

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-1021
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance designating 2849 West 23rd Avenue as a structure for preservation.

WHEREAS, pursuant to D.R.M.C. Section 30-4, 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 October 18, 2016, the staff report, and evidence received at the hearing before City Council on August 15, 2016, the structure at 2849 West 23rd Avenue meets the criteria for designation as a structure for preservation as set out in D.R.M.C. Section 30-3, as amended, by:

(1) History.

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

The property has direct association with both Merrill and Burnham Hoyt, renowned Denver architects who resided in this house. Their large collection of work has had substantial influence on the development of Denver. In addition to growing up in the house, both Merrill and Burnham worked as draftsman while living there. Merrill is known to have designed properties while living in the house and continued his successful career after moving out around 1907. Burnham moved to New York to further his study of architecture in 1908, but returned to Denver and this house in 1919. He resided in the house for the next seven years and partnered with his brother to create the architectural firm of Hoyt and Hoyt. During that time, they designed numerous projects, including the Park Hill Library, Denver Press Club, Lake Junior High School, Fourth Church of Christ Science building, and Cherokee Castle. The architectural designs of both brothers strongly influenced the development of the City, with Burnham Hoyt recognized as one Colorado's greatest and most well-known architects.

(2) Architecture.

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

The house is an intact and excellent example of a Queen Anne style building. The residence features a steeply pitched and complex roof, irregular plan, asymmetrical facade, varying wall materials, projecting window, and decorative detailing, which are key architectural characteristics of the Queen

1 Anne style. The decorative elements on the house include shingles, bargeboard, brackets, belt
2 courses, and window surrounds. The building also features a one-story gable porch with turned
3 posts, which is a common characteristic of Queen Anne style houses in Denver.

- 4 (3) Geography.
 - 5 a. *Having a prominent location or being an established, familiar and orienting visual*
6 *feature of the contemporary city;*

7 The substantial, high-style residence occupies a prominent location on an elevated rise. The steeply
8 raised position not only provides views of both the park and Denver, but also highlights this structure.
9 The building’s location along the West 23rd Avenue thoroughfare and overlooking Jefferson Park
10 also provides prominence to the property.

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 Hoyt Residence at 2849 West 23rd Avenue, and
15 legally described as follows, together with all improvements situated and located thereon, be and the
16 same is hereby designated as a structure for preservation:

- 17 Lots 21 and 22,
- 18 Block 23,
- 19 C. H. Walkers Subdivision of Block 23,
- 20 Town of Highland,
- 21 City and County of Denver,
- 22 State of Colorado

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

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

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

1 COMMITTEE APPROVAL DATE: November 1, 2016

2 MAYOR-COUNCIL DATE: November 8, 2016

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

10 NOTICE PUBLISHED IN THE DAILY JOURNAL _____;

11 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: November 10, 2016

12 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
14 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
15 § 3.2.6 of the Charter.

16 Kristin M. Bronson, Denver City Attorney

17 BY: _____, Assistant City Attorney DATE: _____