparse population. The University
29 and other early builders of homes in University Park also tended to build homes with generous
30 spacing that allowed owners to have large gardens and livestock such as goats, cattle, and chickens
31 to support their families and could also accommodate DU staff and students.

32 Due to individual owner development, greater diversity of architectural styles and more one-of-a-kind
33 houses in University Park were constructed relative to other early neighborhoods in Denver.

1 The majority of contributing residences in the neighborhood are 2-story homes that are physically
2 prominent, recognizable and familiar features of contemporary southeastern Denver. And because
3 of University Park’s slow and dispersed development history, the properties in this historic district
4 stand out and are physically distinguished from the rest of the neighborhood.

5 The District also includes non-residential properties that are established and familiar features of the
6 neighborhood including Observatory Park, the Richardsonian Romanesque former home of
7 Elizabeth Iliff and Henry Warren now serving as the private Accelerated Schools’ and University Park
8 United Methodist Church.

9 All these properties occupy prominent locations in the neighborhood and are established and well-
10 known features that contribute to the identity of the University Park neighborhood and South Denver.

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

13 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
14 public hearings, certain property herein called the University Park Historic District (“District”), and legally
15 described as follows, together with all improvements situated and located thereon, be and the same is
16 hereby designated as a district for preservation:

17 Lot 27 through 35, Block 42 University Park, Amended Map, City and County of Denver,
18 State of Colorado

19 Lots 11, 12, and the south 14 feet of Lot 10, Block 39, University Park, Amended Map, City
20 and County of Denver, State of Colorado

21 Lots 1 through 3, Block 38, University Park, Amended Map, City and County of Denver,
22 State of Colorado

23 Lots 37 and 38, Block 37, University Park, Amended Map, City and County of Denver, State
24 of Colorado

25 Lots 19 and 20, Block 38, University Park, Amended Map, City and County of Denver, State
26 of Colorado

27 Part of Block 44, University Park, Amended Map, City and County of Denver, State of
28 Colorado, described as follows: Beginning at the southwest corner of Block 44; thence N
29 00°07’28” E along the east right of way line of S. Cook St. a distance of 294.80 feet; Thence
30 S 89°55’30” E a distance of 152.04 feet; Thence S 00°07’28” W a distance of 16.00 feet;
31 Thence S 89°55’30” E a distance of 43.04 feet; Thence S 00°07’28” W a distance of 74.11;

1 Thence S 89°55'30" E a distance of 56.00 feet; Thence S 00°07'28" W a distance of 62.70
2 feet; Thence N 89°55'30" W a distance of 36.00 feet; Thence S 00°07'28" W a distance of
3 52.00 feet; Thence S 89°55'30" E a distance of 105.00 feet to a point on the west right of
4 way line of S. Madison St.; Thence S 00°07'28" W along said west line a distance of 90.00
5 feet to the southeast corner of Block 44; Thence N 89°55'30" W along the south line of said
6 Block 44, also being the north right of way line of E. Warren Ave. a distance of 320.09 feet
7 to the Point of Beginning.

8 The easterly 65 feet of Lots 21 and 22, and south 8 feet of the east 30 feet of lot 20, Block
9 27, University Park, Amended Map, City and County of Denver, State of Colorado

10 Lots 41 and 42, Block 39, University Park, Amended Map, City and County of Denver, State
11 of Colorado

12 Lots 41 through 44, Block 58, University Park, Amended Map, City and County of Denver,
13 State of Colorado

14 All that part of Observatory Park as shown on the subdivision plat of University Park,
15 Amended Map, City and County of Denver, State of Colorado lying north of E. Warren Ave.

16 Lots 11 through 14, Block 6, Iliff's University Addition, City and County of Denver, State of
17 Colorado

18 Part of Block 44, University Park, Amended Map, City and County of Denver, State of
19 Colorado, described as follows: Commencing at the northeast corner of Block 44; Thence S
20 00°07'28" W along the west right of way line of S. Madison St. a distance of 185.00 feet to
21 the Point of Beginning; Thence continuing S 00°07'28" W along said west line a distance of
22 81.75 feet; Thence N 89°55'30" W a distance of 132.04 feet; Thence N 44°54'02" W a
23 distance of 28.27 feet; Thence N 00°07'27" E a distance of 61.75 feet; Thence S 89°55'30"
24 E a distance of 252.04 feet to the Point of Beginning.

25 Part of Block 44, University Park, Amended Map, City and County of Denver, State of
26 Colorado, described as follows: Commencing at the northeast corner of Block 44; Thence S
27 00°07'28" W along the west right of way line of S. Madison St. a distance of 282.75 feet to
28 the Point of Beginning; Thence continuing S 00°07'28" W along said west line a distance of
29 74.11 feet to a point lying 204.70 feet north of the southeast corner of Block 44; Thence N
30 89°55'30" W a distance of 125.00 feet; Thence N 00°07'28" E a distance of 74.11 feet;
31 Thence S 89°55'30" E a distance of 125.00 feet to the Point of Beginning.

1 Part of Block 44, University Park, Amended Map, City and County of Denver, State of
2 Colorado, described as follows: Commencing at the southeast corner of Block 44; Thence N
3 00°07'28" E along the west right of way line of S. Madison St. a distance of 90.00 feet to the
4 Point of Beginning; Thence N 89°55'30" W a distance of 105.00 feet; Thence N 00°07'28" E
5 a distance of 52.00 feet; Thence S 89°55'30" E a distance of 36.00 feet; Thence N
6 00°07'28" E a distance of 62.70 feet; Thence S 89°55'30" E a distance of 69.00 feet to a
7 point on said west line; Thence S 00°07'28" W along said west line a distance of 114.70 to
8 the Point of Beginning.

9 Lots 3 and 4, Block 41, University Park, Amended Map, City and County of Denver, State of
10 Colorado

11 Part of Block 1, University Gardens, City and County of Denver, State of Colorado described
12 as follows: Beginning at a point 30 feet easterly of the northwest corner of Block 1, said
13 point also being the intersection of the south right of way of E. Iliff Ave. and the east right of
14 way of S. Monroe St.; Thence easterly, along the north line of Block 1, a distance of 195.45
15 feet to a point; Thence southerly, leaving the south line of E. Iliff Ave., a distance of 118 feet
16 to a point; Thence westerly 195.36 feet to a point on the east right of way of S. Monroe St.;
17 Thence northerly, along the east right of way of S. Monroe St., a distance of 118 feet to the
18 point of beginning.

19 Lots 41 and 42, Block 41, University Park, Amended Map, City and County of Denver, State
20 of Colorado

21 Lots 29 and 30, Block 56, University Park, Amended Map, City and County of Denver, State
22 of Colorado

23 Lots 17 through 27, and the adjacent vacated alley, Block 36, University Park, Amended
24 Map, City and County of Denver, State of Colorado

25 All that part of Observatory Park as shown on the subdivision plat of University Park,
26 Amended Map, City and County of Denver, State of Colorado lying south of E. Warren Ave.,
27 less and excepting the east 45 feet and the west 45 feet therefrom.

28 **Section 2.** The Landmark Preservation Commission shall utilize the Design Guidelines for
29 Denver Landmark Structures & Districts in conducting design review for projects in the District. The
30 Landmark Preservation Commission may adopt further district-specific guidelines utilizing the
31 application for landmark district status, the Design Guidelines for Denver Landmark Structures &

1 Districts and Chapter 30, Denver Revised Municipal Code (Landmark Preservation) in formulating said
2 district-specific guidelines. Such district-specific guidelines must be adopted in open session of the
3 Commission by an affirmative vote of five members of the Commission.

4 **Section 3.** The effect of this designation may enhance the value of the property and of the
5 structure, but may delay or require denial of building permits found unacceptable by the Landmark
6 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures
7 and Districts and Section 30-6 of the Denver Revised Municipal Code.

8 **Section 4.** The period of significance for the District is established as being from 1886 up to
9 and including 1967.

10 **Section 5.** The primary structures located at the addresses listed below are considered
11 contributing structures of the District; all other primary structures in the District are considered
12 noncontributing structures:

13 2145 S Adams Street; 2140 S Clayton Street; 2100 S Columbine Street; 2131 S Columbine Street;
14 2174 S Columbine Street; 2160 S Cook Street; 2525 E Evans Avenue; 2111 S Fillmore Street; 2201 S
15 Fillmore Street; 2340 S Josephine Street; 2112 S Milwaukee Street; 2300 S Monroe Street; 2111 S St.
16 Paul Street; 2261 S St. Paul Street; 2180 S University Boulevard; 2930 E Warren Avenue.

17 **Section 6.** The accessory structures located at the addresses listed below are considered
18 contributing structures of the District; all other accessory structures in the District are considered
19 noncontributing structures:

20 2145 S Adams Street (carriage house only); 2111 S Fillmore Street; 2143 S Madison Street; 2155 S
21 Madison Street (carriage house only); 2300 S Monroe Street (garage and brick perimeter walls).

22 **Section 7.** The water fountain located 2667 S Fillmore Street is considered a contributing feature
23 of the District.

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

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

1 COMMITTEE APPROVAL DATE: March 19, 2024

2 MAYOR-COUNCIL DATE: March 26, 2024 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: April 4, 2024

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: Anshul Bagga, Assistant City Attorney DATE: Apr 4, 2024