



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, April 7, 2009 at 1:00 p.m.

MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6

Members Present: Chair Dennis Humphries, Carla McConnell, Barbara Gibson, Stephen Leonard, and Edward Shalkey

Absent: Ronald Roybal, Christopher Meza, and James Bershof

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

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

I. Review And Approval of Minutes

Motion by: E. Shalkey, I move to approve the minutes of January 20, 2009.

Second by: C. McConnell

Vote: Unanimous in favor, motion carries.

Motion by: C. McConnell, I move to approve the minutes of February 3, 2009.

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

II. Applications for State Income Tax Credit

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

Second by: E. Shalkey

Vote: Unanimous in favor, Motion carries.

III. Design Review

1. Project 28-09 100 Marion St.

Staff Presentation

G. Gause.- This project is to build a new 2-story brick, single family structure with an attached 3-car garage (approximately 5000sf). This proposal has been reviewed by the Country Club Design Review Board, and their comments are that they approve the project but ask for a change of the capitals on top of the columns, and that the project must comply with zoning regulations.

Although the general form is similar to what is found in the area, the overall mass of the building is larger than the majority of existing historic buildings found in the immediate area.

Staff recommendation is for Conditional Approval: Design meets the applicable guidelines for mass, scale, roof and entry. Staff recommends a condition that a date stone displaying the completion year be placed in the foundation at the front façade.

Applicants Presentation

Chester Kiaha,, CK Construction Mgmt, LLC – My homeowners are okay with this.

Tandy Williams, Architect – We are fine with the date block and the staff recommendation.

Board Discussion

- General discussion about the idea of a date block and the board was pleased with it.

- Some concern was expressed about the wall extending beyond the front of the house, and this was resolved by the motion, and the fact that the applicant explained that there would be landscaping that would hide it.

Motion by: E. Shalkey, Project 28-09, 100 Marion St., I move to approve this project as presented based on the staff recommendations and notes, with the exception of that part of the site wall on the north side of the home which should be no higher than four (4) feet be consistent with zoning; also, that the North wall stop along the line at the front of the house, and if they choose to

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Motion by: C. McConnell, Project 28-09, 100 Marion St., I move that we approve the demolition of the non-contributing existing structure based upon the approval of the design for new construction.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

IV. Applications for State Income Tax Credit

Motion by: B. Gibson, I move that we approve the State Income Tax Credits listed for this agenda.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

V. Committee Reports - None

VI. Information Items

S. Jameson – Update on the Hornbein and White Day Care Center. This is set to move forward to city Council on April 20, 2009. With no agreement to date, they are asking for a postponement motion to December 31, 2009. This would allow a resolution period of time.

Motion by: C. McConnell, Hornbein and White buildings, I propose that we allow an extension of the hearing of the issue to Landmark the two (2) Hornbein and White designed structures on the University of Colorado campus with a postponement of the City Council second (2nd) reading no later than December 31, 2009.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

VII. Designations

2100 Downing

D. Humphries stated that due to the fact that he must recuse himself from this as he is part owner of this building, and as a result of not being able to cast a vote, we will have to postpone this for a future meeting when we have more commissioners present for a quorum.

222 S. Fairfax

G. 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 forward the application to the full Landmark Preservation Commission, noting the application is considered complete and meets the criteria for designation.

Board discussion

Only one comment was made that this is a fine building and this would be a great favor to the Hilltop neighborhood.

Motion by: S. Leonard, 222 S. Fairfax , I move that we set the Public Hearing for designation for May 5, 2009

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

VIII. Joint LPC/Planning Board meeting called to order by LPC Chair D. Humphries

3:30 p.m.

Union Station Guidelines presented by Ellen Ittleson

E. Ittleson made a Power Point presentation of a summary of comments and responses submitted by April 1, 2009 for public draft. Ellen spoke to the following:

- Components
- Transit elements,
- Public space
- Historic Union Station
- Development program sites

Staff recommends approval with conditions that recommend changes be incorporated.

Speakers

Frank Cannon, Union Station and Company – Frank made a short presentation regarding the history and how they have come to this point for Union Station.

Public speakers

- 1) Luke O’Kelly, Union Station Advocates Citizen Group – We have concern regarding the pedestrian access and public space. We also have questions regarding the temporary demarcation which seems vague and we encourage the guidelines to be more specific.
- 2) Shannon Gifford, Sustainability on LoDo Board Association – We want to clarify the openings of windows and tools.
- 3) Elber Wedgworth, President of Union Station Authority also spoke.

Board deliberation

Discussion was made that on page 50 regarding the existing doors and windows, a suggestion was made that we have the tools to address these issues and as they come up.

Motion by: C. McConnell, Union Station Guidelines, I move that the Landmark Preservation Commission adopt Chapters 2 and 3 and recommend to the Planning Board that the balance of the document be accepted for Planning Board with the conditions as noted in the Planning Board motion.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Motion by: Bruce O'Donnell Union Station Guidelines, I move that the Denver Planning Board recommend that the Manager approve the Denver Union Station Design Guidelines with the following four conditions:

- 1) Insert principles of universal access;**
- 2) Add intent statement to p.33 and matrix's are added;**
- 3) Add "Union Station Neighborhood Guiding Principles for Sustainability" (7/16/08 draft) as an appendix;**
- 4) Edite for clarity and consistency and;**

Second by: Sharon Nunnally

Vote: Unanimous in favor, motion carries.

Meeting adjourned
Submitted by,

Judy Blake