



DENVER
THE MILE HIGH CITY

Community Planning and Development

Planning Services

Plan Implementation

Landmark Preservation

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LANDMARK PRESERVATION COMMISSION MEETING MINUTES

Tuesday, December 2, 2008 at 1:00 p.m.
MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6

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

Absent: Chair Dennis Humphries, Co-chair Carla McConnell

Staff Present: Steve Oliver, Greg Savage, Fran Mishler, Tyler Gibbs, Kerry Buckey, (City Attorney,) Judy Blake, and Savannah Jameson

The Chair called meeting to order at 1:06 p.m.

I. Review And Approval of Minutes

Motion by: B. Gibson, move to approve the minutes of October 21, 2008.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

II. Applications for State Income Tax Credit

Motion by: B. Gibson, move to approve the Preliminary Tax Credit application as presented.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

The Chair called the Public Hearing to order at 1:15 p.m.

III. Public Hearing

The Kennedy Child Development Center

The Children's Psychiatric Day Care Center

Staff Presentation

F. Mishler - On September 24, 2008 CPD Landmark Preservation received applications for Certificates of Non-Historic for thirteen buildings on the 9th Avenue campus of the University of Colorado. Five of these buildings were found to meet the landmark designation criteria, including architectural, historic, and geographical significance and they were posted. On October 28, 2008 we received Landmark designation applications for the Children's Psychiatric Day Care Center and the John F. Kennedy Childhood Development Center. The applications were reviewed by the Landmark Preservation Designation Committee on November 4, 2008 and with a unanimous vote, forwarded the applications to be reviewed by the full Landmark Preservation Commission.

The applications were reviewed at a Landmark Preservation Commission Preliminary Meeting on November 4, 2008 and were found to be complete and the buildings eligible for designation. The applications meet the criteria required for designation 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 University of Colorado Medical Center Children's Psychiatric Day Care Center and JFK Development Center were originally built as an integral component of the



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University of Colorado's Health Sciences Center, one of the first such institutions in the state. The construction of these two buildings are a manifestation of the growing interest nationally and in Colorado in the field of child mental health during the second half of the twentieth century.

Architectural Importance:

- *2A, embody distinguishing characteristics of an architectural style or type;*
Both buildings are examples of Frank Lloyd Wright's Usonian style. The Children's Psychiatric Day Care Center, built in 1962, includes features of this style in its horizontal elevation incorporating clerestory windows, geometric ornament and flat and shallow gabled roofs. The JFK Development Center, built in 1968, incorporates elements of this style through its horizontal orientation, overhanging eaves, clerestory windows and flat roof.
- *2B, be a significant example of the work of a recognized architect or master builder;*
The buildings were designed by the firm of Hornbein and White, a partnership of Victor Hornbein and Edward D. White Jr., both significant mid-century Denver architects.

Geographical Importance:

- *3A, have a prominent location or be an established, familiar and orienting visual feature of the contemporary city;*
The Children's Psychiatric Day Care Center and the JFK Development Center are an established, familiar and orienting visual feature of Denver as a prominent building on East 8th Avenue.
- *3B, Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;*
The Children's Psychiatric Day Care Center and the JFK Development Center are distinctive medical buildings and are rare examples of the Usonian Style in Denver.

The proposed structural landmarks are consistent with the intentions of Chapter 30: Landmark Preservation of the Denver Revised Municipal Code. Staff recommends approval.

Applicants Presentation

Jamie White – These buildings were designed by Ed White and his partner Victor Hornbein, and this is the right thing to do. My father sat on the LPC for three decades. Helen Arndt with my father and a few others started Historic Denver. My father believed that viable, adaptive reuse plan for Landmark buildings could be created. If buildings were allowed to be non-historic or be erased because someone decides that they might hinder development, we would have little of our architectural history left. My father also believed that viable, adaptive re-use plans of Landmark buildings could always be created.

Public comment

Tom Ragonetti, Attorney for Shea Properties – This designation does not occur outside of a context and outside of a portion of balance. The context is that several years ago when Shea embarked on this process, they commissioned a historic resources study which was done. They reached out to the community at large, neighborhoods and preservation community to talk about three different kinds of balance.

- 1) It is necessary to save some of the historical resources on site.
- 2) The necessity to embody other planning goals and values of the surrounding neighborhoods.
- 3) The balance of redevelopment of a very complex inter city site.

The question was asked which of the different historic objects on the site should receive priority to be saved? The answer from all concerned was that the nurse's dormitory and the landscape quadrangle that is associated with it should receive the highest priority and should be saved. From that day forward all the planning for re-development of the medical center campus has been premised on the saving of the nurse's dormitory and the quadrangle associated with it and not other items including the two (2) buildings that are in front of you today. So planning has progressed to a point where the City has actually processed the General Development Plan all the way through its processing and it is forced with an option clearly momentarily. A General Development Plan does not call for saving these buildings because it wasn't identified as a priority early on by anyone. The wise thing to do

here is to deny designation because Shea reached out early and confidently.

Bob Musgrave, Executive Director, Historic Denver – We are not supporting the demolition. There is architectural integrity. These buildings represent significant monuments to the campus. I would like to see both buildings but particularly the Children’s Center saved from demolition. Historic Denver didn’t have the benefit of time to support. As you know Historic Denver was instrumental in getting the Demolition Ordinance passed, but that didn’t happen until late 2006 after the negotiations with Shea. We were also disappointed that there wasn’t greater public support for saving these buildings back in at the time we were discussing these buildings which may have lead to a different outcome. While Historic Denver supports the preservation of these buildings in principal; we are not able to take a position in support of these applications today.

Brooks Waldman, 66 S. Garfield St. – I was a student of Victor Hornbein’s and worked on these buildings. I have been a resident of Hilltop for 35 years, and on the board of Cherry Creek East Neighborhood. These buildings have been a landmark on 8th Ave. since 1962 when they were constructed. They have quality materials, fine architects and I can’t imagine why creative developers can’t make use of these buildings. I am very much in support and I hope you win this battle.

Michael Paglia, 795 Pontiac St. – I am the co-author of this nomination and would like to urge the LPC to endorse this application. I pass these buildings everyday and clearly both buildings quality for protection under the Landmark Ordinance and both should be Landmarked. The standard of these two buildings is extremely high, and their preservation would add esthetic value to the plan. It is not true that the buildings get in the way of the street grid. In 15 streets that cross 8th Ave. east of the campus nine (9) do not connect. The Day Care Center is of the highest of architectural significance. I suggest that the commission consider the situation of the stalled Gates re-development which illustrates how easily plans could go in this currently soft real estate market. In conclusion I’d like to say that Denver has very few buildings that are interesting enough to warrant preservation representing only a tiny fraction, less than 1%. Do the right thing and afford the Day Care Center and the JFK Tower the limited protection of Landmark listing.

David Walter, 491 Orange Ct. – I want to support these buildings as they are beautiful and very classy. They are very people orientated buildings and it would be a sad thing to loose them.

Board Discussion

S. Leonard asked Mr. Ragonetti if Shea was aware that there was a Landmark Preservation Commission and the answer was “yes” and that they engaged with the community the best way that they knew how.

E. Shalkey – It seems to me that this is an unfortunate situation we are in. I don’t know that I’ve seen a designation before that fits it as well.

B. Gibson – The purview of the LPC is to decide based on the criteria. I am sorry that we’re caught in this. I will be in support of this designation.

C. Meza - It seems to me that Mr. Ragonitt did what he had to do. But I’d agree that these buildings should be saved.

R. Roybal – We are the organization to preserve and protect based on the criteria. My perspective supports this. This is an opportunity to support it when all 3 criteria’s are met. We should designate these structures.

S. Leonard – I agree with everything that has been said. We have to judge guided on the merits. I’d like to point this out, so it could be avoided in the future.

J. Bershof – I am in support also; they have been important buildings all my life.

K. Buckey – Make it clear that the structures and around these have the correct legal descriptions.

Motion by: E. Shalkey, for the designation application of the JFK Child Development Center and Children's Psychiatric Day Center, I move that we approve the application as submitted with the exception that the legal description should be revisited and recommend to City Council that they consider these structures for designation using the criteria based on the Staff Report and that the designation structures have a reasonable buffer of fifty feet (50') buffer from outside walls of the buildings.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

This public hearing was closed at 2:00 p.m.

IV. Design Review

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|----------------------------------|-----------------------|------------------|
| 1. Project #382-08 | 3027 Meade St. | Residence |
| <u>Staff presentation</u> | | |

S. Oliver – This application is for a re-alignment of 2 lots.
The staff recommends approval.

Applicants Presentation

Steve Erickson -This shift of lot lines gives a more visual balance.

Motion by: S. Leonard, Project #382-08, 3027 Meade St., for the Zone Lot Amendment request, the motion is to approve this project as presented.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Meeting adjourned

Submitted by:
Judith Blake