

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2017

COUNCIL BILL NO. CB17-0903
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance designating the Packard’s Hill Historic District, located generally between Lowell Boulevard on the east, 35th Avenue on the north, the alley between Osceola Street and Perry Street on the west, and 32nd Avenue on the south, as a district 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 district for preservation; and

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

WHEREAS, based upon the July 18, 2017 Landmark Preservation Commission recommendation, the staff report, and other evidence received at the hearing before City Council on September 18, 2017, the Packard’s Hill Historic District meets the criteria for designation as a district for preservation as set out in D.R.M.C. Section 30-3 by meeting criteria in the following two categories:

(1) History.

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

Packard’s Hill illustrates the pattern of development common in the late nineteenth century of expanding beyond, and outside of urban and industrial cores. The district is associated with the movement of residents out of Denver to the Highlands, an area viewed as above and away from the pollution, grime, and vice of the city. Subdivided in the late 1880s by prominent developers, this area appealed to individuals seeking the wholesome environment and clean living offered by both the location and the temperance of the Highlands. The establishment of this area reflects the larger, nationwide trend of people leaving the city for neighborhoods outside and away from the industrial core. The expansion of satellite communities, in the Denver area and nationwide, was intrinsically linked with the growth of streetcars and the ability to more easily commute to work into the city, as seen in Packard’s Hill by the development of the transit line along 32nd Avenue. This key connection provided an important avenue for the expansion and development of the neighborhood.

The district is also significant for its strong association with Denver’s women’s history. Historically, the area had a number of women who were active in the suffrage movement and who pressed to expand women’s rights. These women pursued the right to vote in Colorado and then continued the effort to expand voting nationwide. They were involved in, and leaders of, women’s organizations

1 and strongly supported and advocated for the temperance movement within the Highlands. The
2 women's vote, based on temperance ideals, led to a delay in the annexation of the Highlands into
3 Denver. Additionally, Packard's Hill reflects the influence of women in its physical development, as
4 women were investors and developers, buying and trading parcels of land in Packard's Hill and/or
5 participating in the construction and sale of houses. Several women worked with their husbands to
6 acquire, develop, market, and sell real estate within the district and elsewhere in the city.

7 *c. Having a direct and substantial association with a person or group of persons who had*
8 *influence on society:*

9 The district is also associated with persons who had influence on society, as numerous area
10 residents were significant in business, arts, and politics, with a few noted here. Elwin Theodore
11 Webber (3825 W. 32nd Avenue) was an early livestock raiser and mining investor who became a real
12 estate developer during the 1880s boom and prepared the plat of the Highland Place subdivision.
13 Minnie Ethel Luke Keplinger (3218 Newton Street) was an artist active in the movement to establish
14 Denver's first art museum. Spring Byington (3825 W. 32nd Avenue) was an acclaimed actress of
15 stage and screen with a career that spanned seventy years and included Oscar and Emmy
16 nominations. Dr. Mary E. Ford (3825 W. 32nd Avenue) influenced society during more than a half-
17 century of medical service to Denver. Bird Bosworth (3425 Lowell Boulevard) worked as a writer and
18 reporter for several Denver newspapers and was active in women's rights and temperance groups.
19 William Fitz Randolph Mills was manager of Improvements and Parks under Mayor Robert Speer,
20 and following Speer's death, served as Denver mayor for two years.

21 (2) Architecture.

22 *a. Embodying distinguishing characteristics of an architectural style or type:*

23 The district embodies distinguishing characteristics of architectural styles and types that illustrate
24 the evolution of middle class housing types and styles over time. While there are a few large, high
25 style structures designed for wealthy residents, the predominate building stock reflects middle class
26 housing. Within the district, the largest percentage of houses are Queen Anne style structures
27 primarily built before the Silver Crash of 1893. As the economy recovered, the changes in popular
28 architectural types and styles are seen in numerous turn of the century Classic Cottages and the
29 related, but larger Denver Squares. Preferences in types and styles continued to evolve as
30 Bungalows, English Cottages, and Terrace type buildings became more prevalent. Packard's Hill
31 shows Denver's history of building predominantly in brick, while following nationwide trends in
32 popular building styles.

1 *b. Being a significant example of the work of a recognized architect or master builder:*

2 The district also contains structures designed by noted architect William Quayle and master
3 stonemasons David and Tilden Cox. Prior to 1893, Quayle was a prolific Denver architect
4 constructing numerous schools, churches, offices, department stores, and residences; however,
5 many of his designs have been demolished. Leaving the property on corner of 32nd Avenue and
6 Osceola Street as an important example of his work. Master builders, father and son, David and
7 Tilden Cox, constructed two buildings within the boundary, both also Individual Denver Landmarks.
8 These master stonemasons used the two residences as both their homes as well as advertisements
9 for and demonstrations of their highly skilled craftsmanship.

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

12 **Section 1.** That based upon the findings referenced above, and the evidence received at the
13 public hearings, certain property, herein called the Packard's Hill Historic District, and legally described
14 as follows, together with all improvements situated and located thereon, be and the same is hereby
15 designated as a district for preservation:

16
17 A portion of the Highland Place, and a portion of the First Addition to Highland
18 Place, and a portion of the Packard's Hill Subdivision as originally recorded in
19 Arapahoe County, located in the SE ¼ of the NE ¼ of Section 30, Township 3
20 South, Range 68 West of the 6th P. M., City and County of Denver, State of
21 Colorado, more particularly described as follows:

22
23 Highland Place:

24
25 Block 3, All of Lots 1 through 21, the North 50 Feet of Lots 22 through 25, and All
26 of Lots 26 through 42

27 Block 4, All of Lots 30 through 48

28 Block 5, All of Lots 25 through 48

29 Block 6, All of Lots 1 through 48

30 Block 7, All of Lots 1 through 12, and All of Lots 39 through 50

31 Block 8, All of Lots 1 through 10, and All of Lots 41 through 50
32

1 First Addition to Highland Place:

2
3 Block 7, All of Lots 13 through 38

4 Block 8, All of Lots 14 through 37

5
6 Packard's Hill Subdivision:

7
8 Block 1, All of Lots 15 through 21, and All of Lots 26 through 40, and the North
9 10 Feet of Lot 41

10 Block 2, The West 65 Feet of Lots 1 through 3, The West 65 Feet of The South
11 20 Feet of Lot 4, and All of the North 5 Feet of Lot 4, And All of Lots 5 through 50

12
13 In addition thereto those portions of all abutting public rights-of-way, but only to the
14 centerline thereof, which are immediately adjacent to the aforesaid specifically
15 described area.

16 **Section 2.** The Landmark Preservation Commission shall utilize the Design Guidelines for
17 Denver Landmark Structures & Districts in conducting design review for projects in the District. The
18 Commission may adopt further district-specific guidelines utilizing the application for landmark
19 district status, the Design Guidelines for Denver Landmark Structures & Districts and Chapter 30,
20 Denver Revised Municipal Code (Landmark Preservation) in formulating said district-specific
21 guidelines. Such district-specific guidelines must be adopted in open session of the Commission by
22 an affirmative vote of five members of the Commission.

23 **Section 3.** 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 Denver Landmark
26 Structures & Districts and Section 30-6 of the Denver Revised Municipal Code.

27 **Section 4.** The period of significance for the District is established as being from 1886 to 1940,
28 inclusive.

29 **Section 5.** The structures listed below shall be considered contributing structures to the
30 District:

31 3715 W. 32nd Avenue, 3719 W. 32nd Avenue, 3737 W. 32nd Avenue, 3823 W. 32nd Avenue, 3825 W.
32 32nd Avenue, 3601-3615 W. 33rd Avenue, 3622-3624 W. 33rd Avenue, 3623-3625 W. 33rd Avenue,

1 3627-3629 W. 33rd Avenue, 3259 Lowell Boulevard, 3263 Lowell Boulevard, 3273 Lowell Boulevard,
2 3281 Lowell Boulevard, 3319 Lowell Boulevard, 3329 Lowell Boulevard, 3343 Lowell Boulevard, 3405
3 Lowell Boulevard, 3417 Lowell Boulevard, 3425 Lowell Boulevard, 3439 Lowell Boulevard, 3223 Meade
4 Street, 3225 Meade Street, 3235 Meade Street, 3240 Meade Street, 3243 Meade Street, 3244 Meade
5 Street, 3250 Meade Street, 3253 Meade Street, 3256 Meade Street, 3257 Meade Street, 3262 Meade
6 Street, 3277 Meade Street, 3278 Meade Street, 3283 Meade Street, 3286 Meade Street, 3289 Meade
7 Street, 3290 Meade Street, 3295 Meade Street, 3300-06 Meade Street, 3301 Meade Street, 3310-12
8 Meade Street, 3315 Meade Street, 3319 Meade Street, 3320 Meade Street, 3325 Meade Street, 3326
9 Meade Street, 3332 Meade Street, 3337 Meade Street, 3343 Meade Street, 3347 Meade Street, 3411
10 Meade Street, 3413 Meade Street, 3415 Meade Street, 3416 Meade Street, 3417 Meade Street, 3420
11 Meade Street, 3421 Meade Street, 3424 Meade Street, 3425-27 Meade Street, 3430 Meade Street,
12 3431-35 Meade Street, 3436 Meade Street, 3218 Newton Street, 3224 Newton Street, 3225 Newton
13 Street, 3230 Newton Street, 3231 Newton Street, 3236 Newton Street, 3238 Newton Street, 3243
14 Newton Street, 3246 Newton Street, 3247 Newton Street, 3250 Newton Street, 3254 Newton Street,
15 3255 Newton Street, 3262 Newton Street, 3270 Newton Street, 3272 Newton Street, 3278 Newton
16 Street, 3279 Newton Street, 3284 Newton Street, 3285 Newton Street, 3288 Newton Street, 3294
17 Newton Street, 3300-08 Newton Street, 3301 Newton Street, 3307-09 Newton Street, 3315-19 Newton
18 Street, 3316 Newton Street, , 3324 Newton Street, 3341 Newton Street, 3401 Newton Street, 3405
19 Newton Street, 3415 Newton Street, 3416 Newton Street, 3421 Newton Street, 3425 Newton Street,
20 3428 Newton Street, 3429 Newton Street, 3432-40 Newton Street, 3435 Newton Street, 3230-34
21 Osceola Street, 3231 Osceola Street, 3237 Osceola Street, 3238-40 Osceola Street, 3248 Osceola
22 Street, 3249 Osceola Street, 3254 Osceola Street, 3257 Osceola Street, 3264 Osceola Street, 3272
23 Osceola Street, 3275 Osceola Street, 3279 Osceola Street, 3280 Osceola Street, 3281 Osceola Street,
24 3284 Osceola Street, 3291 Osceola Street, 3296 Osceola Street, 3300 Osceola Street, 3301 Osceola
25 Street, 3308-10 Osceola Street, 3311 Osceola Street, 3316 Osceola Street, 3317 Osceola Street, 3325
26 Osceola Street, 3331-35 Osceola Street, 3338 Osceola Street, 3343 Osceola Street, 3344 Osceola
27 Street, 3347-49 Osceola Street, 3359 Osceola Street, 3409 Osceola Street, 3421 Osceola Street, 3424
28 Osceola Street, 3425 Osceola Street, 3426 Osceola Street, 3427 Osceola Street, 3433 Osceola Street,
29 3434 Osceola Street, 3439 Osceola Street, and 3440 Osceola Street.

30 **Section 6.** The structures listed below shall be considered noncontributing structures to the
31 District:

32 3727 W. 32nd Avenue, 3729 W. 32nd Avenue, 3267 Lowell Blvd., 3339 Lowell Blvd., 3431-33 Lowell

1 Blvd., 3233 Meade Street, 3259 Meade Street, 3270 Meade Street, 3271 Meade Street, 3333 Meade
2 Street, 3338 Meade Street, 3344 Meade Street, 3400 Meade Street, 3265 Newton Street, 3267 Newton
3 Street, 3310 Newton Street, 3323-25 Newton Street, 3330 Newton Street, 3333 Newton Street, 3340
4 Newton Street, 3344 Newton Street, 3351 Newton Street, 3400-04 Newton Street, 3408 Newton Street,
5 3420-22 Newton Street, 3210 Osceola Street, 3221 Osceola Street, 3273 Osceola Street, 3330
6 Osceola Street, 3350 Osceola Street, 3408 Osceola Street, and 3410 Osceola Street.

7 **Section 7.** This ordinance shall be recorded among the records of the Clerk and Recorder of
8 the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: August 22, 2017

2 MAYOR-COUNCIL DATE: August 29, 2017

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: September 14, 2017

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

17 Kristin M. Bronson, City Attorney

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19 BY: _____, Assistant City Attorney Date: _____, 2017