Cover Letter

Denver Landmark Commission staff and Commission members:

This submittal by Denver Parks and Recreation Department is a revised design for the City Park Bandstand for approval. The design provides for continued use as an event and community gathering space with improvements for contemporary use that include access, accessibility and improved acoustics. This new Bandstand design is in accordance with the guidelines of Ordinance 53 City Park Pavilion Historic District. The redesign addresses community input and the LPC condition for a prominent roof, and provides a plaque and metal tile roof material to match the Pavilion's roof.

Need for a Revised Design: We are returning with a revised design as translating the August 18th LPC condition of a 6:12 roof slope proved not feasible. Our return for a second public hearing jeopardizes our construction schedule; however, providing a Bandstand design of the highest caliper with the mass, scale, proportion, form and material in keeping with the significance of the historic district is our goal.

Challenge of the 6:12 Roof Slope: Translating the condition of the 6:12 roof slope onto the August 18th proposal resulted in the unintended consequence of a significantly larger roof and taller structure out of scale with the mass, scale and proportion of the district.

- The August 18th footprint (1,150 SF) with accessible route and stair and larger stage makes it 200 SF larger than the extant structure (945 SF).
- The 1,376 SF roof was 350 SF larger than the extant roof (1028 SF).
- Applying the 6:12 roof slope increased the structure height by 1"-3." DPR was not comfortable with a structure of this mass and scale not compatible with the district and the impacts it would have on the view to the Pavilion.

Redesign Summary: This submittal is a redesign of the Bandstand to address the August 18th LPC conditions with a cohesive design that meets the program and function required, and complies with all Ordinance 53 guidelines.

- We have reduced the structure's overall SF so that it can support a prominent roof, balancing the larger roof size with maintaining the structure's basic mass, scale and proportion.
- The prominent roof as desired by the LPC and community is achieved by increasing the roof height to 6-feet tall (consistent with the height of the extant roof).
- The structure now has a footprint of 990 SF (1,150 SF in the August 18th design). The stage is reduced back to its current usable size at 736 SF (from 808 SF).
- The 6-feet tall roof is achieved with a 5:12 roof slope and is 1,225 SF. The structure is 22'-0" in height with a 12'-0"+ clear opening – both ensure views to the Pavilion are maintained. This height is consistent with the district and provides a continuity in mass, scale and proportion.

Background Information on the 1990 Ordinance: Our August 18 submittal provided limited background on the 1990 Ordinance. This submittal provides more detail, specifically on the structure referenced in the 1990 Ordinance (1984 structure). This information is based on historic photographs, photogrammeric measurements, and the City Park Bandstand HSA.

- The 1984 structure was approximately 22'-0" in height +/-, with a gable roof with octagon ends and a roof slope of approximately 4:12.
- The 1984 structure's clear vertical opening spanned more than 12' in height.
- The 1984 structure was approximately 877 SF in size and the roof was approximately 985 SF.
- This submittal reflects the 1984 structure in mass, scale and proportion and roof form.

Additional Design Summary: In addition to the adhering to the guidelines, precendents continue to inform the Bandstand design. These include the 1924 structure present during the NRHP's period of significance, and precendents from the other non-extant structures and the extant structure.

- Characteristics that are consistent in previous structures are integrated in the new Bandstand design. These include the elevated stage, double columns on the west façade, and tapered columns.
- No one structure is being re-created in the new design, which is in keeping with preservation and rehabilitation best practices, and follows the Secretary of Interior Standards for Rehabilitation where "properties shall be recognized as physical records of their time, place and use" with design that ". . . focuses on retaining character and compatible uses without fabricating lost historical elements."

We appreciate the opportunity to provide this submittal to the Denver Landmark Commission, and acknowledge the role that design review has had in the process.

We look forward to your approval of this revised design, as it takes the Commission's conditions into consideration while more closely reflecting the intent of the 1990 ordinance, and provides a path forward for a bandstand that respects its historic character and remains a place the community and its users will continue to love well into the future.

Landmark Preservation Commission

City Park Bandstand

City & County of Denver

City Park Bandstand was substantially damaged in March 2026 prompting the need for a comprehensive historical and structural assessment and a thoughtful path forward for rebuilding.

With the help of key stakeholders and community input, and building off of the assessment to guide design and construction, a new bandstand will balance preservation and historic character with modern safety, accessibility and performance needs.

The bandstand is a non-contributing structure within two historic districts - City Park Pavilion Historic District (a Denver Landmark District) and the Denver Parks and Parkways System listing in the National Register of Historic Places.

New construction is guided by Denver Landmark Ordinance 53. City Park Pavilion Historic District Design Guidelines.

The design is informed by the Secretary of Interior Standards for Rehabilitation and the Denver Landmark Preservation Ordinance.

Purpose

A March 2026 fire substantially damaged the City Park Bandstand, rendering the structure and decking unusable and beyond repair. DPR undertook a comprehensive historical and structural assessment that included site investigations, historical research, and assessment.

The structural assessment found the structure — columns, ceiling, elevated deck, roofing and railings — to be damaged beyond repair. The elevated deck is completely burned away, is not accessible, and has partially collapsed with significant charring and sagging, and the composite decking is in poor condition. Steel beams and girders below remain and may be salvageable for reuse as structural components. The structure's wood columns are damaged with two hanging. The wood rails are charred and in poor condition. The ceiling is charred and most of it is missing, and roof framing damaged. The lights, electrical system and the ancillary structure are burnt and damaged beyond repair. The most severe fire damage is at the ridge of the roof and loose and fully collapsed wood members are laying on the roof.

A swallow population currently nest below the structure in the decking. Swallows are protected under the Migratory Bird Treaty Act. Active nests with eggs or chicks may not be touched or destroyed without a U.S. Fish and Wildlife Service (USFWS) permit. Nesting season is typically April through August with birds fledging in September.

Historical Overview

City Park Bandstand is a component of the City Park Pavilion Historic District, Denver Landmark District Ordinance 53, designated in 1990. The Bandstand is important to the spatial organization that comprises the setting of the Pavilion, along with the Pavilion, lake edge, parking, Sopris Garden and road and path system. The district does not include a period of significance.

City Park Bandstand is a non-contributing feature to City Park in the Denver Parks and Parkways System, listed on the National Register of Historic Places.

City Park planning began in 1882, followed by the establishment of the park in 1886 as a space for respite and recreation for Denver's growing population. Its development and design followed the aesthetics of the American Parks movement and national trends in city beautification with a park design by Henry Meryweather. The park evolved over several periods of development and reflects the influences of renowned designers. The first City Park Bandstand was added in 1896 and has been rebuilt and modified with known iterations in 1899, 1914, 1924, 1984, and 1994. Each has been a gathering place for the community, continuously hosting civic and cultural events.

Process

Due to the extensive damage and condition of the structure and potential hazard, the Denver's Chief Building Inspector has approved demolition and removal of the structure and elevated deck.

Denver Parks and Recreation Department has held two stakeholder meetings and two community pop-events at City Park Jazz to share the condition and removal of the existing structure and to share preliminary and final designs.

Project Schedule and Urgency:
Providing a new Bandstand for the 2026 event season is of the utmost importance and is an urgent and primary goal of Denver Parks and Recreation Department and the Mayor's Office. The public has attended several outreach events and the project's stakeholder group has actively been involved in review, programming and the function of the Bandstand. Approval on September 15, 2026 ensures the project can meet the schedule.

1896-1900

1994

1924

1896-1900

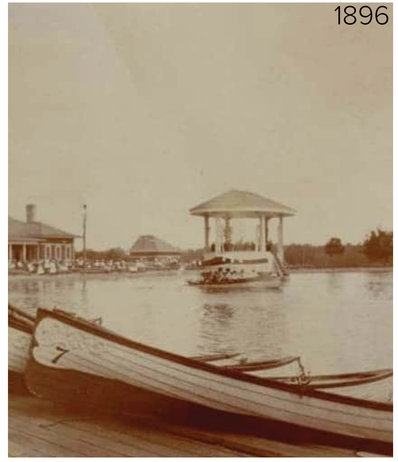
1960's

1904

1900-1910

1994

1992-1993

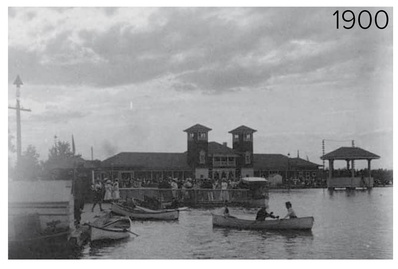

1896

1994

1915

1994

1896-1900


1900

1994

1900

1994

1896 | Original
Bandstand Constructed

1924 | Bandstand Replaced

1994 | Bandstand Reconstructed
(Tom Morris)

2026 | March 2026
Bandstand Damage Due to Fire

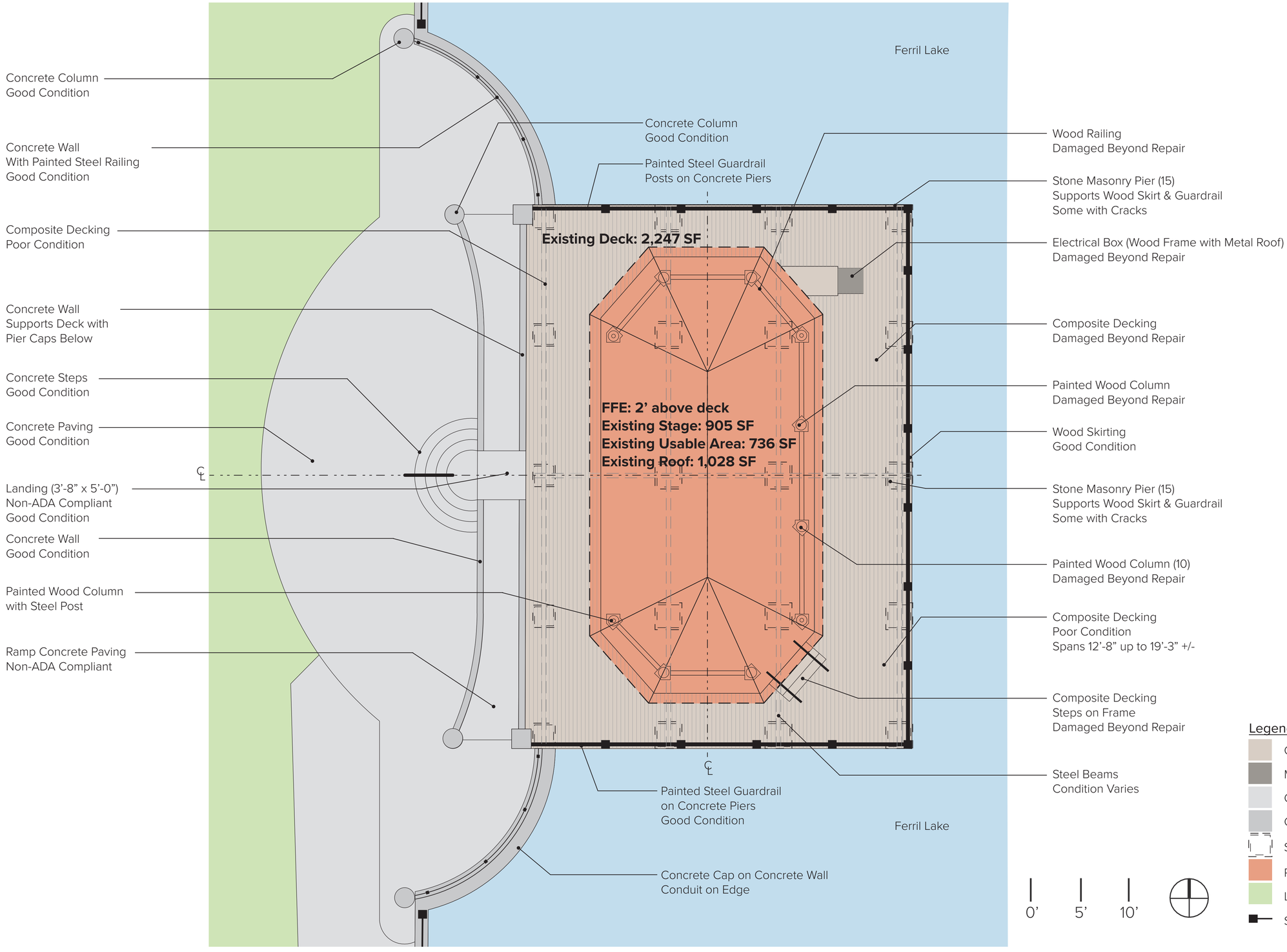
1990 Denver Landmark Ordinance

Period of Significance 1880 to 1936

1914 | Bandstand Rebuilt
New Style

1984 | Bandstand Rebuilt
(Long Hoeft Architects)

2009 | Bandstand Structural Repairs
(Slater Paull Architects)



Existing Materials Plan

City & County of Denver | City Park Bandstand Rehabilitation

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

Section 3 Design Guidelines:

Guideline	Meets Guideline	Description
Urban Design Elements Objectives Maintain the overall design integrity of the Pavilion and adjacent components as a unit. *Guidelines:* *The main Pavilion structure, the bandshell structure, the lake edge, the existing parking area, the Sopris Garden and the road and path system must be considered as a unit and not as individual elements.* • The axial relationship of the Pavilion, the bandshell and the Sopris Garden. • The open space between the Pavilion and the bandshell. Any proposed change within the Pavilion Historic District must be evaluated as to its effect on the District and on the surrounding greenspace areas. *Maintain the prominence of the Pavilion structure in the viewshed from the west side of the Museum of Natural Historyc toward the downtown skyline and mountains beyond.*	Yes	Overall Design Integrity is maintained by: • Bandstand is oriented on the centerline of the Pavilion, maintaining the axial relationship of the Pavilion, the Bandstand and the district as a unit; • The open space between the Pavilion and Bandstand is maintained; • The prominence of the Pavilion structure by setting the (maximum) height of the Bandstand at 22'-0." This height combined with the openness of the Bandstand (clear vertical zone of 12'+) maintains the viewshed from the museum.
Building Elements Objectives Maintain the essential character of the existing bandstand structure (1984 bandshell) but modify existing elements which are architecturally inconsistent. *Guidelines:* *Any proposed change to the bandshell structure should recognize the following design features of the existing structure:* 1) Basic proportions, massing, roof shape and slope. Remove the service shed. 2) The color, texture and materials. *The roof should be reroofed with metal tile to match the Pavilion roof.	Yes	1) Basic proportions, massing, roof shape and slope. Remove the service shed. The essential character is maintained by reflecting the design features of the 1984 bandshell (existing structure in the guidelines was 22'-0" in height, approximately 985 SF roof with a gable roof with octagon ends, and roof slope of 4:12). • The 1,225 SF Bandstand maintains the basic proportions, massing, roof and roof slope and shape with a structure of height 22'-0" height and clear opening 12-foot plus heght opening; • To provide a prominent roof, the redesign increases the roof height to a maximum 6'-0" height. This is the height of the extant structure's roof and addresses the intent of the LPC condition and the community desire for a roof similar to today. The maximum roof height at 6'-0" balances this larger roof with the structure maintaining the structure's proportions. • The existing electrical box is removed. 2) The color, texture and materials. *The roof should be reroofed with metal tile to match the Pavilion roof.
Landscape Elements Objectives Preserve and enhance the park-like setting around the Pavilion. *Guidelines:* Provide people-scaled landscape features but protect the view zone from east side. Maintain and improve the Pavilion District landscape in a manner consistent with the historic design, City Beautiful elements and scale of City Park. *Guidelines:* Do not block the view of the Pavilion from the east.	Yes	Provide People-Scaled Landscape Features but Protect the View from East Side • The Bandstand design provides a sloped walk and stair for ADA accessibility that is integrated within the structure and is covered by the roof. Do not block the view of the Pavilion from the east. • The design of the Bandstand's proportions, massing and roof shape and slope intentional to ensure the the view of the Pavilion from the east is protected. • The Bandstand desgin protects the view from the east side by maintaining a structure height of 22' tall (same height of the 1984 bandshell) and by maintaining a clear opening of 12-feet plus for a clear view toward the Pavilion.

1990 Ordinance

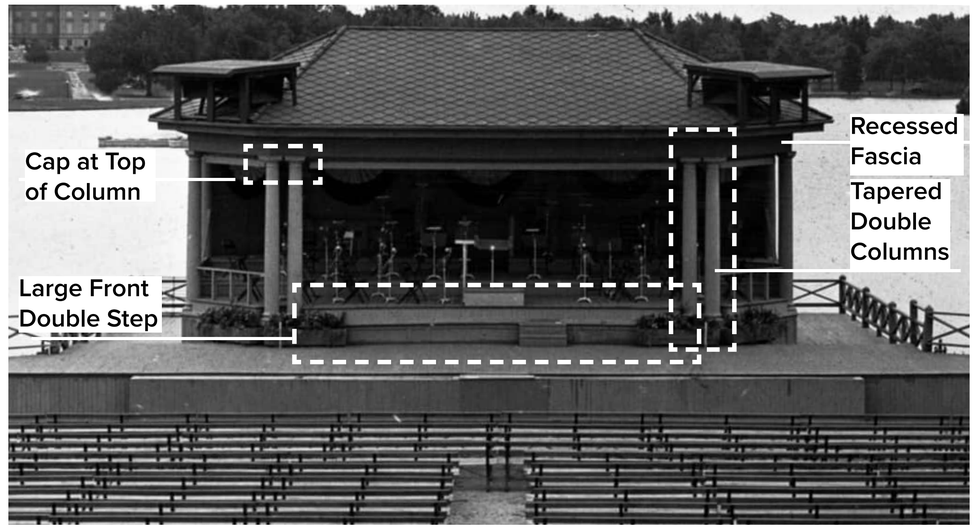
1984 Bandstand (structure referenced in Ordinance 53)

1) Basic proportions, massing, roof shape and slope of the existing structure:

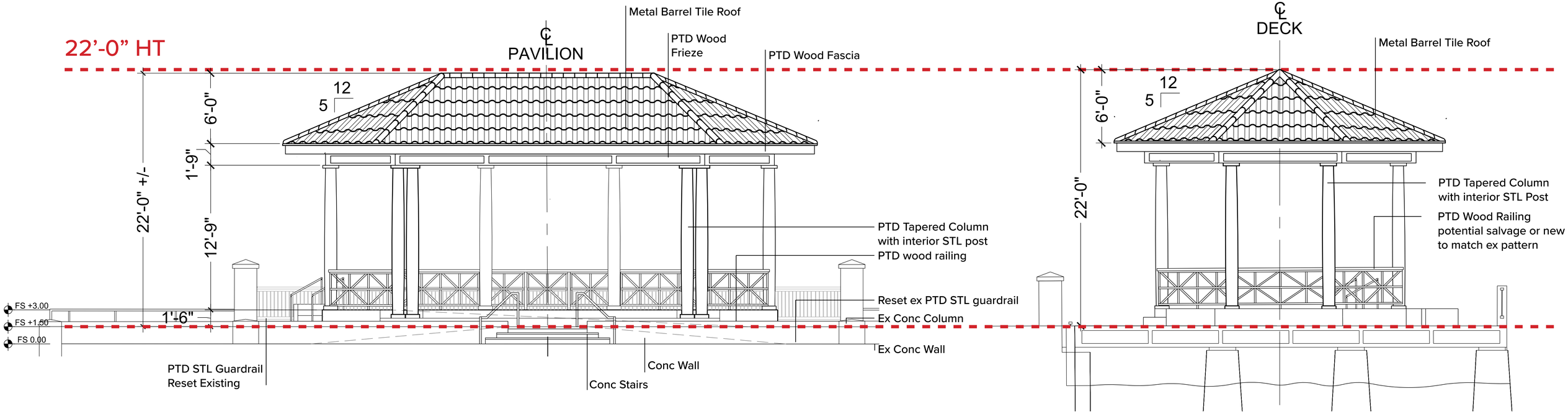
- The 1984 structure was 22’-0” in height and 877 SF in size;
- The gable roof had octagon ends and the roof sloped at 4:12 +/-.
- The structure included an elevated stage;
- The service shed at back of stage was required to be removed by the 1990 Ordinance.

Source: 1990 Ordinance, historic photographs, City Park Bandstand HSA

1994 / Extant Bandstand



1924 Bandstand



West Elevation

South Elevation

COMPLIANCE WITH 1990 ORDINANCE AND GUIDELINES:

1) Basic proportions, massing, roof shape and slope.
The essential character is maintained by reflecting the design features of the 1984 bandshell. Existing structure in the guidelines was 22’-0” in height, approximately 1000 SF roof with a gable roof with octagon ends, and a roof slope of 4:12). The electrical box is removed.

- The redesigned Bandstand at 990 SF with a roof at 1225 SF maintains the basic proportions, massing, roof and roof slope and shape with a structure height of 22’-0” and a clear opening of 12’-6” +/-;
- The roof form and massing reflect the 1984 structure. The roof height is increased to a 6’-0” tall roof to attain the more prominent roof, balancing the roof size with maintaining the structure’s overall proportions.
- The Bandstand’s roof extends to cover the sloped walk and stairs, ensuring an integrated design for the structure.

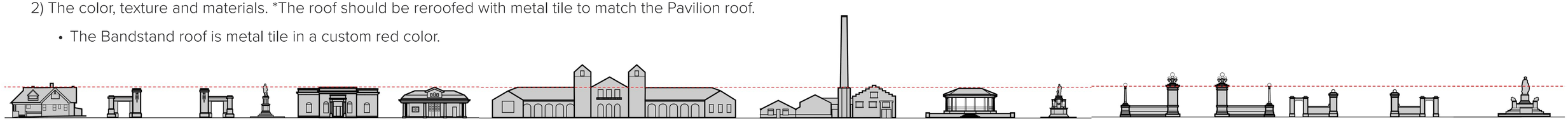
2) The color, texture and materials. *The roof should be reroofed with metal tile to match the Pavilion roof.

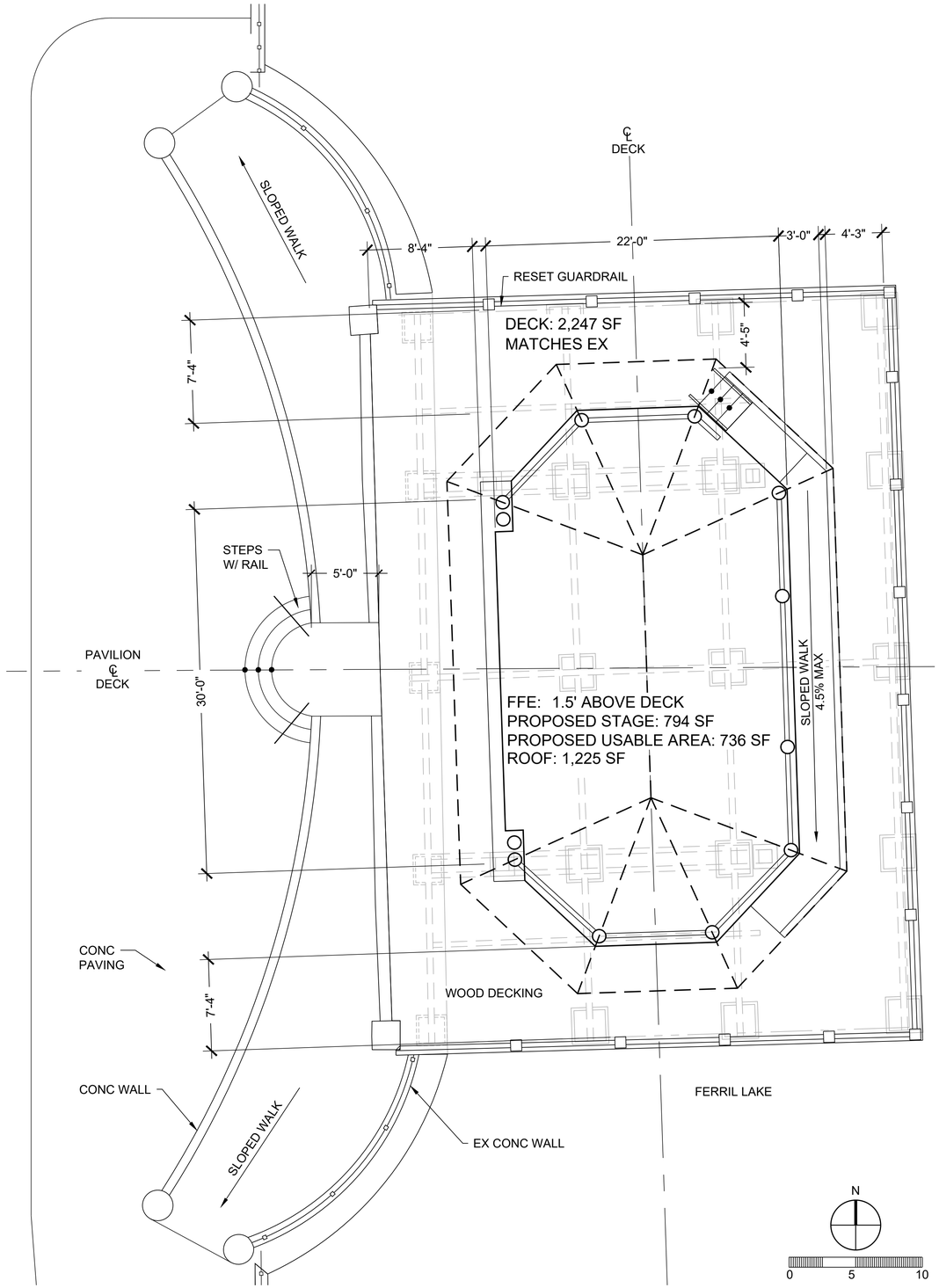
- The Bandstand roof is metal tile in a custom red color.

DESIGN WITH PRECEDENTS:

References to the 1924 structure present during the NRHP’s period of significance, the other five structures and the extant structure.

- Characteristics consistent in previous structures are integrated in the new Bandstand design, including the elevated stage, double columns on the west façade, and tapered columns.
- To provide a prominent roof, the redesign increases the roof height to a maximum 6-0” height, o reflecting the height of the extant structure roof. Maintaining the maximum roof height at 6’-0” maintains the structure’s basic proportions, massing and roof.
- No one structure is being re-created in the new design, which is in keeping with rehabilitation and follows the Secretary of Interior Standards for Rehabilitation where “properties shall be recognized as physical records of their time, place and use” with design that “. . . focuses on retaining character and compatible uses without fabricating lost historical elements.”





BANDSTAND PLAN SUMMARY:

1) The existing deck remains at the existing size at 57’-0” BY 39’-5” with a total of 2,247 SF, rebuilt on the historic stone masonry piers;

2) The Bandstand footprint increases to accommodate ADA accessibility provided by a sloped walk and stairs (207 SF) with the Bandstand structure’s footprint at 990 SF;

3) The Bandstand’s stage is the same size as the existing structure’s stage with a usable area of 736 SF;

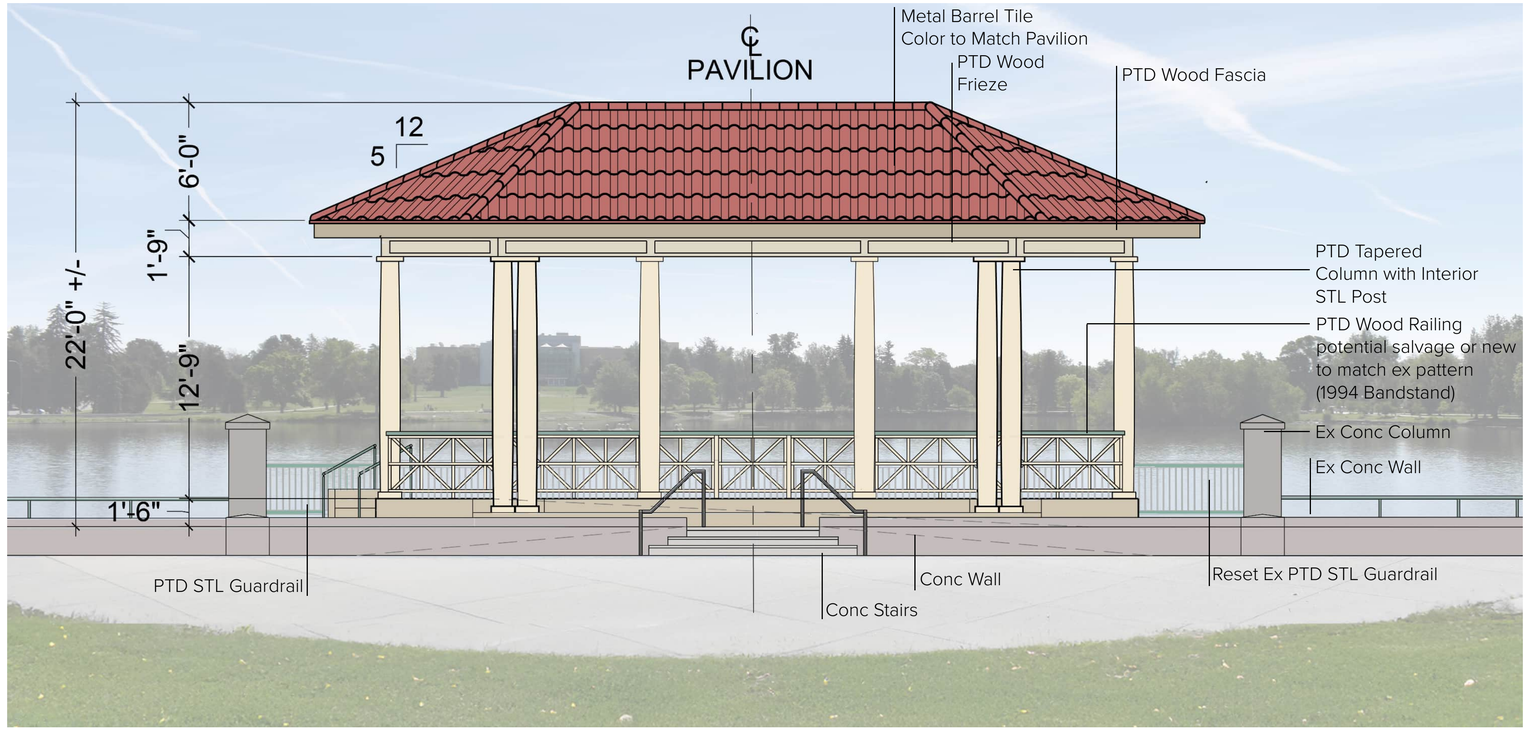
4) The Bandstand’s roof extends to cover the sloped walk resulting in roof of 1,225 SF;

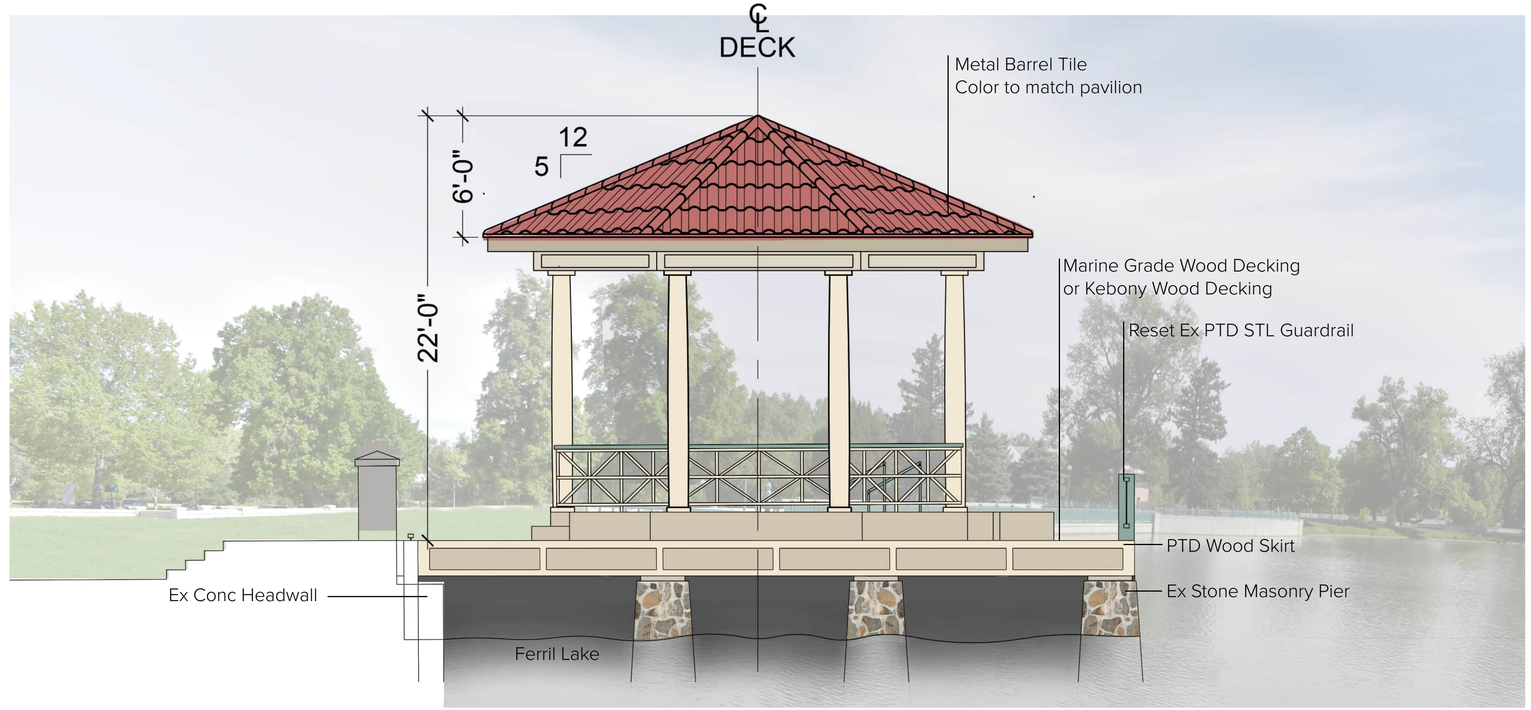
5) The Bandstand is centered in the deck to maintain the basic proportions and relationships of the District and to the Pavilion;

6) The Bandstand is oriented on the centerline of the Pavilion to maintain the axial relationship of of the Bandstand to the Pavilion.

September Bandstand Size Compared to Previous Structures:

1984 Structure	1994 / Extant Structure	August 18th LPC Submittal	September 15th LPC Submittal
No Ramp	No Ramp	ADA Accessible with Ramp and Stairs	ADA Accessible with Ramp and Stairs
Exterior Steps	Exterior Steps		
Footprint: 877 SF	Footprint: 945 SF	Footprint: 1150 SF	Footprint: 990 SF
Roof: 985 SF	Roof: 1028 SF	Roof: 1376 SF	Roof: 1225 SF

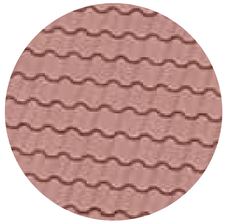




PTD STL Guardrail

PTD Column w/ STL post
Color to match ex
Note: Fire retardant

PTD Wood Skirt


Metal Barrel Tile Roofing
Color to Match Pavilion

PTD wood railing
Color to match ex

Kebony Wood Decking

Ex stone masonry pier

Marine Grade
Wood Decking

Acoustic Wood Ceiling

Acoustic Plaster

Tongue and
Groove Soffit