Community Planning and Development
Denver Landmark Preservation

201 West Colfax, Dept. 205
Denver, CO 80202
p: 720.865.2709
www.denvergov.org/preservation

DENVER
COMMUNITY PLANNING
& DEVELOPMENT

STAFF REPORT

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission's deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Project:	#2026-COA-1140	**LPC Meeting:**	September 15, 2026
Address:	2005 N Steele Street	**Staff:**	Amy Amidon
Historic District:	City Park Pavilion Historic District		
Year structure built:	1994, No stated Period of Significance in Ordinance		
Council District:	#9 - Darrell Watson		
Applicant:	City and County of Denver, represented by Mundus Bishop Design and JVA Consulting Engineers		

Past LPC Action:

Meeting date: August 18, 2026

K. Ream recused from the meeting and left the room

#2026-COA-874 2005 N Steele Street – City Park Pavilion Historic District
Description: Replacement of City Park Band Stand
B. Samyn opened the public hearing
Staff Presentation
Applicant Presentation
Public Comment

1. Gary Petri recommended conditional approval of application #2026-COA-874 2005 N Steele Street – City Park Pavilion Historic District.
2. Mark Upshaw recommended conditional approval of application #2026-COA-874 2005 N Steele Street – City Park Pavilion Historic District.
3. Patty Paul recommended conditional approval of appplication#2026-COA-874 2005 N Steele Street – City Park Pavilion Historic District.
4. Jay Homstad, Historic Denver, in support of application #2026-COA-874 2005 N Steele Street – City Park Pavilion Historic District.

B. Samyn closed the public hearing
Motion by E. Caswell Dyer: I move to approve with conditions application #2026-COA-874 for a new band stand at 2005 N. Steele Street per Ordinance No. 53, Series of 1990, presented testimony, submitted documentation and information provided in the staff report, with the following conditions:

1. That a year of construction be included in a noticeable location.
2. Roof material and profile match or be similar to that of the Pavilion.
3. Roof slope be 6 over 12 pitch.

Second: C. McInnis
Vote 7 in favor, 1 opposed (L. Bildman), 0 abstain, (7-1-0), motion passes

K. Ream returned to the meeting

Project Scope Under Review:
Replacement of the City Park Bandstand. The existing structure, built in 1994, was damaged beyond repair by a fire in March 2026.

Materials:

Salvage from existing structure where possible; wood columns, steel guardrails, wood skirting	Wood columns with steel center post
Painted steel guardrail and painted wood railing	Marine grade wood decking and T&G wood soffit
Painted wood skirt	Acoustic wood ceiling
Metal barrel tile roofing	Acoustic plaster ceiling

Staff Summary:
The City Park Pavilion Historic District was designated via Ordinance No. 53, Series of 1990. The district, amounting to approximately 18.62 acres, includes City Park Pavilion and its surrounding environs along Ferril Lake. Other designated areas within the park are the Graham-Bible house along York Street and Fire Station No. 18 along Colorado Boulevard. City Park is listed on the National Register of Historic Places as part of the Denver Park and Parkway system. At 330 acres, it is Denver's largest green space.

By 1882, most of the land had been acquired and Henry Meryweather, a civil engineer, began to lay out a design in the Olmsted tradition, including a romantic arrangement of elaborately looping roadways, lakes and views. Within four years, 80 acres of the park had been planted with cottonwood tress and by 1890, when former mayor Richard Sopris became the park commissioner, over 600 additional shade trees were added.

City Park was intended for recreation with early structures such as pavilions, tennis courts, playgrounds, a race track, picnic areas, lakes, a zoo, and gardens. The property also supplied plants and flowers for all of the other parks. While no period of significance was included in the historic district designation, the National Register listing, and historic research prepared by Denver Parks and Recreation, generally considers the period of 1882 to 1957 to capture the fundamental design era that contributes to the park's historic character.

A bandstand has been part of the amenities at City Park since 1896, however the structure where this function occurred has been rebuilt or altered at least five times. Unfortunately, the most recent bandstand was destroyed beyond use after a fire in March 2026 and must be replaced. It has not been fully demolished yet because a protected bird species is nesting in the deck structure, however after this season, approval is given by the Chief Building Official to be removed as an unsafe structure.

The City Park Pavilion Historic District ordinance includes a unique design review process and individualized guidelines. All work occurring in the district must be reviewed by the Landmark Preservation Commission at a noticed public hearing. As the Commission is aware, a hearing to review a new bandstand occurred on August 18, 2026. Approval was granted subject to a revised roof pitch and roof material. This decision appeared to be an effort to ensure that the new structure is very similar to the beloved existing bandstand, however, because the new proposal features a larger footprint for accessible ramps that currently do not exist, and a larger roof overhang to shelter those ramps, the condition of approval did not translate into a result that the applicant themselves believe would be satisfactory to the community, or in alignment with the guidelines.

The design guidelines that LPC is to apply were written in 1990. The bandstand being referred to in these guidelines is the one that was in use in 1984, not the current, damaged structure. City Park's bandstands have evolved in their design over the years and this application continues that history. The existing structure has not been deemed historically significant. The applicant is proposing a balance between the roof forms on the 1984 bandstand and the 1994 bandstand to ensure that the roof is neither too understated in profile, nor so tall that it competes with view planes towards the historically significant City Park Pavilion building. To get to this design, a 100 square foot increase in useable stage area that was shown at the last meeting has been eliminated. The applicant has incorporated a metal barrel tile roof material, as previously directed by LPC.

Following are the criteria established in the designation ordinance.

Excerpted from Ordinance No. 53, Series of 1990

	Met	Comments
The Commission will consider the applicable "Design Guidelines for the City Park Pavilion Historic District." **Urban Design Elements Objectives** Maintain the overall design integrity of the Pavilion and adjacent components as a unit. a. 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 treated collectively and not as individual elements. Design considerations of particular importance include: • The axial relationship of the Pavilion, the bandshell and the Sopris Gardens. • The open space between the Pavilion and the bandshell. Any proposed change within the Pavilion Historic District must be evaluated as to its effect within 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 History toward the downtown skyline and mountains beyond. Consider broader park and neighborhood impacts. The Pavilion structure should not be reduced in architectural importance nor obscured by any means. **Building Elements Objectives** Maintain the essential architectural character of the existing bandshell structure but modify existing elements which are architecturally inconsistent. a. Any proposed change to the bandshell structure should recognize the following design features of the existing structure:	Yes	The setting of the new bandstand will be nearly identical to existing conditions. The concrete paving between the Pavilion and bandstand will remain as-is, along with the curving site walls adjacent to the lake and the steps to the bandstand deck. The existing site walls that currently flank the steps will be extended to elongate the accessible ramp onto the landing at the top of the steps, improving usability of the bandstand. The new bandstand deck sits on the existing support structure. The bandstand performance footprint is similar, however new accessible ramps run along the perimeter. The bandstand's axial relationship to the Pavilion is unchanged. Architecturally, the new structure will be entirely familiar, but takes additional references to proportions of the 1924 iteration, with a somewhat lower pitched roof and the use of paired columns. None of these choices challenge the architectural prominence of the Pavilion building. The materials for the bandstand are very consistent with the previous structure, with some efforts to approve acoustics and fireproofing where possible, while still including the warmth and historic character of wood. The roof material is metal which appears to be the type used on the 1924 building. One feature that the applicant has not fully resolved is the location for the electrical box, which currently sits on the lake side of the bandstand deck. This will be refined in the permitting phase. Staff finds that the design guidelines are met and the bandstand proposal meets the stated objectives. Because this park resource has been replaced numerous times and does include architectural details that could give the impression that it was built some time ago, staff recommends a condition of approval that a year of construction be included in a noticeable location.

1) The basic proportions, massing and roof shape and slope. 2) The color, texture and materials. *The roof should be reroofed with metal tile to match the Pavilion roof. **Landscape Elements Objective** Preserve and enhance the park-like setting around the Pavilion. a. Provide people-scaled landscape features but protect view zone from the east side. b. Landscape the area between the Pavilion and the bandshell as a gracious setting for Park visitors gathering at the Pavilion for rest or special functions. c. Use consistent and historic landscape elements to unify the Pavilion, bandstand, deck and concession uses. Landscaping around the Pavilion should be kept simple and well maintained.		
The Commission will consider the criteria used in the original designation of the district.	Yes	The district was designated due to: **Historical Importance;** representing the development, heritage and culture of the City and specific influential persons **Architectural Importance;** representing distinctive architectural style and works of individuals who influenced the development of the City, and **Geographic Importance;** as an iconic park central to the City. The continued presence of a bandstand structure and function is important to ensuring that the district continues to demonstrate the basis for designation.
The Commission will consider the effects of the proposed work upon the characteristics of the district which cause it to possess a special character or special historical or aesthetic interest or value.	Yes	The new bandstand is very similar to the appearance of the existing building, with some improvements to functionality, accessibility and scale. The valued characteristics of the district are preserved.
The Commission will consider whether denial of the request will involve substantial hardship to the applicant.	Yes	The applicant, the City, has carefully investigated the existing structure, undertaken public outreach, and developed a plan within the parameters of overlapping codes and review processes. In the meanwhile, there is a need to protect wildlife that is engaged with the structure, and a requirement to prevent public access to a dangerous area. It is

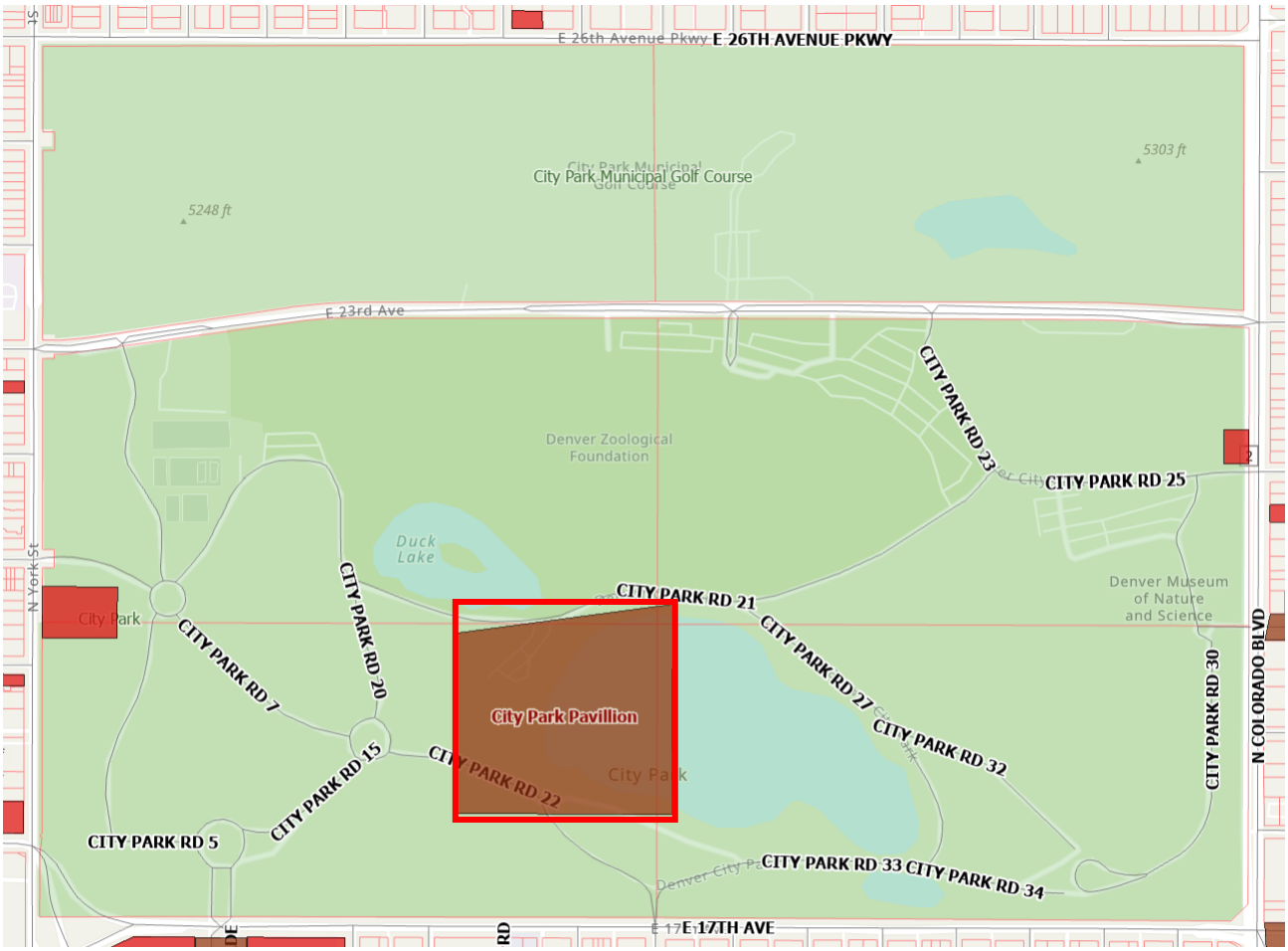
		important to secure design approvals to advance the project towards permitting in a timely manner.
The Commission will consider whether granting of the request would act to the substantial detriment of the public welfare and would be contrary to the purposes and intent of the Preservation Ordinance.	Yes	There is substantial public interest in the replacement of the bandstand so that it can be enjoyed again next season. The applicant has held public outreach events to ensure that community input is received. Private fundraising to assist in the completion of the project is reported to include over 1,000 donors and a value of $120,000.

Basis: The new bandstand meets all of the review criteria provided in the designation ordinance.

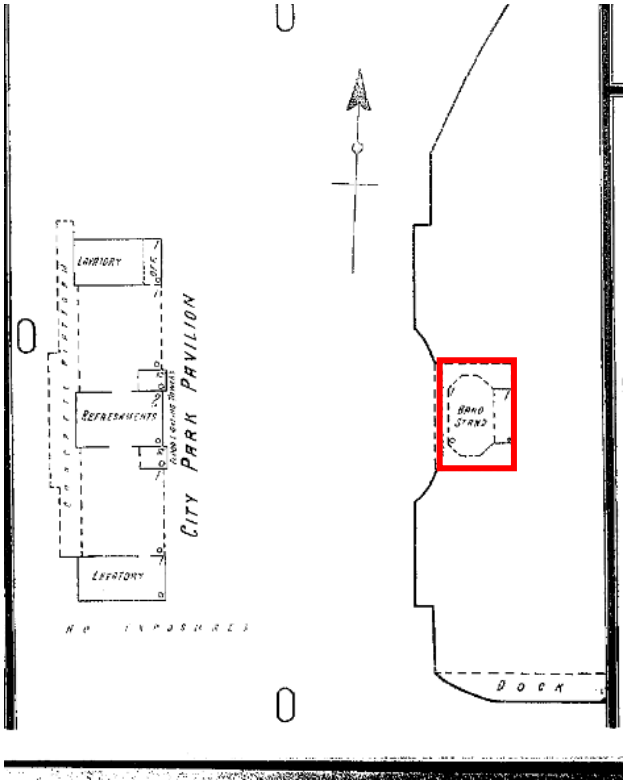
Suggested Motion: I move to APPROVE WITH CONDITIONS application #2026-COA-1140 for a new bandstand at 2005 N. Steele Street, as per Ordinance No. 53, series of 1990, presented testimony, submitted documentation and information provided in the staff report, with the condition that a year of construction be included in a noticeable location.

Exhibit A: Written public comments submitted prior to packet issuance
Exhibit B: Ordinance No. 53, Series of 1990

City Park Pavilion Historic District outlined in red, located within City Park:



1929 Sanborn Map of City Park Pavilion and 1924 bandstand outlined in red



END