



DENVER
THE MILE HIGH CITY

LANDMARK PRESERVATION COMMISSION
MEETING ACTIVITY SUMMARY (Not intended to be verbatim minutes)
Tuesday, September 15, 2009 at 1:00 p.m.
MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6

Members Present: Chaired by Carla McConnell, James Bershof, Barbara Gibson, Ronald Roybal, Edward Shalkey, Christopher Meza, Stephen Leonard and Martin Goldstein

Absent: Dennis Humphries

Staff Present: Tyler Gibbs, Jeremy Wells, George Gause, Judy Blake, Kerry Buckey and Savannah Jameson

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

I. Review and Approval of Minutes

Motion by: E. Shalkey, I move that we approve the minutes of July 7, 2009.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

II. Applications for State Income Tax Credit

Motion by: C. Meza, I move that we approve the applications for State Tax Credits.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

III. Public Hearings

Periods of Significance

Presenter – Savannah Jameson

This application brought before you is for six (6) historic districts periods of significance. Presently only 26 of the 48 Historic Districts in Denver have official periods of significance. It wasn't until 2000, with Alamo Placita Historic District #36 that periods of significance began to be routinely included in the designating ordinance.

It is important to establish a period of significance for all historic districts that are under the design review purview of the Landmark Preservation Commission (LPC). This period of significance identifies the time frame for which the district was established and aids in establishing a more predictable and comprehensive design review process for the applicant and for the LPC.

The intent of the proposed ordinance amendment is to cite a date of construction *before* which all buildings constructed will be considered contributing structures in the historic district unless the LPC determines that the structure has been so significantly altered as to have lost its contributing status.

The Landmark Preservation Commission reviewed the proposal on August 4, 2009 to discuss the proposed periods of significance. The commission voted unanimously to approve the proposed periods of significance and move the proposal forward to a public hearing on September 15, 2009.

Purpose:

- It defines and clarifies the time frame for which the district was established
- It specifically sets a date *before* which all buildings constructed will be considered “contributing” unless significantly altered.

Results: (predictability and certainty)

- Immediately clarifies for applicant the building status when considering potential additions and alterations.
- Can direct design review in terms of administrative approval vs. full LPC review.

Impact on design review:

- With *contributing structures* the design review focuses on the actual building and the impact of the proposed work on the building’s integrity and character. It is important that the original mass, form, and character defining features of the *structure* are protected and retained.
- With *non-contributing structures* design review is focused primarily on retaining the character defining features of the district.

The following five districts are being proposed as below:

<u>Historic District:</u> <u>(prior to and including):</u>	<u>Period of Significance</u>
D-4 Clements Historic District	1935
D-10 West 28 th Avenue Historic District	1900
D-19 Quality Hill Historic District	1932
D-25 Curtis Park B	1925
D-26 Curtis Park A	1910
D-30 Curtis Park C	1915

Staff recommends that these are approved and with the proposal to City Council with a recommendation for approval, citing as findings of fact the staff memo dated September 15, 2009 and public testimony.

Public comments

Joel Noble, 2705 Stout St., I have reviewed the Curtis Park A, B, and C Periods of Significance with Savannah when they were first presented to this board about a month ago, prior to the public hearing. Based on going over the maps, periods of significance and other data, based on that all my questions were answered. I was able to then go back to all my neighbors in a general meeting and answer all their questions. Thank you Savannah Jameson for an exemplary job.

Motion by: M. Goldstein, I move to close the Public Hearing for the Periods of Significance.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

Motion by: C. Meza, I move that approve the proposal as submitted and forward it to City Council and recommend it for approval, citing as findings of fact the staff memo dated September 15, 2009

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

IV. Design Review

1. #271-09 455 Bannock St.

Jim Bershof of the LPC will recuse himself to avoid possible conflict with this project.

Staff Presentation: George Gause

The existing masonry structure was constructed after the lot was cleared in the late 1960's. The structure was constructed outside the period of significance (1873-1937) for the Baker Historic District and as such would not be considered a contributing structure to the District.

The owner is proposing to construct a 32' x 18' side addition. The addition will be clad in cement board panels with a composite single roof.

The addition is 11' behind the existing front façade and over 20' back from the sidewalk. Grade of the lot is 4' higher than the sidewalk/street which will further lessen and impact the addition may have.

Roof

The proposed roof is a gable which is offset to one side. This is not in keeping with the design of the main structure or anything found in the neighborhood. Preliminary designs reviewed by the staff were for a flat roof structure which minimizes the addition and was compatible with the main structure. Staff would like to see that roof constructed or design a parapet type system to conceal the gable

Staff is recommending conditional approval of the addition that the roof form should match the main structure (guideline C4a). the existing structure is non-contributing to the district and the addition will not have an impact on the district.

Applicants presentation

Dianna Kunz, VOA – I am president of Volunteers of America and this is our property. We use this building as a transitional housing for homeless youth and we also have our offices in this building and as a gathering place for the youth. Oz Architecture has stepped forward to help us and they are doing this on a pro bono basis which is very helpful. We tried to make this building what the neighbors would like it to be.

Chad Holtzinger, VOA

The proposal is to have a gabled roof that came from request from the BOA and some of their staff and board members to also have more of a vaulted ceiling and skylights and things of that nature. We think this offers an opportunity for this great room to have all the more dramatic appeal.

Board discussion

The question was asked about the existing roof structure and stated that there are some very mitigating measures that can be taken to retain it. The applicant stated that they are hopeful to do so. One board member expressed that he liked the roof lines with the exception of possible solar panels.

A short discussion took place regarding the color which currently has clean lines and it is hopeful this will be continued and maintained. Also the roofing will be a darker color.

Motion by: R. Roybal, Project #271-09, I move that we accept the design additions for the new structure on conditions that the roof structure be re-designed and mitigating measures either in specifications or details that this be brought back to staff.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

V, Designations

1. Curtis Park G

Presenter – Jeremy Wells

This Staff Report has been prepared for the Preliminary Review of the proposed Curtis Park Landmark District G application by the Landmark Preservation Commission (LPC).

The application was prepared and submitted by the following residents of the Curtis Park neighborhood: Joel Noble, Bill West, Judy Baird, Mike Barnhardt, Hugh & Lynne Brown, Craig Hinkenson, Amanda Giltner, Whitney & Doug Moehle, Chris & Bob Pohl, Candice Pulliam, Eliza Smith, and Stacey & James Turnbull.

The application demonstrates that the district meets the criteria required for designation in the categories of history (1A), architecture (2A), and geography (3B, 3C) and has a high degree of historical integrity. The period of significance is prior to and including 1915.

Background:

On September 1, 2009, the LPC Designation Committee reviewed and discussed the application for landmark designation. The applicant was in attendance. The committee suggested amending the period of significance with only an end date that reads as “prior to” to avoid any potential issues with the starting date not being early enough. The committee voted unanimously to move the application for landmark designation of the Curtis Park G district forward to the LPC for consideration as the application appeared to be complete and it met all criteria in all three categories, History, Architecture, and Geography.

Historical Importance:

- *1A, Have direct association with the historical development of the city, state, or nation*

The proposed Curtis Park G district, which is part of one of the oldest neighborhoods in Denver, is associated with the early boom times of the nascent city of Denver. A wide mix of people of different social and economic background mingled in this area until the development of Capitol Hill in the later part of the nineteenth century. The neighborhood is also associated with the city's first horse-drawn streetcar line which terminated at 27th Street.

Architectural Importance:

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

The proposed Curtis Park G district contains many excellent examples of high-style architecture of the late nineteenth century with Italianate and Queen Anne styles predominating. There are also a variety of eclectic mixes of styles along with vernacular designs.

Geographical Importance

- *3B, Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics*
- *3C, Make a special contribution to Denver's distinctive character*

The proposed Curtis Park G district is emblematic of the lack of zoning and land development policies of early Denver. Narrow lots predominate and housing stock is often quite close to each other, making the landscape a record of free-form development practices, especially compared with contemporary zoning. The cultural landscape also speaks to the wide variety of social and economic backgrounds of Curtis Parks' early residents.

Staff Recommendation:

The staff recommendation is to schedule a public hearing at the Landmark Preservation Commission meeting on November 17, 2009 noting the application is complete and meets the criteria for designation.

Public speakers

Joel Noble –

Bill West – This is the third recent landmark district we have filed and in general we are here to answer questions.

Public speakers

Rich Maginn, 2655 Stout St, president of Curtis Park Neighborhood – I am in favor of this application. All neighbors were contacted.

Hugh Brown, 2903 Champa St – I am a resident within this district. I appreciate the boards effort and the Cities efforts. This is a unique neighborhood.

Board discussion

One board member expressed that these are good applications and are easy to read and the methodology is good.

Motion by: B. Gibson, I move that we move the application for Historic Designation for Curtis Park G forward to the Landmark Preservation Commission meeting for a public hearing on November 17, 2009, noting that the application meets the criteria for designation

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

1. 2500 Walnut

Presenter – Savannah Jameson

This is the staff report to the Landmark Preservation Commission for the preliminary review of 2500 Walnut Street in the Five Points Neighborhood and the Ballpark Historic District. The Designation Committee of the LPC reviewed the application on September 1, 2009 and voted 2-0 (1 absent) to refer the application to the LPC with recommendation for approval.

The application was prepared and submitted by Leonard Darnell, Resident/Owner, HOA Board of Directors on behalf of the owners.

The application demonstrates that the property meets the criteria required for designation in the categories of architecture and geography. It meets criterion 2A and criterion 3A regarding Geography.

Architectural Importance:

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

2500 Walnut Street is an exemplary example of the pre-war, office/commercial intercity building. The building incorporates subtle Art Deco features popular at the time of the buildings construction.

Geographical Importance

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

2500 Walnut is located at the prominent intersection of Broadway and Walnut Streets. The neon “Benjamin Moore Paints” sign on the top of the building operates as an orienting visual feature for the eastside of downtown and the Ballpark neighborhood.

Staff Recommendation:

The staff recommendation is to schedule a public hearing at the Landmark Preservation Commission meeting on October 20, 2009 noting the application meets the criteria for designation.

Applicants presentation

Leonard Darnel, owner – I don't have any comments but would answer any questions.

Board discussion

Comments were complimentary to the building and the fact that it would be a huge loss if this structure was not landmarked.

Motion by: M. Goldstein, I move that 2500 Walnut St., be scheduled for a public hearing at the Landmark Preservation Commission meeting on November 17, 2009 noting that the application meets the criteria for designation as a Landmark structure.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

VI. Discussion items

J. Wells – The designation for 740 and 750 Clarkson has been re-scheduled for Blueprint Denver from September 23, 2009 to October 28, 2009.

Motion by: B. Gibson, I move that for the designation of 740 and 750 Clarkson St. be re-scheduled for hearing at City Council on October 28, 2009.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

Meeting adjourned,

Submitted by:

Judith Blake