

**BY AUTHORITY**

ORDINANCE NO.  
SERIES OF 2016

COUNCIL BILL NO. CB16-0272  
COMMITTEE OF REFERENCE:  
Neighborhoods & Planning

**A BILL**

**For an ordinance designating 200 Block South Lincoln Street Historic District 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**, based upon the March 15, 2016 Landmark Preservation Commission recommendation, the staff report, and other evidence received at the hearing before City Council on May 16, 2016, the 200 Block South Lincoln Street 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 three categories:

(1) History.

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

The period from 1890 to the Silver Crisis in 1893 was a time of intense growth in the Denver area. There was competition between developers, the street railway system was rapidly expanding, and the City of Denver was growing. Developer Henry Brown became one of the first to plot an area parallel to the cardinal direction, when he platted this area in the Town of South Denver. The City of Denver was annexing smaller areas around it and incorporated the Town of South Denver in 1892. The Broadway street line reached Alameda in 1889 and by the early 1890s, there were three different railway companies with routes within walking distance of South Lincoln. This provided easy access to downtown as well as other surrounding areas and helped spur the growth of development along South Lincoln. The construction of the houses in the district directly correlate to and reflect the growth and change of Denver.

(2) Architecture.

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

The district is an intact and excellent example of Queen Anne style residences, which range from smaller cottages to high-style homes. While the decorative elements vary from house to house, overall, they demonstrate classic Queen Anne style architecture, including asymmetrical forms,

1 steeply-pitched roofs, often with front-facing gable roofs, corner towers, wrap-around porches,  
2 turned porch spindles, varying wall textures, verge board or bargeboard decoration, decorative  
3 chimneys, and gingerbread detailing and brackets.

4 *b. Being a significant example of the work of a recognized architect or master builder;*  
5 The district was primarily designed by two recognized architects, William Lang and F. H. Perkins.  
6 Lang was a prolific Denver architect whose most well-known designs are the Molly Brown house  
7 and the Castle Marne mansion. This district contains some of his later work, which are slightly  
8 scaled-down versions of those larger mansions and represent a change in his clientele. The row  
9 of eight Lang houses, which are located on the west side of the block, is thought to be the largest  
10 intact group of Lang homes in Denver.

11 F. H. Perkins designed four of the six houses on the east side of the block, all constructed in  
12 1890. Although Perkins left Denver after the Silver Crash in 1893, he continued designing in both  
13 California and Washington. He is noted for designing a home for Senator Clark in California and is  
14 recognized by the City of Seattle for his numerous works in the city. The South Lincoln district  
15 contains an excellent collection of the known works of Perkins within Denver. Both Lang and  
16 Perkins are recognized master architects and this district is a significant example of their work.

17 (3) Geography.

18 *a. Having a prominent location or being an established, familiar, and orienting visual feature*  
19 *of the contemporary city;*  
20 When Henry Brown platted this area, he deviated from the diagonal grid of downtown Denver,  
21 which had been laid parallel to Cherry Creek. He established the north-south, east-west grid and  
22 changed the orientation of the street layout. Although, at that time, Lincoln Street was a quieter  
23 two-way street, it is currently a main artery into downtown Denver that thousands of commuters  
24 drive. This change in grid orientation and the collection of Queen Anne homes along it have  
25 become an established location and an entrance into downtown Denver. South Lincoln Street is a  
26 major commuter route into downtown Denver and serves as a splendid and an orienting showcase  
27 of a large collection of turn of the century Denver architecture.

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

30 **Section 1.** That based upon the findings referenced above, and the evidence received at  
31 the public hearings, certain property, herein called the 200 Block South Lincoln Street Historic District,  
32 and legally described as follows, together with all improvements situated and located thereon, be and

1 the same is hereby designated as a district for preservation:

2 **200 Block South Lincoln Street Historic District**  
3 **Legal Boundary**

4 A portion of the Re-Subdivision of Blocks 1, 2 & 3, and a portion of the Re-Subdivision of Blocks  
5 10, 11 & 12, Gallup's South Broadway Subdivision as originally recorded in Arapahoe County,  
6 located in the SE ¼ of Section 10, Township 4 South, Range 68 West of the 6th P. M., City and  
7 County of Denver, State of Colorado, more particularly described as follows:

8  
9 All of Lots 27 through 38, Re-Subdivision of Blocks 1, 2 & 3, Gallup's South Broadway  
10 Subdivision.

11  
12 The South ½ of Lot 4 and All of Lots 5 through 12, and the North 3.5 feet of the West 60 feet and  
13 the North 5 feet of the East 60 feet of Lot 13, Re-Subdivision of Blocks 10, 11 & 12, Gallup's  
14 South Broadway Subdivision.

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

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

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

29 **Section 4.** The period of significance for the District is established as being from 1889 to  
30 1895, inclusive.

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

33 201, 207, 209, 213, 214, 218, 223, 224, 227, 233, 238, 241, 242, 243, and 246 South Lincoln Street.

34 **Section 6.** This ordinance shall be recorded among the records of the Clerk and Recorder  
35 of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: April 20, 2016.

2 MAYOR-COUNCIL DATE: April 26, 2016.

3 PASSED BY THE COUNCIL \_\_\_\_\_ 2016

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_ 2016

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: \_\_\_\_\_, 2016; \_\_\_\_\_, 2016

11 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: May 5, 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

17 D. Scott Martinez, City Attorney

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19 BY: \_\_\_\_\_, Assistant City Attorney Date: \_\_\_\_\_, 2016