**APPENDIX A - Glossary**

**Allee** – a formal row or rows, of trees bordering a road or path.

**Contributing Features** – features present during the Period of Significance that possess historical or architectural integrity and add to the significance of a place.

**Integrity** – the ability of a cultural landscape to convey its significance. Historic integrity is assessed to determine if the landscape characteristics that shaped the landscape during the period of significance are present as they were historically. Integrity is evaluated according to seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

**Period of Significance** – the length of time a property was associated with important events, activities, or persons, or attained the characteristics that qualify it for National Register of Historic Places listing.

**Preservation** – measures necessary to sustain existing form, integrity, and materials of contributing features.

**Rehabilitation** – the act or process of allowing a compatible use through repair, alteration, or additions as long as features that convey the historical, cultural or architectural values are preserved.

**Repair** – measures necessary to correct deteriorated, damaged, or faulty materials or features.

**Restoration** – measures necessary to accurately depict form, features, and character of a property as it appeared during a specific period of time.

**Tree, Established** – public property trees in fair or better condition with a trunk six (6) inches in diameter or greater.

**Tree, Notable** – public property trees of species rare to the City and County of Denver including but not limited to size, form, shape, beauty, age, color, rarity, genetic constitution, or other distinctive features; of the earliest known plantings; associated with a historic person, place, event or period; associated with local folklore, myth, legends, or traditions; and of large diameter, height or canopy spread.

**Tree, Significant** – public property trees with a trunk twelve (12) inches in diameter or greater.
APPENDIX B

Historical Development
APPENDIX B - Historical Development

Summary

The development of City Park, on land once noted as a “great waste of seemingly endless prairie,” began from national city beautification movements and through efforts of early Denver leaders and residents. By the 1870s the city of Denver was emerging as a bustling town with a permanent population. The city had grown in its refinements and was focused on building a world class metropolis.

The idea of a large urban park for public use was relatively new in 1870. New York City’s Central Park (1858), Philadelphia’s Fairmont Park (1865), and Brooklyn’s Prospect Park (1866) were the first large, public urban parks built in the nation. They quickly became the standard for planning similar park spaces including in Denver. The city’s early park movement is best articulated in the 1878 Sopris and Lee Plan that proposed a park system to create a livable and healthy community for the city’s residents. This plan envisioned a series of parks connected by tree-lined parkways and boulevards. City Park was to be the “east city park” with Sloan’s Lake as the “west city park” within this greater system.

Initial park lands for City Park were acquired from the State of Colorado in 1882. This same year Henry Meryweather, city civil engineer, prepared the first layout of the park. He created a romantic arrangement of looped roadways and walks, augmented by several lakes and meadows that created a distinct variety of views and vistas. By 1886 the “sinuous tangle of winding carriageways, walks and promenades” were in place. Reinhard Schuetze became city landscape architect by 1892, and designed Ferril Lake and the original Burns Garden. The park was generally completed by 1900, including many park buildings and features—the Graham / Bible House, Pavilion, bandstand, boat dock, and race track. By 1896 the first zoo spaces and buildings were complete.

After 1900 and into the 1920s City Park became a truly elegant, grand park space that was linked to the city’s wider system of parks and grand boulevards. The 1914 Olmsted Brothers plan created a structure for the park with distinct delineations of open spaces framed by tree masses, circulation networks, and park entries. Reflecting the ideals of the City Beautiful movement, City Park was beautified over this 20 year period with monumental statues, gateways, buildings, and fountains. Several designers improved the park including Reinhard Schuetze, George Kessler, S.R. DeBoer, Frank Edbrooke, Edward Bennett, J.J.B. Benedict, and Max Blondet. Much remains today—Thatcher Fountain, and Sopris, McLellan, and Monti gateways, Kessler Plaza, Electric Fountain, Children’s Fountain, and Bungalow Fire Station. The first museum, designed by Frederick J. Sterner with a Schuetze site design, was built in 1901 on the park’s eastern high point originally defined by Meryweather.

After 1920 and through the 1950s City Park’s modifications were primarily led by S.R. DeBoer, city landscape architect. His Pinetum and Box Canyon Waterway added naturalistic and rustic elements to City Park. In 1952 the first Denver Botanic Garden was built at City Park with a diverse palette of plant species and several planted areas and gardens. Other changes in the park included the addition of the Greenhouse / Park Nursery, tennis courts and restroom, athletic fields, and expansion of the Museum. Many original walks began to disappear during this time, along with changes to the road system.
Between the 1960s and 1980s Denver Zoo and Denver Museum of Nature and Science grew in size and visitation. In the 1980s City Park and the Denver Park and Parkway system were recognized for its historical importance, leading to its listing in the National Register of Historic Places in 1986.

**Recommended Period of Significance**

City Park is historically significant at the state level and is listed in the National Register of Historic Places as a component of the Denver Park and Parkway System. The park is significant for its role in community development of the city of Denver and for its landscape architecture.

The NRHP period of significance for the park and parkway system is 1882 to 1936. This captures the inception of Denver's park and parkway system through 1936, a date likely chosen because 1936 is 50 years earlier than the registration date of the nomination.

A period of significance for City Park from 1880 to 1957 is recommended to reflect the on-going design and development of the park through 1957. The revised end date captures the later designs of landscape architect S.R. DeBoer that contribute to park character. Designers with major roles in City Park include Henry Meryweather (1882); Reinhard Schuetze (1896 to 1906); George E. Kessler (1905 to 1909); Jules Jacques Benois Benedict (1911); the Olmsted Brothers (1913 to 1914); and S.R. DeBoer (1916 to 1960).

City Park's spatial patterns, vegetation, and circulation routes were altered in the 1950s from their earlier appearance of the 1880s to 1920s. Forested groves were altered, meadows enlarged, and pedestrian paths removed. Several important features were added in the 1950s—the first Denver Botanic Gardens, the Pinetum, and Box Canyon Waterway.

City Park retains integrity in location, setting, feeling, design, workmanship, materials, and association. The park's integrity is slightly diminished due to new non-compatible additions along the Zoo edge, expansion of buildings, loss of vegetation, and additions of non-compatible features that disrupt views and experiences. Recommendations in the Master Plan Update address these issues with strategies for improvements.
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1867 to 1869</td>
<td>City ditch completed from the South Platte River to 4 miles north of City Park</td>
</tr>
<tr>
<td>1880</td>
<td>Dairy Barn built</td>
</tr>
</tbody>
</table>
| 1882 | Land acquired for City Park  
  Initial park layout by Henry Meryweather |
| 1886 | Construction of City Park began |
| 1887 | Duck Lake and Island built and planted |
| 1888 | Denver Tramway provided service to 23rd Avenue entrance |
| 1889 | Original 23rd Avenue entry built |
| 1890 | 600 trees and 4 acres of lawn planted in City Park |
| 1893 | Graham / Bible House and Carriage house completed, served as the Park Superintendent’s residence  
  Pavilion on north side of Duck Lake built  
  Harness Track built |
| 1894 | Greenhouse/Nurseries construction began |
| 1896 | Burns Garden built (dedicated July 4, 1897)  
  Pavilion and Bandstand built, designed by John J. Humphreys and William E. Fisher  
  Ferril Lake built  
  Zoo established |
<p>| 1897 | Boat Docks at Ferril Lake built |</p>
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1898</td>
<td>Red Brick Barn adjacent the original Dairy Barn built as part of City Park Shops/Barnyard, operational until 1904. Gentlemen's Riding Club replaced Harness Track.</td>
</tr>
<tr>
<td>1900</td>
<td>Tennis courts built.</td>
</tr>
<tr>
<td>1901</td>
<td>Hoofed animal enclosure designed, by Reinhold Schuetze.</td>
</tr>
<tr>
<td>1903</td>
<td>City Park Speedway established at existing Harness Race Track.</td>
</tr>
<tr>
<td>1906</td>
<td>Pump House construction began (completed 1908) for City Park irrigation and Electric Fountain. Colonial Dames Sundial, Sons of Colorado Flagpole, Civil War Memorial installed in Open Space on west side of Pavilion. Original Esplanade layout began, designed by George Kessler.</td>
</tr>
<tr>
<td>1907</td>
<td>Roundabout at Esplanade and 17th laid out per Kessler's design.</td>
</tr>
<tr>
<td>1908</td>
<td>Electric Fountain built, designed by F.W. Darlington. Original Museum building opened.</td>
</tr>
<tr>
<td>1909</td>
<td>Kessler Plaza completed.</td>
</tr>
<tr>
<td>1910</td>
<td>Ice House north of Pavilion built.</td>
</tr>
<tr>
<td>1911</td>
<td>Sopris Gateway, by Frank Edbrooke construction began. West Terrace of Museum built per J.J.B. Benedict plan.</td>
</tr>
<tr>
<td>1912</td>
<td>Bungalow Fire Station, designed by E.H. Moorman built. Children's Fountain installed, by Max Blondet.</td>
</tr>
</tbody>
</table>
1913 Original 9-hole golf course dedicated

c1914 Circular drive for west access to Pavilion built with triangular open space and circular garden
Historic woods along 17th Street established
Cottonwood Grove along York Street established
Gravel paths and trees along perimeter implemented per Olmsted design
Little Lake (Sediment Pond) built, planting inspired by Monet's compositions with weeping willows, still water, and lily pads

1914 Golf course expanded to 18 holes, designed by Tom Bendelow
167 space campground established
Walks through meadow west of Museum removed (one re-routed) per Olmsted plan, plantings reinforced and re-organized
Road through meadow at end of Esplanade closed per Olmsted plan

1917 Monti Gateway built, by Richard Phillips
Sullivan Memorial Gateway and Fountain built
Children's Fountain moved to current location

1918 Arbor built at Little Lake (Sediment Pond)
Golf course clubhouse built in “Pueblo Revival” style
Thatcher Fountain installed in center of roundabout, by Lorado Taft
Museum wings added, construction completed 1919

1919 Bear Mountain built at Zoo, by S.R. DeBoer and Victor Borcherdt

1920s 23rd Avenue extended as City Road

1924 East High School built, designed by George H. Williamson

1925 Elizabeth Sopris Memorial Statue and Garden installed
Lily Pond with rustic stone headwall built, by S.R. DeBoer
1929  City Park Pavilion built (replacing older structure)
1930  ‘Grizzly’s Last Stand’ installed, by Louis Paul Jonas
1936  WPA Grey Stone Warehouse built
1940  Auditorium added to Museum
1941  Greenhouse/Park Nursery built in current location
1948  Steel-framed Aviary Exhibit built at Zoo out of relocated 1927 conservatory
1949  Roundabout/Roadway Layout West of Pavilion and Sopris Garden built per DeBoer plan
ca1950s  Historic City Ditch piped underground
Handball courts built
Parking with curb at Tennis and Handball courts
Pine/Ash Grove planted at Race Track
Oak/Pine Grove planted
1950  Ball and Athletic fields established at Race Track site
1952  Botanic Garden at City Park construction began, completed 1957
Horseshoe Courts installed
1953  Roses Garden added to Benedict Garden
Pinetum installed per DeBoer plan
Lilacs and Crabapples planted north of Big Meadow
1955  Iris Garden installed
1957  McLellan Gateway relocated to 21st Avenue due to traffic redirection
Box Canyon Waterway built, designed by S.R. DeBoer
<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950s</td>
<td>Soccer Fields defined in Meadows</td>
</tr>
<tr>
<td>1988</td>
<td>City Park Pavilion renovated</td>
</tr>
<tr>
<td>1996</td>
<td>Dustin Redd Playground built</td>
</tr>
<tr>
<td>1999</td>
<td>H2Odyssey Interactive Water Feature built at Kessler Plaza</td>
</tr>
<tr>
<td>2002</td>
<td>MLK Monument, designed by Ed Dwight installed</td>
</tr>
<tr>
<td>2009</td>
<td>5280 Trail completed</td>
</tr>
<tr>
<td>2012</td>
<td>Museum road built</td>
</tr>
<tr>
<td>2014</td>
<td>Denver Museum of Nature &amp; Science Expansion completed</td>
</tr>
</tbody>
</table>
### 1882 to 1900

**Early American City Park Movement**

- **1882**
  - HENRY MERYWEATHER
    - Roads
    - Meadows
    - Lakes

- **1896**
  - REINHARD SCHUETZE
    - Ferril Lake
    - Burns Garden
    - Museum Site Plan–1901

- **1901 to 1920**
  - City Beautiful Movement

- **1907**
  - LORADO TAFT
    - Thatcher Fountain

- **1910**
  - OLMSTED BROTHERS
    - Tree Lawn
    - Sidewalks
    - Little Lake
    - (to look like Monet Painting)
    - Urban Forest
    - Enlargements/Modifications to meadows (1914)

- **1911**
  - J.J.B. BENEDICT
    - Plan
    - Terrace West of Museum

- **1912**
  - MAX BLONDET
    - Children's Fountain

### 1882 to 1957

**Recommended Period of Significance for City Park**
1921 to 1960

Rustic Park Movement

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1912</td>
<td>Sopris Gateway</td>
</tr>
<tr>
<td>1913</td>
<td>Tom Bendelow</td>
</tr>
<tr>
<td>1919</td>
<td>East 23rd Avenue extended</td>
</tr>
<tr>
<td>1920</td>
<td>S.R. DeBoer</td>
</tr>
<tr>
<td>1921</td>
<td>Bear Mountain</td>
</tr>
<tr>
<td>1925</td>
<td>Lily Pond Sopris Memorial (artist unknown)</td>
</tr>
<tr>
<td>1921 to 1960</td>
<td>Rustic Park Movement</td>
</tr>
<tr>
<td>1952</td>
<td>Botanic Garden at City Park</td>
</tr>
<tr>
<td>1953</td>
<td>Pinetum Lilac, Crabapple and Rose Garden</td>
</tr>
<tr>
<td>1957</td>
<td>Box Canyon and Waterway</td>
</tr>
</tbody>
</table>
1882 - 1900 Early Park Development
Analysis of Integrity

Spatial Analysis

The spatial organization established by Henry Meryweather in the 1880s remains essentially intact today. The pattern and distribution of meadows, lakes, and urban forests is legible across the City Park landscape. This organization was expanded upon by later designers and by 1920 the characteristic spatial patterns had been formalized into three lakes and seven meadows segregated by a hierarchy of curving roads and paths, tree masses and an urban forest along the edges of the park. Important park spaces were defined by roads or paths, with plantings at the edges to assist in defining the space. Grand, Neo-Classical monuments were placed at park entry points and significant places. This pattern remains today.

Views

Views reflect the historic intent for views and vistas. Historically, the curving roads and paths defined by shade trees created a variety of bucolic views within the park. This pattern remains today. Views are defined by trees, shrub masses, and the placement of monuments and buildings. Within the park, pastoral scenes of meadows and forests are consistent with the historic design intent. From the Kessler Plaza the view west to the mountains and downtown was deliberately designed as part of the City Park experience in the 1880s. This view is a contributing feature and is protected by City Ordinance.

Vegetation

Historically, trees were strategically planted in groups to define park spaces. Deciduous trees were planted to create an urban forest along the exterior edge of the park, as a border plantation to separate the park from the adjacent neighborhoods. The intent was to create a sense of refuge from the city. Shrub masses reinforced the border plantation. Meadows were established within the center of the park and trees were deliberately planted to distinguish the urban forest from meadows. Evergreen trees were intended to be screens or backdrops to monuments and buildings, and were used for transition areas at park entrances and road intersections. Along park roads and paths, trees were uniformly planted in neat and orderly rows.

In the 1950s, the urban forest was less cared for and meadows expanded into formerly forested areas. This diminished the setting and sense of refuge within the park. Since 1957, the forest has been replanted and meadows reflect more closely their size and proportions from the 1920s.

Today, however, there is less definition between meadow and urban forest. The edges of the meadows are not as formalized as they were in the 1920s. As a result, meadows and forest have both diminished in size. The urban forest is missing in places along Colorado Boulevard, 17th Street, and York Street. Meadows are small in comparison to the 1920s pattern, and trees are encroaching at the edges. Shrub masses have died and not been replaced along York Street and 17th Street.

The tree canopy throughout the park is aging, with few young trees. Trees have died and have not been replaced in-kind to match the historic pattern. Several evergreen trees are standing alone, which was not the historic intent.
Other losses of vegetation include plantings at Little Lake, which was intended to be a Monet-inspired composition of still water, willows and lily pads. Recent additions to vegetation include the Rock Garden, a new native plant garden adjacent to the museum, and shrub plantings along Colorado Boulevard. This latter addition is in keeping with the historic intent, but is missing the overhead tree canopy that was once part of the urban forest.

Gardens and Living Collections

Garden spaces retain their historic character and materials. The Burns Garden retains its original design from 1896 as a small garden surrounded by tree masses. The circular form of the garden remains but opportunities exist to improve the sense of enclosure around the garden and to establish flowers planted in an elaborate French broderie style as was the historic intent. The Sopris Garden, established in 1925, retains its historic form and character as formal flower beds and central statue. The character of planting was historically more varied in this garden than what appears today.

The Kessler Plaza has been diminished due to the Museum expansion which has encroached upon the space. Removal of the wide staircase, replacement of the central fountain, and loss of plant material has further diminished the integrity of the garden.

Circulation

Many of the circulation routes established in the 1880s remain today, including the curving vehicular paths around Ferril Lake and at Lover’s Lane through the center of the park. By the 1920s a system of pedestrian paths had been created that generally followed the vehicular routes or lead to prominent features and destinations. Most of these pedestrian routes were removed in the 1950s; the route around Ferril Lake is one extant example of a 1920s path. During the 1950s there were few pedestrian routes through the park. They were either removed or allowed to degrade, and most of the paths in the park today were created after the period of significance. Only a few vehicular routes were modified in the 1950s. In 1957 the entrance at 18th Street was closed in order to accommodate an intersection enlargement at York and 17th Street. The vehicular route at the southeast edge of the park had been removed by the 1950s but has since been replaced in a similar location. A new (post-2001) path connects the east edge of Ferril Lake with the Kessler Plaza, cutting across the big meadow. This route is not historic and diminishes the integrity of the meadow.

Features

Features include gateways, fountains, monuments, and buildings. The majority of these date from the period of significance, with few additions to the landscape since that time. Features were placed at park entry points, and within park spaces to serve as focal points and destinations. This pattern remains today and typically features remain in original locations with original materials intact. Some features are in need of repair, and/or the setting is in need of repair.