BY AUTHORITY

ORDINANCE NO. 739
SERIES OF 1974

CONCITMAN'S BILL NO. 719
INTRODUCED BY CONCITIMEN

Roberto, Blue, Barker,
Di-Manna, Perry

A B I L L

FOR AN ORDINANCE TO AMEND ORDINANCE
NO. 288, SERIES OF 1971, TO RE-
DESIGNATE LARI MER SQUARE AS A DISTRICT
FOR PRESERVATION AND TO ADOPT DESIGN
STANDARDS FOR LARI MER 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 facades 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 December 14, 1974

Donald Wynn - President

APPROVED: November 13, 1974

Mayor

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

PUBLISHED IN THE DAILY JOURNAL November 8, 1974 and November 15, 1974

PREPARED BY: City Attorney
The Daily Journal

Publisher's Affidavit

1. John Smith, the undersigned, as publisher of The Daily Journal, hereby affirms that the contents of the newspaper articles referred to herein are true and accurate to the best of my knowledge and belief.

2. The articles in question are dated [insert dates].

3. I hereby certify that all necessary permissions have been obtained for the use of copyrighted material.

John Smith
Publisher

[Signature]

[Date: June 6, 1979]
MEMORANDUM

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

FROM: Max P. Zall
      City Attorney

BY: Thomas A. Gilliam
    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.

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
A BILL

An Act to acquire by eminent domain, for the purpose of public improvement, a certain tract of land, to be known as "The Square," located at the corner of First and Main Streets in the City of Denver, Colorado.

Passed and Approved the 12th day of June, 1924.

[Signature]

[Signature]

Passed by the Board of Directors of the City of Denver, Colorado.

[Signature]

[Signature]