

BY AUTHORITY

ORDINANCE NO.
SERIES OF 2016

COUNCIL BILL NO. CB16-0215
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance designating 4655 Humboldt Street, the Stadium Arena, as a structure 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 structure for preservation; and

WHEREAS, based upon evidence received by the Landmark Preservation Commission at a hearing on March 15, 2016, the staff report, and evidence received at the hearing before City Council on April 18, 2016, 4655 Humboldt Street meets the criteria for designation as a structure 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 Stadium Arena (historically known as the National Amphitheater) is directly associated with the historical development of Denver and Colorado and is associated with one of the largest and oldest stock shows still in operation in the United States, the National Western Stock Show (NWSS), which has been held in January in Denver since 1906. The stadium has been associated with the NWSS and the Denver Union Stock Yards since 1908, the year of its construction. The Stadium Arena is historically significant as the sole entertainment venue of the NWSS between 1908 and 1951.

b. Being the site of a significant event;

The Stadium Arena has hosted entertainment and competitive shows for the NWSS since 1909 and has been the site of thousands of events that are significant to the history of Denver. Since 1909, thousands of people have visited the stadium each year, and these visitors associate the building with the history of the NWSS, a major annual event in the city's history since the turn of the 20th century, and one of the most culturally important events in the history of Denver.

c. Having a direct and substantial association with a person or group of persons who had influence on society;

1 The Stadium Area, as an integral part of the NWSS, has been directly and substantially associated
2 with countless people who have had an influence on society. These range from former Colorado
3 Governor Elias Ammons, who was the first to head the Western Stock Show Association in 1906,
4 to Charles Boettcher and Henry Gebhard, who both started early and locally owned meat packing
5 plants at the stockyards. Leaders in Colorado's business, agriculture, and political circles, these
6 individuals – and those who came after them – planned, lobbied, volunteered, and provided
7 financial support to guarantee the success of the National Western Complex. These individuals
8 ensured that the Stock Show, with the Stadium Arena as a prominent and iconic part of the show,
9 has remained an annual event since 1906.

10 (2) Architecture.

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

12 The 1908-09 Stadium Arena is one of Denver's very few intact examples of monumental
13 Neoclassical style architecture outside of Downtown Denver. The style is evident in the Stadium
14 Arena's cleanly delineated corbelled cornices, modest geometric embellishments on the brick walls
15 of the hipped-roof towers, and regular, symmetrical form and fenestration. The Stadium Arena
16 also is an important and early example in Colorado of a steel-skeleton agricultural arena building.
17 At the time of its construction in 1908, the Stadium Arena was the first enclosed amphitheater to be
18 built in Denver and is the only oval-shaped arena in the city and the state built for the primary
19 purpose of staging livestock and horse shows.

20 *d. Portraying the environment of a group of people or physical development of an area in
21 an era of history characterized by a distinctive architectural style;*

22 As a building constructed to display livestock and events related to livestock raising, the Stadium
23 Arena can be interpreted as a descendant of the round or oval agricultural show barns constructed
24 for the purpose of housing and showing livestock. The form can be considered emblematic of
25 livestock ranching, the enterprise that gave birth to the Western Stock Show Association and the
26 Denver Union Stock Yards, the organizations behind the erection of the Stadium Arena building.

27 (3) Geography.

28 *a. Having a prominent location or being an established, familiar, and orienting visual feature
29 of the contemporary city;*

30 The Stadium Arena is geographically important as an established, familiar, and orienting visual
31 feature in north Denver and the National Western Complex. It is prominently located near the
32 junction of I-70 and I-25, east of the South Platte River. Despite its tortured viewshed, it is a well-

1 known landmark in north Denver, its monitor roof rising above I-70 and clearly visible to the
2 motorists on the freeway.

3 *c. Making a special contribution to Denver’s distinctive character;*

4 The Stadium Arena contributes uniquely to Denver’s distinctive Western character. It is strongly
5 emblematic of Denver’s early history as a center of the livestock and meat packing industry at the
6 historic Denver Union Stock Yards on the northern edge of Denver. The NWSS has historically
7 been and continues to be a major economic event for Denver and Colorado, drawing farmers and
8 ranchers from around the nation to participate in the many contests and events held at the Stock
9 Show. Denver has embraced the Stock Show, and in turn, the NWSS has contributed to Denver’s
10 character by producing a premier livestock and agricultural show for 110 years. During this time,
11 the Western Stock Show Association kept the stadium intact even as the show expanded and
12 changed.

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

15 **Section 1.** That based upon the analysis referenced above, and the evidence received at
16 the public hearings, certain property herein called the Stadium Arena, 4655 Humboldt Street, and
17 legally described as follows, together with all improvements situated and located thereon, be and the
18 same is hereby designated as a structure for preservation:

19 A parcel of land being a part of the Northeast Quarter of the Northwest Quarter of Section 23,
20 Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of
21 Colorado, being more particularly described as follows:

22
23 **Commencing** at the Southwest corner of the Northeast quarter of said Northwest Quarter;
24 Thence S89°56’32”E along and with the southerly line of the Northeast Quarter of said
25 Northwest Quarter a distance of 171.15 feet;
26 Thence N00°00’00”E 30.00 feet to the northerly right of way line of E. 46th Ave., also being the **True**
27 **Point of Beginning.**

28
29 Thence N00°00’00”E leaving said right of way line, a distance of 307.98 feet;
30 Thence N90°00’00”E a distance of 600.61 feet;
31 Thence S00°00’00”E a distance of 308.59 feet to the northerly right of way line of E. 46th Ave.;
32 Thence N89°56’32”W along and with said right of way line a distance of 600.61 feet to the **True Point**
33 **of Beginning.**

34
35 Containing 185,159 square feet or 4.251 acres more or less.

36
37 **Basis of Bearing:** The bearings are based on the southerly line of the Northeast Quarter of the
38 Northwest Quarter of Section 23, T3S, R68W, bearing S89°56’32”E.

39 **Section 2.** The effect of this designation may enhance the value of the property and of the

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

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

6
7 COMMITTEE APPROVAL DATE: March 30, 2016.

8 MAYOR-COUNCIL DATE: April 5, 2016.

9 PASSED BY THE COUNCIL _____ 2016

10 _____ - PRESIDENT

11 APPROVED: _____ - MAYOR _____ 2016

12 ATTEST: _____ - CLERK AND RECORDER,
13 EX-OFFICIO CLERK OF THE
14 CITY AND COUNTY OF DENVER
15

16 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____, 2016

17 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: April 7, 2016

18 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
19 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
20 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
21 §3.2.6 of the Charter.
22

23 D. Scott Martinez, City Attorney

24
25 BY: _____, Assistant City Attorney Date: _____, 2016