

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2018

COUNCIL BILL NO. CB18-1160
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating 630-638 East 16th Avenue, the Essex Apartments,**
7 **as a structure for 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 2, 2018, the staff report, and evidence received at the hearing before City Council
13 on November 5, 2018, the structure at 630-638 East 16th Avenue meets the criteria for designation as
14 a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended,
15 by:

16 (1) History.

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

18 The Essex Apartments building is directly associated with the historical development of the City. The
19 building is located in Clements' Addition of North Capitol Hill, which was established in 1870 as one of
20 three principal historic subdivisions of the neighborhood. At the time, this area seemed far removed
21 from the commercial and residential core of Denver; however, with the construction of the Capitol in
22 1886, other construction in the area increased.

23 The eastward movement among Denver's citizens was based on the choice of the wealthy to build
24 residences near the Capitol Building, and away from the urban core. It quickly became fashionable for
25 Denver's more affluent residents to live farther from downtown. Denver's notable streetcar network,
26 along with the advent and popularity of the personal automobile, enabled individuals to live away from
27 the dirt and grime of the City's center and manufacturing operations. Capitol Hill was an ideal location
28 for those with money, to showcase immense homes with exquisite architectural features.

29 The middle class was quick to follow, as they aspired to live near the wealthier, nicer areas of the city.
30 An affordable means of attaining that status was through apartment living, and the demand for such
31 buildings increased. Architects were commissioned to design the properties, many of which were high
32 style and billed as a desirable alternative to boarding houses, offering amenities to prospective tenants,

1 such as onsite laundry rooms. This property was designed by William Fisher and is associated with the
2 development of the City and the upper and then middle-class growth of the Capitol Hill area.

3 (2) Architecture.

4 *b. Being a significant example of the work of a recognized architect or master builder;*

5 The Essex Apartments building is significant as an early 20th century apartment building designed
6 by William E. Fisher, one of Denver’s most well-known architects. At the time, Fisher was in the initial
7 stages of forming a professional union, eventually known as Fisher and Fisher, with his younger
8 brother, Arthur Addison Fisher. While he had designed few single-family homes, Fisher was not yet
9 sought after by wealthy individuals in the Country Club area. The Essex Apartments building stands
10 out as a comparatively subdued residential design when one considers the future commissions of
11 opulent homes for which Fisher would come to be known. The building was designed by Fisher in
12 the Colonial Revival style with Mission style elements subtly incorporated. Popular single-family
13 residential works by Fisher around the same time period were designed in Colonial styles. The Essex
14 Apartments building is also an important work of Fisher, as a fairly early commission in his career
15 and one of his first apartment buildings.

16

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

19 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
20 public hearings, certain property herein called the Essex Apartments at 630-638 East 16th Avenue, and
21 legally described as follows, together with all improvements situated and located thereon, be and the
22 same is hereby designated as a structure for preservation:

23 Lots 37 and 38
24 Block 336,
25 Clements Addition to the City of Denver,
26 City and County of Denver,
27 State of Colorado

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

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

34

1 COMMITTEE APPROVAL DATE: October 16, 2018

2 MAYOR-COUNCIL DATE: October 23, 2018

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: October 25, 2018

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: _____