



LANDMARK PRESERVATION COMMISSION
MEETING ACTIVITY SUMMARY (Not intended to be verbatim minutes)
Tuesday, May 5, 2009 at 1:00 p.m.
MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6

Members Present: Chaired by Dennis Humphries, James Bershof, Barbara Gibson, Christopher Meza, Stephen Leonard, and Edward Shalkey

Absent: Carla McConnell and Ron Roybal

Staff Present: George Gause, Tyler Gibbs, Kerry Buckey and Judy Blake

Designation meeting called to order at 1:10 p.m.

1. 740 Clarkson St – Presented by Savannah Jameson

This is the staff report to the Designation Committee for the preliminary review of the **Bennett-Field House** at 740 Clarkson Street.

The application was prepared and submitted by Lisa Purdy, Lisa Purdy Consulting, on behalf of the current owner of 740 Clarkson and is considered complete.

The application demonstrates that the property meets the criteria required for designation. It meets criterion 1C regarding history and criteria 2A and 2B regarding architecture.

Historical Importance:

- *1C, have direct and substantial association with a person or group of persons who had influence on society.*

The office was built for Edmon G. Bennett, a successful attorney and partner with the Denver law firm Bicksler, McLean & Bennett. Edward Bell Field, the second owner, was the president of the Mountain States Telephone & Telegraph Company. He was president of the Denver Philharmonic Association, and active in numerous civic and social organizations in Denver.

Architectural Importance:

- *2A, embody distinguishing characteristics of an architectural style or type;*

The house is an exemplary example of the Neoclassical style, with full height ionic columns on the two story porch and symmetric openings along the front facade. The building, which retains its original architectural integrity, is architecturally important for its significant exterior design.

- *2B, be a significant example of the work of a recognized architect or master builder;*
The Bennett-Field House was designed by noted architect William E. Fisher. He is best known for the work he did with his brother Arthur A. Fisher as the firm of Fisher and Fisher of Denver, Colorado.

Staff recommends approval and the application be moved to a public hearing in front of the Landmark Preservation Commission on July 21, 2009, noting the application is considered complete and meets the criteria for designation.

Motion by: J. Bershof, 740 Clarkson St. I move that we recommend this application to the full commission on June 2, 2009.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

2. 750 Clarkson St – Presented by Savannah Jameson

This is the staff report to the Designation Committee for the preliminary review of the **Jones-Daly-Moore House** at 750 Clarkson Street.

The application was prepared and submitted by Lisa Purdy, Lisa Purdy Consulting on behalf of the current owner of 750 Clarkson Street and is considered complete.

The application demonstrates that the property meets the criteria required for designation. It meets criterion 1C regarding history, criterion 2D regarding architecture and criterion 3A regarding geography.

Historical Importance:

- *1C, have direct and substantial association with a person or group of persons who had influence on society.*
Gordon Jones purchased the union Stockyard Bank from David Moffat. As president of the Stockyard Bank he merged the bank into a consortium to create the United States National Bank of Denver where it became Denver's fourth largest bank. When the bank merged with the national Bank of Commerce in 1908, Jones became its president.
Clarence and Marie Genter Daly were the second family to reside in the house. Mr. Daly was the president of Capitol Life Insurance and Mrs. Daly was the first president of the Woman's Day Club Social Center and Day Nursery.
Otto Moore who owned the house after 1945 was a district attorney and later a Colorado Supreme Court Justice from 1948-1969.

Architectural Importance:

- *2D, portrays the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style*

750 Clarkson represents the height of Quality Hill's grandeur, architecturally and socially after the silver crash of 1893.

Geographic Importance:

- *3A, have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city.*

750 Clarkson is the first mansion standing in a continuous line of mansions remaining on the east side of this block.

The mansion to the north of 750 Clarkson has been demolished leaving 750 Clarkson as a gateway to the historic residences of the street.

Staff recommends approval and the application be moved to a public hearing in front of the Landmark Preservation Commission on July 21, 2009, noting the application is considered complete and meets the criteria for designation.

Motion by: E. Shalkey, 750 Clarkson St. I move that we recommend that this designation application to the full commission on June 2, 2009.

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

Chair called regular LPC meeting to order at 1:15

I. Public Hearing

222 S. Fairfax St. – Presenter is George Gause

This is the staff report to the Designation Committee for the preliminary review of the **Amter Residence** at 222 South Fairfax Street.

The application was prepared and submitted by Hoehn Architects PC, on behalf of the current owner Ann Amter and is considered complete. The period of significance is 1952-53.

The application demonstrates that the property meets the criteria required for designation in 2 categories. It meets criterion 1C regarding history and criterion 2A, 2B, & 2D regarding architecture.

Historical Importance:

- *1C, have direct and substantial association with a person or group of persons who had influence on society;*

The original property owners were Gershon (Gus) and Dulcy Amter. Between them they formed a link to the development of Denver through commerce and the arts.

Gershon (Gus) Amter was a business man who, in the span of his lifetime, formed a link to the origins of "Amter's Dress Shop" (a cornerstone of downtown Denver for fifty years), Sealy Mattress (begun by Dulcy's grandfather), The Colorado Mattress Company, The Standard Upholstery Company of Colorado, and finally in the

development of his own business, the Standard Furniture Manufacturing Company, which was the leading upholstered furniture manufacturing company in the Rocky Mountain area.

Dulcy Amter made a significant contribution to the development of Denver through the arts, and particularly through dance. She served as Professor of Dance in the Department of Theater at the University Of Denver. She was a choreographer, a performer, a writer, and an educator. In 2003 Dulcy was named a Colorado "Living Legend of Dance" by the University of Denver Penrose Library Special Collections, Carson-Brierly Dance Library. Her association at Denver University spanned thirty-five years. Additionally, she toured the public school system with Young Audiences for three years, with a program she wrote, choreographed and directed. Young Audiences is a nationally based arts organization focused on education in the arts for children. She also developed a program performed for the Jewish Historical Society.

Architectural Importance:

- *2A, embodies the distinguishing characteristics of an architectural style;*

Designed and constructed between 1951 and 1953, the house incorporates many of the defining characteristics of Frank Lloyd Wright's Usonian Style including its horizontal orientation; the low-slope roofs with overhanging eaves; its incorporation of natural exterior building materials without applied ornament, including brick and wood, which is carried into the interior of the house; ribbon windows, windows that fill the gable ends, and window walls that make the low-slope roofs appear to float above the house; an open floor plan on multiple levels with direct access to outdoor spaces; indirect interior lighting in lieu of exposed light fixtures; built-in storage and furniture; and gravity heat supplied from the floor rather than from visually obtrusive radiators.

- *2B, be a significant example of the work of a recognized architect or master builder;*

Modernist architect Joe Lort was a second generation student of Frank Lloyd Wright and, consequently, followed many of Wright's design principles in his own unique work. Other noteworthy Modern houses from the same time period that Joe Lort designed include 233 South Birch Street in Hilltop, constructed in 1946, and the Cummings House, located at 5200 Ridge Trail in Bow Mar and built in 1956. These two houses are included in the Historic Denver Guide, The Mid-Century Modern House in Denver. (The house in Bow Mar is featured on the cover of the guide book.) Joe Lort also designed the Robineau House in the Hilltop neighborhood at 181 Dexter Street, which was completed in 1954 and demolished circa 2000. The house was a featured post-World War II house in Hilltop Heritage –

A History and Guide to a Denver Neighborhood and was known as the “butterfly house” for its cross-gabled low-pitched roofs.

- *2D, portrays the physical development of the Hilltop neighborhood, which is cited in Historic Denver’s guide, The Mid-Century Modern House in Denver, as being the “most important neighborhood in Denver for Modern residential architecture;*

The house is an outstanding example of one of Hilltop’s architecturally-designed mid-century Modern houses that still retains its original architectural integrity. The house serves as a reminder of the neighborhood’s early development. Ann Amter eloquently describes the design of her parents’ house: “The house itself has a sense of movement – open and filled with light and levels and flowing space...The architectural influence of this home set a standard for the neighborhood that was to come.” Unfortunately, the stylistic consistency of the neighborhood is being eroded: Due to the large building sites and favored location, many of the houses are being demolished and replaced with those that are not in keeping with the Modernist heritage of the neighborhood.

Alterations:

There are no major alterations to the exterior of the structure. Denver building permit records indicate that a few minor changes have been made to the house and site including the installation of steel siding on the roof fascias, replacement roofing on the low-slope roofs, and the construction of a wood cedar fence. Photographs of the house after it was first constructed reveal that the concrete masonry units, which were used for the construction of site walls and exterior building walls adjacent to the entry, were originally unpainted; the exterior wood appears to have been painted in colors consisting of earth tones of rose and tan. Today the concrete masonry units and original painted surfaces are painted a medium cool gray color. The house remains basically the same as when it was first constructed.

Staff Recommendation:

The staff recommendation is to approve the application as meeting the necessary required criteria for individual landmark designation and to forward the recommendation on to the necessary boards for their review.

Motion by: J. Bershof, 222 Fairfax St, for the Amter Residence Designation application that we move this forward to City Council to designate this structure as a historic structure referencing staff report and that it meets criteria in all three (3) categories.

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

II. Review and Approval of Minutes

Minutes held over for further verification, none approved this date.

III. Applications for State Income Tax Credit

Motion by: E. Shalkey, I move that the board approve the Colorado State income tax credits as listed this date.

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

IV. Design Review

1. #94-09 1133 E 3rd Ave.

Staff Presentation: George Gause

This lot contains a Spanish Eclectic style structure as demonstrated by the simple fenestration pattern and dominant roof form. This structure is within the Alamo Placita historic district, but developmentally has more in common with the district across the street, Country Club. There are no other structures in the area similar to this structure.

A structure first appears on this lot in the 1929 Sanborn Fire Insurance Maps. In the 1933 Denver aerial photo the structure on the site appears to be narrower than the footprint found today. This could simply be skewed from light and shadow or it could be that the structure was different. The maps and photos do not show the dormers. The layout of the site and the interior of the structure suggest that entry to the house was once oriented toward Downing Street. The entry is now oriented toward 3rd Avenue. No other structures are oriented toward 3rd Avenue in the area. It is not clear if the home was originally constructed in the Spanish Eclectic Style or if that was a later adaption

In staff's investigation of the site it is clear that the attic of the structure has been reworked. Several of the dormers also appear to have had changes. The rear façade contains a shed dormer that was constructed to facilitate a stair to the attic level. The shed dormer does not match the other dormers found on the roof. Access to the attic level is clearly a later alteration.

There are other clues throughout the structure that suggests that a massive renovation took place in the past. The entry porch contains a covered window opening and the exposed rafter tail eaves that have been extended with lengthy additions to form the porch. Trim profile in the structure is different in areas and is often covered over by drywall. Windows throughout the structure do not match throughout the interior.

The lot is constricted with a small yard and no availability to expand the structure.

Second floor addition

The proposal is to rework the existing attic build-out that is now characterized by awkward knee walls and unusable square footage (currently 1400 sq. ft) into a second floor space with greater versatility. This reworking will only net an extra 500 sq. ft, but at least half of the current 1400 sq. ft. will gain increased utilization.

The addition will extend and expand the existing dormers into the façade of the new second floor. The façade of the addition is in the same location and plane as the existing dormers.

The details of the addition are replicated in the Spanish Eclectic style of the main structure. The existing eave line will be maintained between the first and second floor. The design calls for a stylized two-story parapet on the 3rd Avenue (south elevation) façade. Staff recommends that this element be redesigned to a simpler form.

Window replacement

The structure contains a variety of windows throughout. The attic level windows appear to have been changed out within the last 20 years judging from the style and the mullion thickness. The first floor contains various styles of windows from casement, to full panes of glass, to divide upper sash of varying number. It is difficult to determine which of these styles was original to the structure. Typically, Spanish Eclectic style would have divided light casement or double-hung windows (4 over 4 - 8 over 8). Without knowing the window style of the structure, the 8 over 1 is a choice that acknowledges the original style but remains simple.

Garage renovation

The current garage was reconfigured at sometime for parking an RV. The owner wants to lower the garage to a level more common for accessory structures.

Fence / Wall renovation

The current wall is in disrepair. It is a wooden structure that has an applied stucco treatment. The proposal is to remove the existing wall and reconstruct a stucco wall that is slightly lower with an open wood fence above.

Photovoltaic panel installation

Photovoltaic panels will be installed on the rear portion of the roof adjacent to the alley. It is a flat panel system that will follow the existing slope of the roof.

Recommendation: CONDITIONAL APPROVAL OF SECOND FLOOR ADDITION CONSTRUCTION

- **Stylized south elevation parapet should be simplified**

APPROVAL OF RENOVATION WORK

(Includes window replacement, wall/fence replacement, lowering garage, and photovoltaic)

**Basis: Structure/Roof/Attic has been altered sometime in the past
Addition respects the style and character of the original
structure
Renovation work is not disturbing historic materials**

Applicants presentation

Ted Schultz, CTA Architects & Engineers – We have several changes for windows and the primary entrance which was from Downing St. is now on Third Ave. There is an odd stair going up to the 2nd floor. There is something awkward about the architecture. This is at the top of a park and a prominent location. We would like to make the 2nd story livable and respect the Spanish eclectic style. We are proposing five (5) major changes for what created a very confusing house currently.

- 1) The porch
- 2) The wall
- 3) The garage

- 4) The upstairs access
- 5) The Downing address

Rawleigh Pyne, property owner – When I first saw this house, I fell in love with it. You could just tell when you walked into it that there was just something very off and I would love to keep the tradition of the house but make it more livable and usable. The original Fischer features in the house will be kept but make the 2nd story much more livable.

Board discussion

- We have always required a model for a 3 dimensional perspective that would help us have a better understanding.
- Another concern is the relationship of the house to the neighbor to the north in terms of the vertical height. Street elevations or something where we can actually judge what the eve elevation of the adjacent house is to this property.
- Concern was also expressed about having site walls along the property line as well as the height of the wall.
- It was noted to the applicant that the photo seen this date does not show much difference.
- The solar panels also present a real concern.

Motion by: E. Shalkey, for Project #94-09, 1133 E. 3rd Ave., we move that the application be denied as it is and we ask for a re-study, and that it be brought back to the commission, citing Guidelines #52, 53, and 54.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

2. #66-09 159 W. Ellsworth Ave.

Staff Presentation: George Gause -

The two-story, brick structure was built prior to 1904. The 1904 Sanborn Fire Insurance Maps show a one-story, wood frame front porch across the front southwest corner of the structure. The original porch did not extend across the entire front of the structure. The porch was removed sometime between 1951 and 1967 according to Sanborn Maps.

The owner is proposing to construct a front porch across the entire front façade of the structure. The design copies details and proportions of porches which are prevalent in the Baker Historic District.

This style of porch is not original to this structure, but is found on similar structures nearby in the district. The only issue is that the porch is very detailed and since this is not a reconstruction of a known porch, staff is recommending the columns, fascia board, and baluster rail be simplified.

Recommendation: CONDITIONAL APPROVAL OF CONSTRUCTION OF FRONT PORCH

- **Stylized porch columns, fascia board, and baluster rail should be simplified**
- **Install a date plaque on the new porch (guideline 24d)**

**Basis: Structure originally contained a front porch
Addition respects the style and character of the original structure
Design is similar to porches found in the area**

Applicants presentation

Lauranne Rink, property owner – I would like to direct your attention to page 5, the photo of the existing structure. There is an existing slab running full width of the front. When I first purchased this there was water damage from the slab. I have decided to remedy this problem with the flood problem by extending the porch.

Board discussion

Board asked if applicant would be willing to work with staff to simplify balusters, fascia boards, and stylized columns, and the applicant replied that she would and would also ask her builder to address this.

Motion by: S. Leonard, for Project #66-09, 159 W. Ellsworth Ave., I move that we approve this application as recommended by staff with the provision that proper attention is paid to the gutters and downspouts and that this returns to staff.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

V. Discussion items

Board and staff set the date of July 14, 2009 to hold a Retreat meeting at the Humphries Poli Architecture office at 2100 Downing St. at 4:00 p.m..

Meeting adjourned,
Submitted by:

Judith Blake