

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0602
COMMITTEE OF REFERENCE:
4 Community Planning and Housing

5 **ABILL**

6 **For an ordinance designating 3535 East 26th Avenue Parkway 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 April 21, 2026, the staff report, and evidence received at the hearing before City Council on
13 June 1, 2026, the structure at 3535 East 26th Avenue Parkway meets the criteria for designation as a
14 structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended, by
15 maintaining its integrity, being more than 30 years old, and meeting the criteria in the following four
16 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 property at 3535 East 26th Avenue Parkway (the "Property") is significant for its association with
20 two prominent Black families in Denver: Nora and Frank Harris, and Dorothy and Charles R. Cousins.
21 The residence on the Property was built for Nora and Frank Harris in 1958, with Frank designing and
22 installing the landscape. Frank Harris was the first recognized Black landscape designer in Denver and
23 became a sought-after horticulturalist and landscape designer. Nora Harris worked as claims
24 department manager at the American Woodmen Association and served on the board of directors of
25 the Denver NAACP chapter. Both Nora and Frank Harris worked with the Cosmopolitan Club of Denver
26 and the NAACP.

27 Similarly, Dorothy and Charles R. Cousins were active in the community through both business and
28 volunteer work. Charles R. Cousins established and ran multiple businesses in Five-Points, including
29 The 715 Club and the Cue and Cushion Billard Parlor, and managed the family's real estate business.
30 Both Dorthy and Charles Cousins were actively involved in the Owl Club of Denver, worked with
31 students at Manual High Scholl and Cole Junior High School, and with the American Red Cross,
32 Friends of the Denver Public Library, and the Church of the Holy Redeemer.

33 The Harris and Cousins families are the only two families to have owned and resided in the house on
34 the Property.

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

2 The structure on the Property (the “Structure”) is an example of a high-quality, custom-designed
3 1950s Ranch Style residence including its one-story height, low horizontal profile, brick construction,
4 low-pitched roof with wide overhanging eaves, elongated asymmetrical façade with a minimal front
5 porch, attached two- car garage, and large picture windows. The Structure’s interior also reflects the
6 Ranch Style architecture by its placement of living room, dining room, and kitchen flowing from one
7 to the other. The Structure’s basement recreation room is another amenity common to the style.

8 d. *Being a significant example of the work of a recognized architect or master builder;*

9 The Property was landscaped by Frank Harris, one of Denver’s most accomplished horticulturists
10 and landscape designers, the lawns, trees, shrubs, and rock gardens, all of which remain today.

11 Architect William J. Boorman designed the Structure, and was known in Denver as a designer of
12 high-quality Ranch Style houses during the post-World War II era. The Structure is likely one of the
13 first examples of Boorman’s custom work in the recently desegregated Skyline neighborhood.

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

17 The Structure is directly associated with patterns of growth and change that contributed significantly
18 to the culture of Denver during the post-World War II era, particularly in the area of Civil Rights
19 advances and racial integration. From the late 1800s through the first half of the 20th century,
20 Denver’s Black community was constrained to the Five Points and Whittier neighborhoods due to
21 the institutionalized racism of redlining and discriminatory zoning and covenants. North City Park’s
22 racial character started to evolve in the 1950s and 1960s as a result of the Civil Rights movement.
23 By the mid-1950s, when Nora and Frank Harris purchased the lots for their house, they were among
24 the first Black families to purchase in this area. They purchased approximately eight lots to create a
25 corner parcel that is the largest along East 26th Avenue Parkway. As one of the first properties in
26 the neighborhood purchased by a Black family it represents the pattern of change in the
27 neighborhood. Over the following years, the neighborhood became increasingly occupied by Black
28 families and institutions, reflecting the community’s evolution as it spread across the city into new
29 areas.

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

32 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
33 public hearings, certain property at 3535 East 26th Avenue Pkwy, and legally described as follows,

1 together with all improvements situated and located thereon, be and the same is hereby designated as
2 a structure for preservation:

3 Lots 15-21, inclusive, except the westerly 7.5' to City, Block 12, Walnut Hill Addition, and Lot
4 2, Block 12, State Addition,
5 City and County of Denver,
6 State of Colorado.

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

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

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1 COMMITTEE APPROVAL DATE: May 5, 2026

2 MAYOR-COUNCIL DATE: May 12, 2026

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 DENVER POST: _____; _____

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: May 14, 2026

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 Miko Ando Brown, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____