



DENVER
THE MILE HIGH CITY

LANDMARK PRESERVATION COMMISSION
MEETING ACTIVITY SUMMARY (Not intended to be verbatim minutes)
Tuesday, November 17, 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, Martin Goldstein, Christopher Meza, Stephen Leonard and, Edward Shalkey

Absent: Dennis Humphries and Ronald Roybal,

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

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

I. Review and Approval of Minutes

Motion by: J. Bershof, I move that we approve the minutes of October 20, 2009.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

II. Applications for State Income Tax Credit

Motion by: S. Leonard, I move that we approve all the state income tax credits as listed on the agenda as well as those that came in later.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

III. Public Hearings

A. 2500 Walnut St

Presenter – Savannah Jameson

This is the staff report to the Landmark Preservation Commission (LPC) for the Public Hearing 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. On September 15, 2009 the LPC reviewed the application and voted unanimously to refer the application to a Public Hearing on November 17, 2009.

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 regarding architecture 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, manufacturing/warehouse 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 approve the proposal as submitted, forwarding it to City Council with a recommendation for approval, citing as findings of fact the staff memo dated November 17, 2009 and public testimony.

Public speakers

Vitauts Jaunaras, property owner – As a resident/owner and president of the HOA I am happy to see this done.

Board discussion

Comments were made that this is a good building to landmark

Motion by: S. Leonard, I move that we forward the application for designation of 2500 Walnut to City Council with a recommendation for approval, citing as findings of fact the staff memo dated November 17, 2009 and public testimony.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

B. Curtis Park G

Presenter – Jeremy Wells

This Staff Report has been prepared for the public hearing on 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 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 sufficiently early. The committee voted unanimously to move the application forward to the full LPC for consideration as the application appeared to be complete and it met all criteria in all three categories, History, Architecture, and Geography.

The full Landmark Preservation Commission reviewed the application on September 15, 2009 and found it to be complete and the district eligible for designation in the categories of History, Architecture, and Geography and recommended a public hearing be set.

On October 7, 2009 the Denver Planning Board reviewed the application and found it to be consistent with the Denver Comprehensive Plan, Blueprint Denver, the Curtis Park Neighborhood Assessment (2007), and the Curtis Park Neighborhood Plan (1987) and recommended that the designation move forward.

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.

The staff recommendation is to approve the application for designation as submitted, forwarding it to City Council with a recommendation for approval, citing as findings of fact the staff memo dated November 17, 2009 and public testimony.

There were nine (9) emails in support of this district designation.

Applicants presentation

Joel Noble, 2705 Stout St. applicant - We have a sixteen (16) member team who formed this application. The horse barns have come up time and time again as an interesting and worthy of preservation item in the neighborhood. With all of the interests that remain being on the 33rd St. side, previously there have been proposals for demolition by various parties who have gone through the state preservation office, where they found that these were the most worthy of preservation. We were not involved in those and don't have the details but it has come up before in the Curtis Park Neighborhood assessment where the architects from CPD, identified this building again. After the creation of this application we learned about a photograph that shows the horses drawing their street cars out of the doors and we are trying to source that photo to include in some of our holiday celebrations. Part of the historical relevance of Curtis Park preservation as a whole and as well as the original streetcar suburb in Denver, where those streetcars went to and the structure that remains that denotes that we think it is worthy of preservation.

We have done extensive outreach in the neighborhood. We have the Curtis Park Times which is delivered to every door every month. We gathered signatures to know where there was support and everyone property owner that we couldn't secure a signature from we sent a first class letter to.

Bill West, 2827 Curtis St., applicant – I wrote the narrative portions of this application. We have been at this for fourteen (14) years and this will be the largest application that we have submitted. We are eager to finish this process and have one more to bring before you.

Public speakers

John Hayden, 2418 Champa St. – I am in support of this application. For
I would like to draw to your attention from my profession as working as a realtor in the area are two (2) things. Clients are often drawn to Curtis Park because of the architectural integrity of the area and second I think that the preservation is important as I believe it will help preserve the economics diversity of the community.

Keith Pryor, 3361 Lawrence – This property is not in this application For
but it adjoins it. We actually have five (5) little gray houses and unfortunately we couldn't make the argument to include these but having this neighborhood Landmarked will significantly stabilize my particular property.

Judi Baird, 3247 Champa St. – My grandmother purchased this house. For
My sister was born here and I am tickled to death to see this happening.

Julie Hock-Noble, 2705 Stout St. – This is one of the largest chunks of For
our neighborhood and it is important to preserve it.

Joe Colistra, 2942 Welton St. – I am 99% in support of this application. For
There are several triangle parcels along Downing St. The owner asked
me to appear here today to ask the commission to consider revising the
boundaries to exclude the saw tooth of those properties along Downing St.
where the zoning is in fact B4.

Michael Catalano, 3303 Curtis St. – I own several homes here, and I Unknown
am concerned with the horse barn. What is to become of it? One of my
homes at the corner of 33rd and Curtis. I appreciate all the work that has
been done and I think it is a great effort. But I am concerned with that building
behind that property as it has been vacant for several years. I am hoping that
with the designation we are not going to inhibit any other development of that
building. I know it is owned by the City and County of Denver. I also am
concerned about the property between Champa and Stout south of 31st St.,
where there are low income projects which are really falling apart. What is
this designation going to do to that? What developments do you see that
being changed to?

John P. Olson, 1627 16th St. – I represent Historic Denver. I am here to For
speak on behalf of the district G for Curtis Park. This is a very important
section of our city being one of the first residential sections. It has met all
three (3) of the criteria for significance and this property really integrates the
rest of the local landmark districts as well as the fact that the National
Register district is there and an important part of Denver history.

Rich Maginn, 2655 Stout St. – I am president of one of the registered For
neighborhoods in Curtis Park. I have a letter of support from the board
and basically the letter goes on about the Curtis Park Plan, assessment
and comprehensive plan and all the other plans for the neighborhood.

Hugh Brown, 2903 Champa St. - I am one of the co-authors of this For
application. I have live here for more than twenty (20) years. I do think
what distinguishes Curtis Park is the in-tack nature of the older buildings.

Robert Pohl, 3224 Curtis St. –I also was one of the applicants. My house For
was build in 1901. It is cool to have this wonderful history and I don't want
to live next door to condo's.

Sandra Bessighini, 2915 Champa – My home was built in1892 by For
J.J. Joslin. I bought this property in 1976 and restored it. I like Bill West
have been through many, many zoning hearings, liquor hearings, landmarking
hearings and with a real devotion to the neighborhood. I just support everything
that has been said here today.

Artishia L. Murray, 3123 California St. – I have lived there almost all of my life. My mother and father bought that house in 1941 and the house was built in 1889. I went to school in that neighborhood. There only four (4) houses in our block that are in this historic site. For

Joel Noble, 2705 Stout St. – The horse barn needs to be re-developed and that is why we tried to identify the very limited historic character that is visible. The historic character that exists for the 33rd St. façade is very limited and that building is currently owned by the Denver Housing Authority and we have been in constant contact with them and as recently as Mr. Wells about their intention to re-develop. They do intend to have a developer to that and to preserve the façade after the economic crunch. My understanding is that landmarking does not permit nor prohibit buildings different than what zoning would, but instead we all do have the new zoning to look forward to. This might be a secret of preservation by luck with the new zoning code update. There was a note about the one (1) block between Champa and 31st St., and Denver Housing Authority who intends to re-develop as non-contributing. For

Bill West, 2826 Curtis St. – Only one of those triangles along Downing would have quite an impact on the neighborhood if re-developed. For

For = 13 Unknown = 1

Board discussion

S. Leonard – This is a good application and strongly in favor of this designation. It would be very nice to keep those lines where the horse tracks were.

Motion by: S. Leonard, I would make a motion that the Landmark Commission approve with the recommendation that we forward this application for the designation of Curtis Park G district to the City Council because we find that the application is complete and meets the criteria in history, architecture and geography, citing the findings of fact.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Motion by: B. Gibson, I move to close this public hearing.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

IV. Periods of Significance

Presenter – Savannah Jameson

Presently only 35 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.

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
- Immediate clarifies for applicant if demolition can be considered
- 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*. Hence the Commission will approve demolition of non-contributing structures in a district – however it is subject to approval of a replacement structure that reinforces the character defining features of the district.

The following five districts are being proposed as below:

Historic District:

- D-1 Larimer Square Historic District
- D-3 9th Street Park Historic District
- D-7 Smith’s Ditch Historic District
- D-11 Old Highland Business Historic District
- D-23 East Park Place Historic District
- D-22 Wyman Historic District
- D-39 Country Club Gardens Historic District

Period of Significance:

- Prior to and including 1915
- Prior to and including 1930
- Prior to and including 1870
- Prior to and including 1895
- Prior to and including 1925
- Prior to and including 1955
- Prior to and including 1941

Establishing Periods of Significance for Certain Landmark Districts

The Denver Landmark Preservation Commission (LPC) is reviewing certain historic districts in order to recommend to the Denver City Council that periods of significance be established by ordinance for those districts. The districts selected for review may have a period of significance stated in their original district applications or established by other means such as neighborhood surveys, but they currently do not have periods of significance established by ordinance. Establishing a period of significance for each district is important to the Commission. It establishes, by date of construction, which buildings should be considered “contributing” to the district, and helps in facilitating its design review deliberations.

Contributing structures in historic districts

The LPC considers a structure that has maintained its integrity and that was built within a historic district’s period of significance to be contributing. A contributing structure in a historic district need not be an example of work by a significant architect or have association with a person of historical importance. Rather it is a structure that was built within a historic district’s period of significance and has maintained its historic integrity, and thus contributes to the integrity of the district. For example, a small bungalow built by a middle class citizen could be considered a contributing structure in a historic district because it represents a type of house within the budget of certain people and/or because it contributes to an understanding of the history of the district – it “contributes” to the integrity of the district.

Non-contributing structures in historic districts

A non-contributing structure is typically built outside the period of significance established for the district, or it has been so altered as to have lost its historic integrity.

Based on the original district application and/or other information the DLPC has assigned tentative periods of significance to certain districts. The DLPC has asked for public comment to assist in finalizing its recommendations to City Council. (At this time none has been received.)

The proposed periods of significance could be amended; however alternative dates must also take into account the original intention of the district designation. Any date decided upon must recognize the structures in the district (regardless of their date of construction providing it is more than 30 years ago) that contribute to the historical or architectural qualities of the district established in the designating ordinance.

Proposals for amended dates should include addresses of such structures, dates of construction, and photographs to provide information demonstrating how the structures add to the district. Information provided by the public will become part of the Commission files. The Commission may, based on public comment and/or other information, revise the tentative “period of significance” before making its recommendation to the City Council.

The staff recommendation is to move the proposed periods of significance to a LPC public hearing on December 15, 2009.

K. Buckey – The Clement Park district period of significance should be 1930.

Motion by: B. Gibson, I move that staff recommend the proposed periods of significance be move to a LPC public hearing on December 15, 2009.

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

V. Design Review

1. #347-09 1701 Wynkoop St. (Denver Union Station)

Presenter – Steve Oliver

This application is for the demolition of aluminum & glass addition on west elevation; demolition of tunnel, in-fill exposed openings with oak & glass assembly Patch / repair scarred, and original stone.

Changes to the train area requires the demolition of the obsolete passenger tunnel. Other logistical changes allow for the demolition/removal of the non-contributing bus shelter. These removals will result in openings in the original Station wall which need to be filled. These are proposed to be filled with a wood-frame-and-glass assembly which replicates the original detail typical used in these types of openings. Scars on the original stone façade will be repaired to match the appearance of the adjacent surface.

Staff recommendation is to approve the demolition and also the infill construction.

Applicants presentation

Maridin Lipponon, SOM – Iron Horse works under us and they have been charged with the removal of the storefront.

Virginia McAllish, Iron Horse Architects – We are just taking off the non-contributing area and restoring it to the original façade. We will match all original elevations of the windows.

Board discussion

The question was asked about which historical elements are being saved and the reply was some elements in the tunnel.

Motion by: J. Bershof, Project #347-09, 1701 Wynkoop St., I move to recommend approval for this demolition based on the fact that it is non-contributing to the designated land owner and that further recommendation is to approve the infill construction on the basis that the design meets the applicable guideline for renovation and restoration, and with the condition that the details of restoration for the stonework come back to staff.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

VI. Discussion items

A. Review for Civic Center Park – G. Gause

I have received the Phase I plans for Civic Center Park and I have given you an update in your package. Staff has reviewed these plans for work to the Greek Theater, Voorhies Memorial and the balustrade wall.

Phase I of the project includes reroofing the Greek Theater, installation of lighting on the Voorhies Memorial, cleaning of all components, remove and replace existing mortar joints; the repair and replacement of chipped or damaged masonry components, resetting original masonry components and various maintenance repairs

All work conforms to the Secretary of the Interior's Standards and the Civic Center Guidelines.

B. Steve Ross's address to the board

At this point all I am doing is making a request for information that I think should be part of public record in the minutes. At the October meeting I brought in a letter addressing three (3) area's which I thought could help remediate for others what happened to me. I haven't seen much happen in that area. What I would like to do at this point is just to have access to the things that I think should be part of the public records.

C. McConnell – I think that you raised some very good points in your letter and we do acknowledge that we are behind in having our minutes posted and hope that it can be remedied sooner rather than later.

J. Bershof - We really haven't had the opportunity to focus on your issues and I appreciate your coming in and again. I think we need to address it in a kind of a way that the commission hasn't done. Thank you.

K. Buckey – Administrative approvals are administrative, they don't require a vote by the commission and fact is that they are just listed on the agenda for the information for the LPC.

S. Ross – I will settle for any listing of them at all. I think the only ones I missed are a few months and if you would want to make the agendas available.

K. Buckey – The agendas are available at the time of the agenda. But again they are administrative approvals and are listed for the approval. You could come in to the office and get copies for \$1 per copy. They are also posted on the web.

S. Ross – The minutes were not posted for July 29, but the agendas drop off. If you feel that it is adequate and then I will come in for copies.

B. Gibson - I think one of the problems you have run into with the minutes is that we have had some illness and staff changes and we got behind.

S. Ross – When would be a good time for me to look for them?

B. Gibson – I think that is a staff question.

S. Leonard – For some years they are listed in the library.

K. Buckey – I would say that posting the minutes and the agenda on the web site is a courtesy that we give to the public and there is no ordinance that says we have to do this.

S. Ross – I don't want to debate it too much but the only things I had marked there is applications for state income tax credit. Is that covered under the same situation?

K. Buckey – Yes

S. Ross – Ultimately, I came here and requested three (3) issues that I thought were the result of my experience here. So I appreciate you explaining things to me and when would be a good time for me to come in?

J. Blake – Would you want to come in tomorrow about 10:00?

S. Ross - Tomorrow at 10:00 would be fine. I would like the agendas for the first half of the year.

J. Blake – The agendas are all on line. If you wish a WAV file I can do that also.

*It was forgotten during this conversation that when the WEB site was revised earlier this year somehow all of the past years of agendas and minutes were deleted. However all of what was required was posted and copies for Mr. Ross will be provided.

Meeting adjourned,
Submitted by:

Judith Blake