

BY AUTHORITY

ORDINANCE NO. 739  
SERIES OF 1974

COUNCILMAN'S BILL NO. 779  
INTRODUCED BY COUNCILMEN

Roberts, Blue, Burke,  
Di Manna, Perry

A B I L L

FOR AN ORDINANCE TO AMEND ORDINANCE  
NO. 288, SERIES OF 1971, TO RE-  
DESIGNATE LARIMER SQUARE AS A DISTRICT  
FOR PRESERVATION AND TO ADOPT DESIGN  
STANDARDS FOR LARIMER SQUARE.

WHEREAS, the Preservation Commission has transmitted to the Council a proposed redesignation of Larimer Square together with proposed design standards for architectural review of exterior changes or new construction; and

WHEREAS, the Planning Board has approved the same;

NOW, THEREFORE,

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That Ordinance No. 288, Series of 1971, be and the same is amended to read:

Section 1. That certain area known as Larimer Square bounded by the centerlines of the following public ways:

Fourteenth Street on the southwest, the alley between Larimer and Market Streets on the northwest, Fifteenth Street on the northeast, and the alley between Larimer and Lawrence Streets on the southeast, and including the properties with all improvements situate and located thereon legally described as follows:

Lots 1 and 2 and Easterly 10 feet of rear 45 feet of Lot 3, Block 70, East Denver,

Lot 3 and Lot 4, Block 70, East Denver, except 10 feet by 45 feet in rear of Lot 3 adjacent Lot 2,

Lot 5, Block 70, East Denver,  
Lots 6 and 7, Block 70, East Denver,  
Lots 8, 9, 10, 11, 12 and 13, Block 70, East  
Denver,  
Lot 14, Block 70, East Denver,  
Lot 15, Block 70, East Denver,  
Lot 16, Block 70, East Denver,  
The rear 50 feet of Lots 17 and 18, Block 45,  
East Denver,  
The front 75 feet of Lots 17 and 18, Block 45,  
East Denver,  
Lot 19, Block 45, East Denver,  
Lot 20 and Southwesterly 20 feet of Lot 21,  
Block 45, East Denver,  
Lots 22 and 23 and Northerly 5 feet of Lot 21 and  
Southerly 3 feet of Lot 24, Block 45, East Denver,  
Northerly 22 feet of Lot 24, Block 45, East Denver,  
Lot 25, Block 45, East Denver,  
Lot 26, Block 45, East Denver,  
Lot 27, Block 45, East Denver,  
Lots 28 and 29, Block 45, East Denver,  
Lots 30 to 32, Inclusive, Block 45, East Denver,  
be and the same is hereby redesignated as a District for  
Preservation.

Section 2. Any building permit application to alter, construct, erect, add to or demolish any improvement situated in or located upon any real property described in Section 1 hereof shall be subject to architectural design review by the Preservation Commission as provided in Section 131.12 of the Revised Municipal Code, and the Commission shall consider the following design standards

to determine the continuity, compatibility, appropriateness and relationship of the specified elements to adjacent buildings, the district as a whole and open spaces within the district:

1. A height limitation on any proposed new building of no more than 64 feet (the height of the highest existing building at 1456-60 Larimer Street);
2. The proportion and directional expression of the front facade of any proposed new building or modification to an existing building;
3. The scale of building mass, units and details;
4. The proportion of openings within the facades of new buildings or modified buildings;
5. The rhythm of the position of buildings, street front facades, building entrances, and other walls and openings;
6. The movement of pedestrians;
7. The roof shapes, parapet heights and positions and cornice positions;
8. The exterior expression of floor heights and the positions of arcades, building facades and area walls;
9. The materials used in exterior construction;
10. The textures of materials used in exterior construction;
11. The colors used on the exterior of buildings;
12. The architectural details, such as cornices, windows, doors, lintels, arches, and the like;
13. The materials used for walkway surfaces;
14. The type and location of landscaping;
15. The location, materials, color and lettering of signs; and

16. The type of exterior lighting fixtures and lighting intensities.

Section 3. The effect of this redesignation may enhance the value of the properties described in Section 1 hereof but may delay or require denial of building permits for proposed work found unacceptable by the Preservation Commission under the standards of Section 131.12 of the Revised Municipal Code and the design standards set forth herein.

Section 4. Severability. If any section, clause or phrase of this ordinance or its application to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance. The Council hereby declares that in these regards the provisions hereof are severable.

Section 5. The Council finds this Ordinance is necessary for the immediate preservation of the public health and public safety and determines that it shall take effect immediately upon its final passage and publication.

PASSED by the Council November 11, 1974

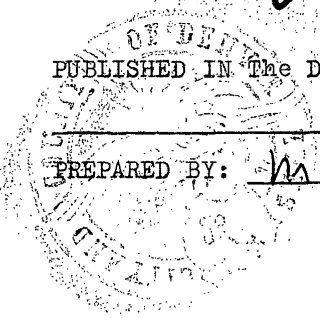
Don Wymon - President

APPROVED: [Signature] - Mayor November 13, 1974

ATTEST: [Signature] - Clerk and Recorder,  
Ex-Officio Clerk of the  
City and County of Denver

PUBLISHED IN The Daily Journal Nov 8, 1974 and Nov 15, 1974

PREPARED BY: [Signature] - City Attorney





The Daily Journal

Publisher's Affidavit
STATE OF COLORADO
City and County of Denver.

I, Bertil Lung, of the City and County of Denver, State of Colorado, being duly sworn, upon oath say that I am the legal editor of The Daily Journal, that I have personal knowledge of all the facts set forth in this affidavit...

One day, that the first publication of said legal notice and advertisement appeared in the regular edition of said newspaper on the 8th day of November, A.D. 1974, that the last publication of said legal notice and advertisement appeared in the regular edition of said newspaper on the 8th day of November, A.D. 1974...

Subscribed and sworn to, at the City and County of Denver, State of Colorado, before me, a Notary Public, this 8th day of November, A.D. 1974. Witness my hand and notary seal.

[Signature]
Notary Public

By Commission expires May 11, 1976

No. 03 779

BY AUTHORITY
COUNCILMAN'S BILL NO. 719, SERIES OF 1974, INTRODUCED BY COUNCILMAN ROBERTS, BLINIE, PUGH, DI MANNA AND FERRY FOR AN ORDINANCE TO AMEND ORDINANCE NO. 288 SERIES OF 1971, REDESIGNATE LARIMER SQUARE AS A DISTRICT FOR ARCHITECTURAL STANDARDS FOR LARIMER SQUARE.

WHEREAS, the Preservation Commission has transmitted to the Council a proposed redesignation of Larimer Square together with proposed design standards for architectural review of exterior structure or new construction; and

WHEREAS, the Planning Board has approved the same; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That Ordinance No. 288, Series of 1971, be and the same be amended to read:

- Section 1. That certain area known as Larimer Square bounded by the centerlines of the following public ways: Fourteenth Street on the Southwest, Larimer Street on the West, Sixteenth Street on the East, and the City and County of Denver on the South, and including the property with all improvements situated and located thereon locally described as follows: Lots 1 and 2 and Easterly 10 feet of east 45 feet of Lot 3, Block 79, East Denver. Lot 4 and Lot 4, Block 79, East Denver, except 10 feet by 45 feet in rear of Lot 3 adjacent Lot 4. Lot 5 and 6, Block 79, East Denver. Lot 7, 8, 9, 10, 11, 12 and 13, Block 79, East Denver. Lot 14, Block 79, East Denver. Lot 15, Block 79, East Denver. Lot 16, Block 79, East Denver. Lot 17, Block 79, East Denver. Lot 18, Block 79, East Denver. Lot 19, Block 79, East Denver. Lot 20 and Southwesterly 20 feet of Lot 21, Block 79, East Denver. Lot 22 and 23 and Northerly 5 feet of Lot 24 and Southerly 2 feet of Lot 24, Block 79, East Denver. Lot 25, Block 79, East Denver. Lot 26, Block 79, East Denver. Lot 27, Block 79, East Denver. Lot 28 and 29, Block 79, East Denver. Lot 30 to 32, Inclusive, Block 79, East Denver.

Section 2. Any building permit application to alter, construct, erect, add to or demolish any improvement situated in or located upon any real property described in Section 1 hereof shall be subject to architectural review by the Preservation Commission as provided in Section 12113 of the Revised Municipal Code, and the Commission shall determine the following design standards to determine the continuity, compatibility, appearance and relationship of the specified elements to adjacent buildings, the district as a whole and open spaces within the district:

- 1. A height limitation on any proposed new building of no more than 35 feet (the height of the present existing building at 1451-50 Larimer Street);
2. The proportion and structural expression of the front facade of any proposed new building or modification in an existing building;
3. The scale of building mass, units and details;
4. The proportion of openings within the facade of new buildings or modified buildings;
5. The rhythm of the position of buildings, street front facades, building entrances, and other walls and openings;
6. The treatment of subterranean levels and positions and copings;
7. The roof shapes, parapet heights and positions and copings;
8. The exterior expression of floor heights and the positions of arcades, building facades, and area walls;
9. The materials used in exterior construction;
10. The textures of materials used in exterior construction;
11. The colors used in the exterior of buildings;
12. The architectural details, such as cornices, window doors, lintels, arches, and the like;
13. The materials used for walkway surfaces;
14. The type and location of landscaping;
15. The location, materials, color and lettering of signs; and
16. The type of exterior lighting fixtures and lighting intensity.

Section 3. The effect of this redesignation may enhance the value of the properties described in Section 1 hereof but may delay or require denial of building permits for proposed work found unacceptable by the Preservation Commission under the standards of Section 12113 of the Revised Municipal Code and the design standards set forth herein.

Section 4. Severability. If any section, clause or phrase of this ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance. The Council hereby declares that in these respects the provisions hereof are severable.

Section 5. The Council finds this Ordinance is necessary for the immediate preservation of the public health and public safety and determines that it shall take effect immediately upon its final passage and publication.
Published in The Daily Journal November 5, 1974. 339



W. H. McNICHOLS, JR.  
Mayor

# CITY AND COUNTY OF DENVER

DEPARTMENT OF LAW

MAX P. ZALL  
CITY ATTORNEY

OFFICE OF CITY ATTORNEY  
CITY AND COUNTY BUILDING  
DENVER, COLORADO 80202  
PHONE (303) 297-2661

October 31, 1974

MEMORANDUM

TO: Mr. L. Don Wyman  
President of City Council

FROM: Max P. Zall *WW*  
City Attorney

BY: Thomas A. Gilliam *Tag*  
Assistant City Attorney

SUBJECT: Amending Ordinance No. 288, Series of 1971, to redesignate Larimer Square as a district for preservation and to adopt design standards for Larimer Square.

*C.B.# 779*  
*U.D.*

Attached is a bill for an ordinance on the subject.

The matter was discussed at Mayor-Council meeting on October 29, 1974.

Attached

TAG:mra

CITY COUNCIL  
CITY & COUNTY OF DENVER  
RECEIVED  
OCT 31 1974  
AM 11:21, 12:34, 5:16 PM

Ordinance No. 739 Series 1974

Councilman's Bill No. 779

Introduced by Councilmen

*Robert Blue Barber,  
Dianna & Perry*

# A BILL

for

An Ordinance TO AMEND ORDINANCE NO. 288, SERIES OF 1971, TO RE-DESIGNATE LARIMER SQUARE AS A DISTRICT FOR PRESERVATION AND TO ADOPT DESIGN STANDARDS FOR LARIMER SQUARE.

Meeting Date Nov. 4, 19 74

Read in full in the Board of Councilmen and referred to the Committee on

*Urban Design*

Committee report adopted and bill ordered published on

Meeting Date of Nov. 9, 19 74

Published in The Daily Journal

this 8<sup>th</sup> day of Nov, 19 74

Meeting Date of Nov 11, 19 74

Read by title and passed.

Presented to the Mayor and signed by him

this 13<sup>th</sup> day of Nov, 19 74

Published in The Daily Journal

this 15<sup>th</sup> day of Nov, 19 74

**CITY COUNCIL**  
CITY & COUNTY OF DENVER  
RECEIVED  
OCT 31 1974  
AM 8:59  
NOV 12 1974  
PM 4:56

*Presented By 976 pg 23*