

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2019

COUNCIL BILL NO. CB19-1120
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **ABILL**

6 **For an ordinance designating 1717 East Arizona Avenue 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 October 15, 2019, the staff report, and evidence received at the hearing before City Council
13 on November 25, 2019, the structure at 1717 East Arizona Avenue meets the criteria for designation
14 as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended,
15 by maintaining its historical and physical integrity, relating to a historic context or theme, and meeting
16 the criteria in the following two categories:

17 (1) History.

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

19 The property at 1717 East Arizona Avenue is directly associated with the historical development of
20 Washington Park and the Washington Park Neighborhood. It illustrates the Washington Park Place
21 subdivision development of large, ornate building styles and forms due to the influx of wealth. One
22 affluent investor was Jane C. Peet, a developer who commissioned the design and construction of 1717
23 East Arizona Avenue as an investment property in 1915, in addition to other properties in the area.
24 Several well-known architects were associated with the design of the buildings and landscape of
25 Washington Park, including Jules Jacques Benois Benedict who designed the Smith Lake Boathouse
26 in 1913. Peet commissioned Benedict to design the house at 1717 East Arizona Avenue, creating a
27 strong connection between the design and development of the park and surrounding neighborhood.

28 (2) Architecture.

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

30 Built in 1915-1916, the house at 1717 East Arizona Avenue embodies the distinguishing
31 characteristics of the Tudor Revival style. It exhibits numerous character-defining features of the
32 style, including the use of brick and half-timbering on the exterior, multiple front gables, an arched
33 front entry, arched window openings, window groupings in strings of three or more, and a tower-like
34 curved wall on the west side. Additionally, the house is a rare and distinct subtype of the Tudor

1 Revival style with its steeply pitched false-thatched roof that attempts to mimic thatch roofs found in
2 rural England.

3 *b. Being a significant example of the work of a recognized architect or master builder;*
4 The Tudor Revival style house at 1717 East Arizona Avenue is a significant example of the work of
5 prominent Colorado architect Jules Jacques Benois Benedict. Over his nearly 40-year career as an
6 architect (1909-1942), Benedict designed many notable residential, commercial, public, educational
7 and park structures. The house at 1717 East Arizona Avenue is an excellent example of one of
8 Benedict's early residential commissions and stands out from other Tudor Revival style designs with
9 its wavy half-timbered second story, rare false-thatched roof and more modest, approachable scale.

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 1717 East Arizona Avenue, and legally described as follows,
14 together with all improvements situated and located thereon, be and the same is hereby designated as
15 a structure for preservation:

16 LOTS 21 TO 24, BLOCK 5,
17 WASHINGTON PARK PLACE, BLOCKS 5 TO 7 INCLUSIVE,
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.** This ordinance shall be recorded among the records of the Clerk and Recorder of
25 the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: October 22, 2019

2 MAYOR-COUNCIL DATE: October 29, 2019

3 PASSED BY THE COUNCIL: November 25, 2019

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: November 14, 2019

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

16 BY: , Assistant City Attorney DATE: Nov 14, 2019