

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2024

COUNCIL BILL NO. CB24-1591
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating 4450 North Tennyson Street 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 November 5, 2024, the staff report, and evidence received at the hearing before City Council
13 on December 9, 2024, the structure at 4450 North Tennyson Street 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 integrity, being more than 30 years old, and meeting the criteria in the following four
16 categories from Section 30-3(3):

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

19 The structure at 4450 North Tennyson Street (the “Structure”) is significant for the historical
20 development of the city because it is associated with the early development of Tennyson Street and
21 the surrounding Berkeley neighborhood due to Denver’s streetcar expansion to the area.

22 The Structure is also associated with the development of housing for ordinary Denverites in the
23 Berkeley neighborhood because the Structure provided an affordable housing opportunity accessible
24 to a variety of people through its use as a rental property.

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

26 The Structure embodies the distinctive visible characteristics of the alley house type. Located near
27 an alley, varieties of this type of dwelling were built in the second half of the nineteenth and the early
28 twentieth centuries in the country, and were a form of affordable urban housing. Additionally, the
29 alley house type is noted for its vernacular architecture, deep setback from the street, and closeness
30 to the alley behind—all features of the Structure. The Structure, however, has elaborations, such as
31 its doorway surrounds with ornamental moldings, parlor window with stained glass, bull’s-eye
32 window, and wood window surrounds with architrave lintel trim. These elements distinguish the

1 Structure from more utilitarian alley house designs, as does the broad projecting porch with dentil
2 molding on the frieze.

3 *g. Promoting understanding and appreciation of the urban environment by means of*
4 *distinctive physical characteristics or rarity;*

5 Alley houses were once found throughout the Berkeley neighborhood; however, today, the Structure
6 represents a rare surviving example of the alley type of dwelling, and is the only one-story frame
7 representative of the type remaining. The landscape of the Structure's property constitutes a rare
8 remaining example of an early twentieth century design associated with an alley house featuring a
9 long expanse of front lawn planted in grass and with mature trees. Due to the extensive
10 redevelopment of Tennyson Street, there are only three other remaining early twentieth-century
11 houses in residential use standing on Tennyson Street between West 44th and West 46th avenues.

12 *h. Representing an era of culture or heritage that allows an understanding of how the*
13 *site was used by past generations;*

14 The Structure's history is representative of the early diversity of Tennyson Street and the larger
15 Berkeley neighborhood. More than 10 percent of the neighborhood residents were immigrants from
16 other countries when the dwelling was built. As was common for alley houses, the Structure's
17 property was owned by and rented to people with a variety of cultural backgrounds, including
18 Canadian, Bohemian/Czech, German, Swedish, Russian, and Italian immigrants.

19 The Structure also represents the second property owners', the Dryers, welcoming attitude toward
20 human diversity, even during an era in Denver when nativists and the Ku Klux Klan actively opposed
21 the acceptance of people with certain national origins, races, and religious beliefs. In this instance,
22 the house's history illuminates the story of a patriotic Catholic family with Czechoslovakian roots
23 renting the cottage to a Russian Jewish immigrant who ran for office as a Socialist at a time when
24 campaigns of opposition, discrimination, and intimidation against immigrants, Catholics, Jews, and
25 left-leaning political philosophies were common. The Dryer family continued to rent to a diverse
26 group of tenants throughout their ownership.

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

29 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
30 public hearings, certain property at 4450 North Tennyson Street, and legally described as follows,
31 together with all improvements situated and located thereon, be and the same is hereby designated as
32 a structure for preservation:

1 Beginning at the southwest corner of said Lot 12; thence northerly along the west line of
2 said lot 12, 19.15 feet; thence easterly at right angles, 73.43 feet; thence northerly at right
3 angles, 4.65 feet; thence easterly at right angles, 9.15 feet; thence northerly at right angles,
4 2.00 feet; thence easterly at right angles, 52.44 feet to a point the west line of the east 8 feet
5 of said lots 11 and 12; thence southerly along said west line to a point on the south line of
6 said Lot 12; thence westerly along said south line, 135.02 feet to the Point of Beginning.
7 City and County of Denver,
8 State of Colorado.

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

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

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1 COMMITTEE APPROVAL DATE: November 12, 2024

2 MAYOR-COUNCIL DATE: November 19, 2024

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 DAILY JOURNAL: _____; _____

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: November 27, 2024

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 Kerry Tipper, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____