

BY AUTHORITY

ORDINANCE NO.
SERIES OF 2012

COUNCIL BILL NO. 12-____
COMMITTEE OF REFERENCE:
Land Use Transportation and
Infrastructure

A BILL

**For an ordinance designating the Gates Rubber Company, 999 S. Broadway
(Units 10, 11 and 13), as a structure for preservation.**

WHEREAS, the Landmark Preservation Commission has transmitted to the Council a proposed designation of a structure for preservation; and

WHEREAS, the Gates Rubber Company, 999 S. Broadway (Units 10, 11 and 13) meets the criteria for designation as a structure for preservation as set out in Section 30-3 of the Denver Revised Municipal Code, as amended, by:

(1) History.

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

The Gates Rubber Company has been deeply rooted in Denver history for over 100 years. Charles C. Gates bought the Colorado Tire and Leather Co., in 1911. The Company sold Durable Tread leather studded tire covers. In 1914, after the switch to rubber, Gates developed the highly successful Half-Sole Retreads. After just a few years, Charles Gates began building the Gates complex and in 1918 adopted the Gates Rubber Company name. Gates campus continued to grow rapidly and over time expanded to as many as 45 units. The Gates Rubber Company played an intricate role in the World Wars and was honored with the Army/Navy "E" award of excellence for being a critical supplier during World War II. Even when Axis forces cut off 95% of U.S. rubber supplies, in 1942 Gates innovated by developing and commercializing synthetic rubber through a joint venture. Despite being an innovator and powerhouse manufacturer, Gates employees were not just coworkers, they were a community. The Gates factory at one time was not only the biggest employer in Denver, but it also stood as a pioneer of new business strategies and technology. The Gates Rubber Company produced 4,000 rubber products, directly supported its 5,500 employees, and contributed millions in tax dollars over the years.

c) Having direct and substantial association with a person or group of persons who had

1 *influence on society:*

2 The Gates family has had a significant impact on Denver society throughout the past 100
3 years. The very nature of their manufacturing business impacted the lives of many. From the
4 studded leather tire covers that extended the life of tires, to the tires that got made once rubber
5 became the norm, the products Gates made were iconic due in part to the meticulous market
6 strategy the company implemented. Later, Gates became the world's largest manufacturer of
7 V-belts, which most notably were used as timing belts in the cars we use today. It's said in the
8 Gates memoir, *100 Years in Review*, that at one point half of the cars in Denver contained
9 Gates products, namely the V-belt. By 1957 Gates employed 5,500 and was Denver's largest
10 employer. Even today, the Gates Foundation supports numerous causes around the city.

11 (3) Geography.

12 *Having a prominent location or being an established, familiar, and orienting visual feature of*
13 *the contemporary city:*

14 The Gates factory itself has long been a prominent visual feature of Denver as it sits on the
15 heavily traveled roads and highways of S. Broadway, Santa Fe, and I-25, and is adjacent to
16 the light rail. In 1965, the Denver Post reported that nearly 102,000 people drove by the factory
17 daily. The finely created masonry work that makes up the buildings is stunning and eye
18 catching. One of the complex's most prominent features is the Gates water tower, which
19 survives in two pieces and can be seen from public thoroughfares. The complex is
20 geographically prominent to the area because it is one of the tallest and largest buildings in
21 that part of Denver. The surviving buildings in the Gates complex reflect Denver's proud yet
22 gritty industrial heritage.

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

25 **Section 1.** That certain property herein called Gates Rubber Company, 999 S.
26 Broadway (Units 10, 11 and 13), and legally described as follows, together with all improvements
27 situated and located thereon, be and the same is hereby designated as a structure for
28 preservation:

29 1. Edgerton Place 05155 B2 L8 TO 16 INC, also T4 R68 S15 SW/4 PT of SE/4 of SW/4.
30 A parcel of land as described in the "Cherokee Redevelopment of the Former Gates
31 Rubber Factory" General Development Plan, Parcel 1, filed with the City of Denver Clerk and
32 Recorder on March 22nd, 2005 under reception number 2005048794.

33 EXCEPT:

34 Lots 1 through 24, Block 1, Lawrence's Addition to Denver

Lots 4 through 7, Block 2, and all of Block 1, Edgerton Place addition to Denver
All of Block 1, First addition to Edgerton Place
TOGETHER WITH all land which lies north of said Block 1, First addition to Edgerton
Place

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

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

COMMITTEE APPROVAL DATE: _____.

MAYOR-COUNCIL DATE: _____.

PASSED BY THE COUNCIL _____ 2012

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____ 2012

ATTEST: _____ - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL _____ 2012; _____ 2012

PREPARED BY: Kerry A. Buckey _____ 7/20/2012

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

Douglas J. Friednash, City Attorney

BY: _____, _____ City Attorney Date: _____