



1250 Welton Street (Emily Griffith Opportunity School)

CB16-0311 - Landmark Designation Application

City Council Public Hearing
May 16, 2016

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



1250 Welton

Emily Griffith Opportunity School

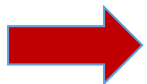
- Address
 - 1250 Welton (also 1261 Glenarm Place)
- Applicants
 - Denver Public Schools (owner)
 - Historic Denver, Inc.
- Contributing Area
 - 1926 schoolhouse
 - 1947 Addition
 - 1956 Addition





Landmark Designation Process

	Benchmark	Date
1.	Application submitted to CPD	04-01-2016
2.	Landmark Preservation Commission	04-19-2016
3.	<i>Neighborhood and Planning Subcommittee of City Council</i>	04-21-16
4.	<i>City Council First Reading</i>	05-09-2016
5.	<i>City Council Second Reading</i>	05-16-2016
6.	<i>Effective Date</i>	05-20-2016





Landmark Designation Process

- **Chapter 30-4 - DRMC**
- Landmark Preservation Commission recommended designation
 - Forwarded findings to City Council
- Denver Planning Board recommended approval
 - Forwarded findings to City Council
- City Council may designate by ordinance
 - Due consideration given to the written views of the owners
 - Hold public hearings on designation



Landmark Designation Process

	Landmark Preservation Commission Notifications
1.	Posted on-site signage for the LPC Hearing
2.	Owner Notifications & Letters
3.	Registered Neighborhood Organization: The Points Historical Redevelopment Corporation Denver Neighborhood Association Inter-Neighborhood Cooperation Downtown Denver Business Improvement District Denver Urban Resident Association
4.	City Council, Planning Board, and Building Inspection Notifications
5.	Legal Notice in Daily Journal
6.	Landmark Preservation meetings & notices to owner/applicants
7.	Landmark Preservation Commission public tour of structure
8.	Posting on LPC and Landmark Designation Websites

Board of Education FB Policy - 2002

Intent of Policy:

- Facilitate long-term preservation of the District's most architecturally and/or historically significant schools
- Meet Board's ongoing responsibility to meet educational requirements
- Provide flexibility for future generations to construct new facilities...



Application of FB policy to Emily Griffith

2012

- DPS files a Certificate of Non-Historic Status with Denver
- DPS withdraws after Historic Denver, Inc. interest in landmark designation
- DPS initiates FB Policy Evaluation Process

2013

- DPS hires SlaterPaul Architects to complete Historic Structure Assessment
- HSA confirms National Register eligibility & adaptive use potential of buildings

2013

- DPS convenes the Historic Evaluation Committee: Historic Denver, Landmark Preservation Staff and History Colorado
- Committee agrees with HSA findings
- Committee determines prioritized designation for Welton St. an option

2014

- DPS forms Sales Advisory Committee - result: balance capital needs, downtown development zoning, and preservation values

2015

- City and County of Denver hires Humphries Poli
- Meet goals of prior Committees & preserve most significant buildings

2016

- Recommendations from study becomes basis for designation application by DPS



3-Part Designation Application

① The “standard” Designation Application

Delineates history, lays out landmark designation qualifications for property.

② Design and Development Parameters - Addendum

Provides supplemental provisions relating to demolitions, and location and size of new development. These provisions and related areas will be spelled out in the designation ordinance.

③ Supplemental Design Standards and Guidelines - Attachment

Supplemental design standards and guidelines needed to accommodate unique conditions, partial demolition of a contributing building and design of much larger redevelopment. These provisions will be referred to in ordinance and filed separately with City Clerk.



Part 1: 1250 Welton

Emily Griffith Opportunity School

- **Designation Type**
 - Structure for Designation
- **Zoning**
 - DC, UO-1
- **Boundary**
 - Entire Block 170
 - Historic boundary (since at least 1940s)
 - Large redevelopment project for entire block anticipated
 - Opportunity to integrate old and new

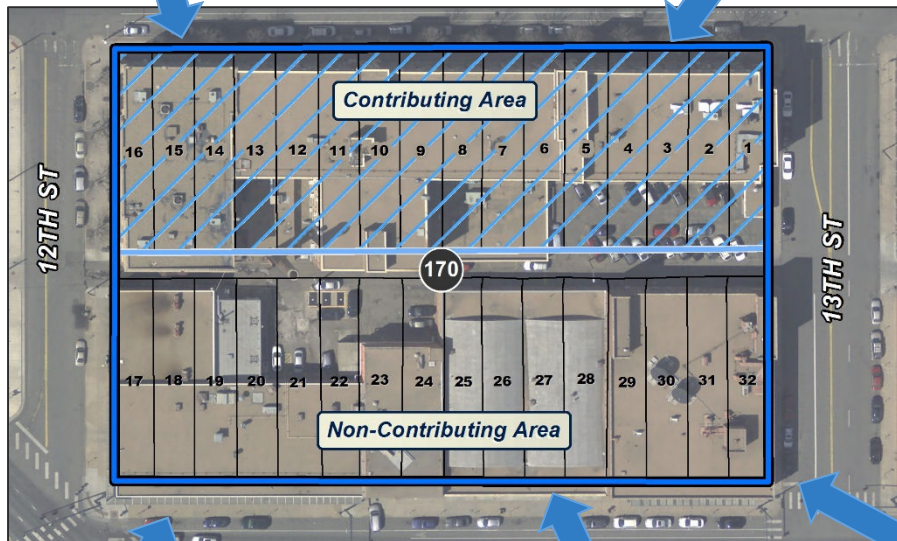
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1250 Welton

Emily Griffith Opportunity School



- **Contributing Area**
 - Architect designed bldgs.
 - Purposely planned & designed as main street face of school
 - Primary operations/classrooms of school here
 - Strongest association with school history & Emily Griffith
- **Non-Contributing Area**
 - Some consistency in architectural vocabulary – brick, simple modern
 - These parcels purchased over time
 - Buildings came and went, modified as new shops/programs started
 - More haphazard in placement & design



Designation Application: Landmark Designation Criteria

Chapter 30, DRMC - PROPERTY REQUIRED TO

- ① Maintain its Historic and Physical Integrity
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - Architecture
 - Geography
- ③ Relate to a Historic Context or Theme



Designation Application: Landmark Designation Criteria

① Maintain its Historic and Physical Integrity

“The ability of a structure...to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”

The seven qualities that... define integrity are:
Location, Setting, Design, Materials,
Workmanship, Feeling, and Association



Designation Application: Landmark Designation Criteria

① Maintain its Historic and Physical Integrity – OVERALL HIGH

- School originally on edge of downtown - more mixed residential/commercial setting originally
- Original architects' designs intact
- Brick and terra cotta materials and details remain
- Strong street presence; feels and looks like a school



Designation Application: Landmark Designation Criteria



1a. History: Direct association with the historical development of the city

- Founded in 1916 to provide alternative education for residents of all ages and races to better themselves – early and innovative
- Workforce training in many areas – auto mechanics, hair dressing, plumbing, millinery skills, etc. – built a competitive workforce for Denver
- Partnerships with military and related industry important during World War I and II
- School's flexibility, nurturing approach, and private-public partnership a national role model
- School at this location for almost 100 years, educating more than 1 million students

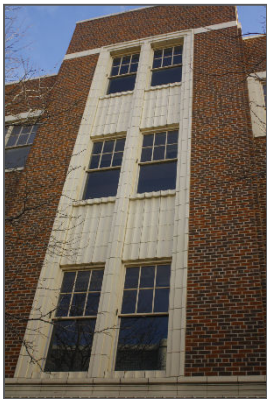
Designation Application: Landmark Designation Criteria



1c. History: Have a direct and substantial association with a person or group of persons who had influence on society

- Driving force behind founding of school was Emily Griffith – a local school teacher who believed in providing all residents the opportunity to learn and improve themselves
- Founder and principal of school from 1916 – 1933
- Innovative leader – maneuvered within city's political, business and social spheres to open school and make it a success
- Served as state education official prior to school founding
- Recognized at State Capitol – important woman in Colorado history

Designation Application: Landmark Designation Criteria



2a. Architecture: Embody distinguishing characteristics of an architectural style or type

- 1926 original building designed by E. Floyd Redding
- Distinguishing example of Renaissance Revival style with Beaux Arts embellishments: architrave entry with large “O” cartouches, pilasters, torches of learning carved into fanciful roof antefixes
- Brick with terra cotta details
- 1947/1956 addition designed by W. Gordon Jamieson
- Seamless addition – integrated design with brick and terra cotta
- International style: strong horizontal window bands, vertical towers, restrained ornamentation
- Early example of International style school building addition



3a. Geography: To have geographic importance, the structure or district shall...have a prominent location or be an established, familiar and orienting visual feature of the contemporary city

- Prominent location just off Colfax at 12th and Welton Streets
- Highly visible from Colfax Ave – a historic artery through downtown, designated US 40 in 1950s
- School is called out on travel maps of the early to mid 20th century – an orienting & familiar feature
- Original school site (since 1882) – one of few remaining historic schools in downtown area



Designation Application: Landmark Designation Criteria

Chapter 30, DRMC - PROPERTY REQUIRED TO

③ Relate to a Historic Context or Theme

- Vocational and Continued Education
- Women's History in Colorado

Period of significance: 1916 - 1956

- ① Maintain its Historic and Physical Integrity ✓
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - 1a associated with the historical development of the city, state or nation ✓
 - 1c associated with a person or group of persons who had influence on society ✓
 - Architecture
 - 2a embody distinguishing characteristics of an architectural style or type ✓
 - Geography
 - 3a have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city ✓
- ③ Relate to a Historic Context or Theme ✓

LPC Vote: 6-0

“To recommend landmark designation based on History Criteria A and C, Architecture Criterion A, and Geography Criterion A.”

Part 2: Design & Development Parameters

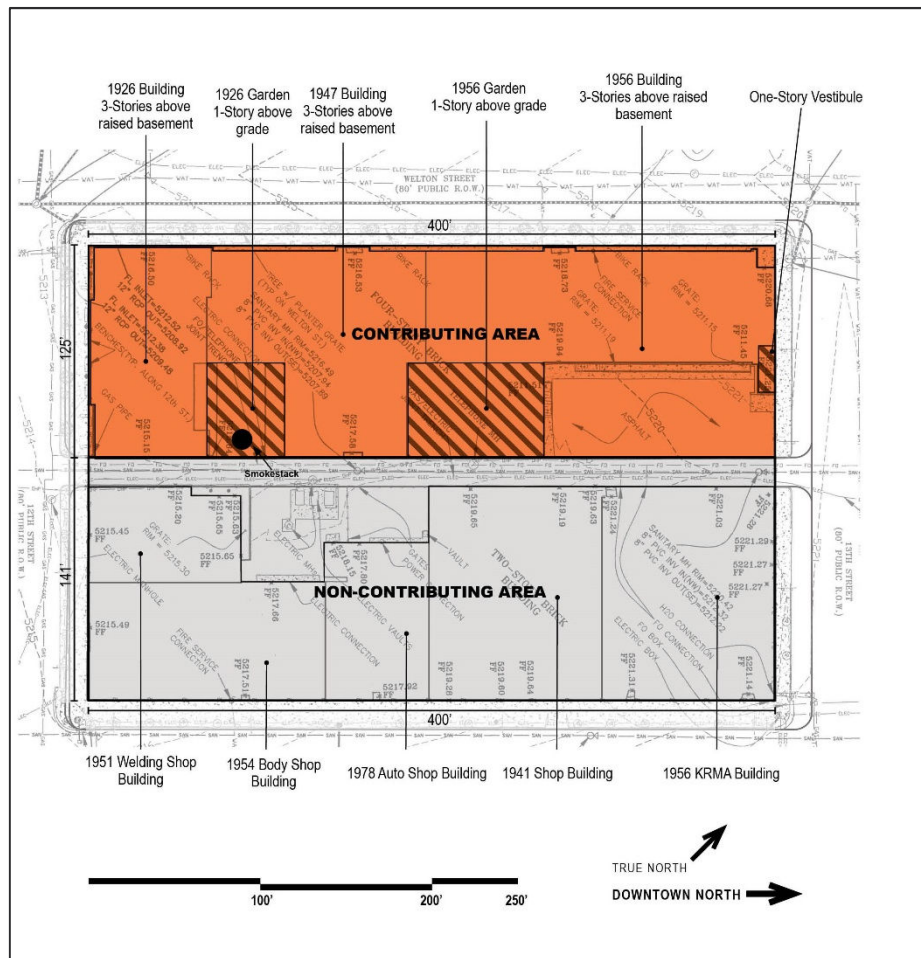
Intent of Additional Parameters

- 1. To preserve most significant building associated with Emily Griffith Opportunity School**
 - retain sense of massing and form as distinct building
 - visually prominent on site
 - preserve character-defining features identified in designation application

- 2. To accommodate new signature downtown development on the site**
 - new dense development primarily on Glenarm side of block
 - transitional height area towards rear of historic building

- 3. To ensure design solution for the block that integrates old &**

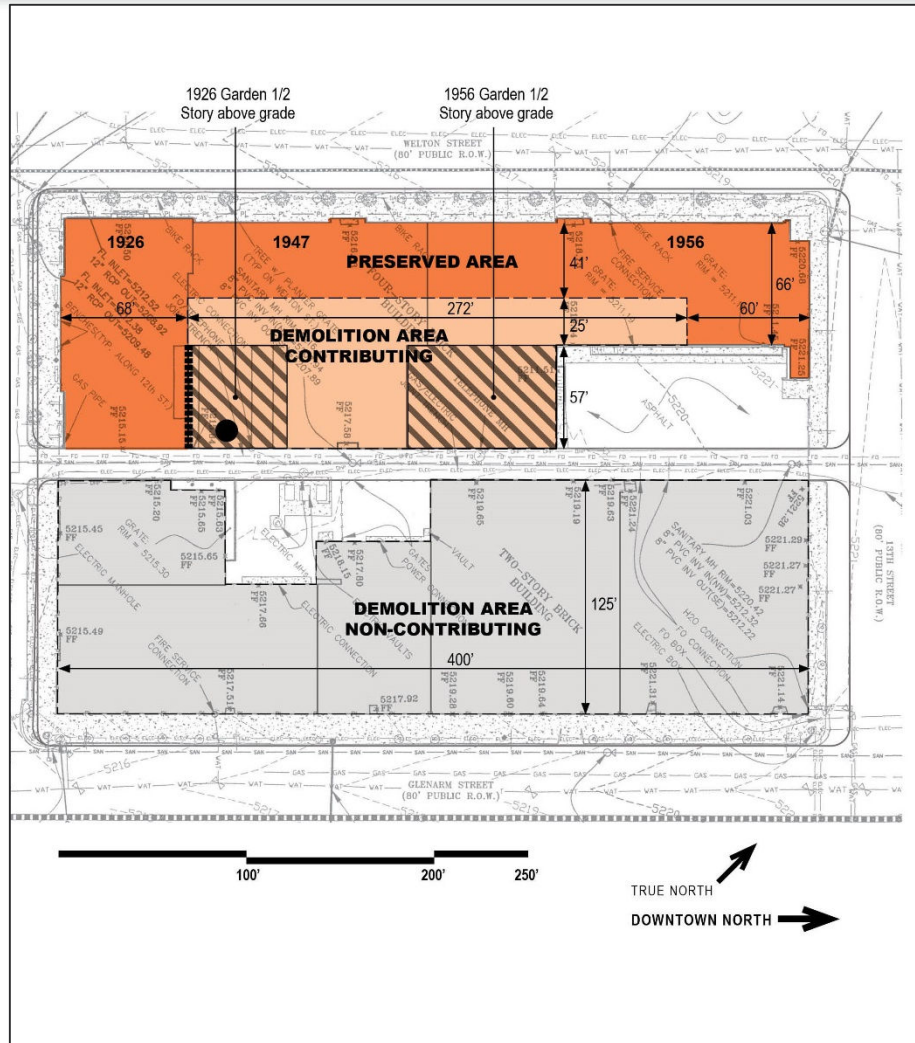
Part 2: Design & Development Parameters



Demolitions – Non-Contributing

- Applications for demolition of buildings in “Non-Contributing Area” would be administratively approved by LPC staff
- City release of demolition permit subject to design review approval of replacement plan by LPC

Part 2: Design & Development Parameters



Demolitions - Contributing

- Applications for demolition of buildings in “Demolition Area Contributing” would be administratively approved by LPC staff

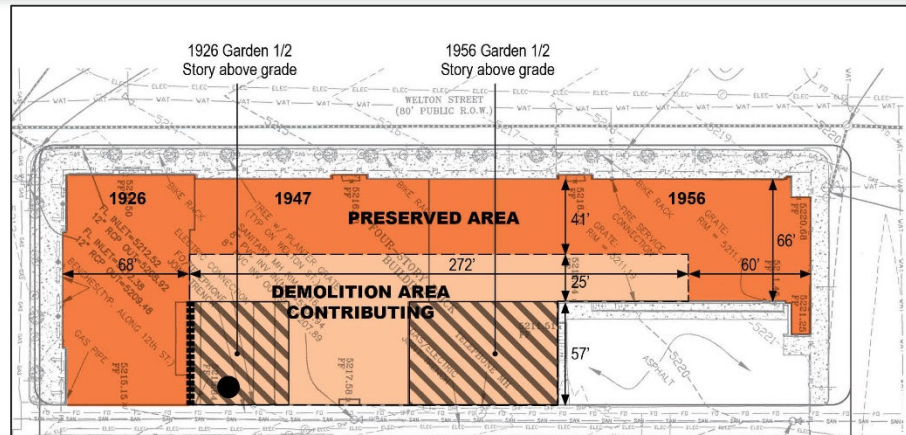
Includes

- Demolition of 1-story additions and chimney in rear
- Demolition of 2-story classrooms on west side of hallway corridor

Excludes

- All exterior exposed walls of 1926 building including the north wall
- Helps to preserve building mass, distinct form, and view from public vantage points

Part 2: Design & Development Parameters



Preserved Area

- Includes entire 1926 building's currently exposed exterior walls
- Includes significant building depth from Welton and 13th Streets
- Key frontage and main Welton Street mass of 1947/1956 addition
- Retains cantilevered vestibule entry on 13th Street
- Demolition proposals subject to DRMC 30-6(6) process

Part 2: Design & Development Parameters

Restricted Areas 1 & 2

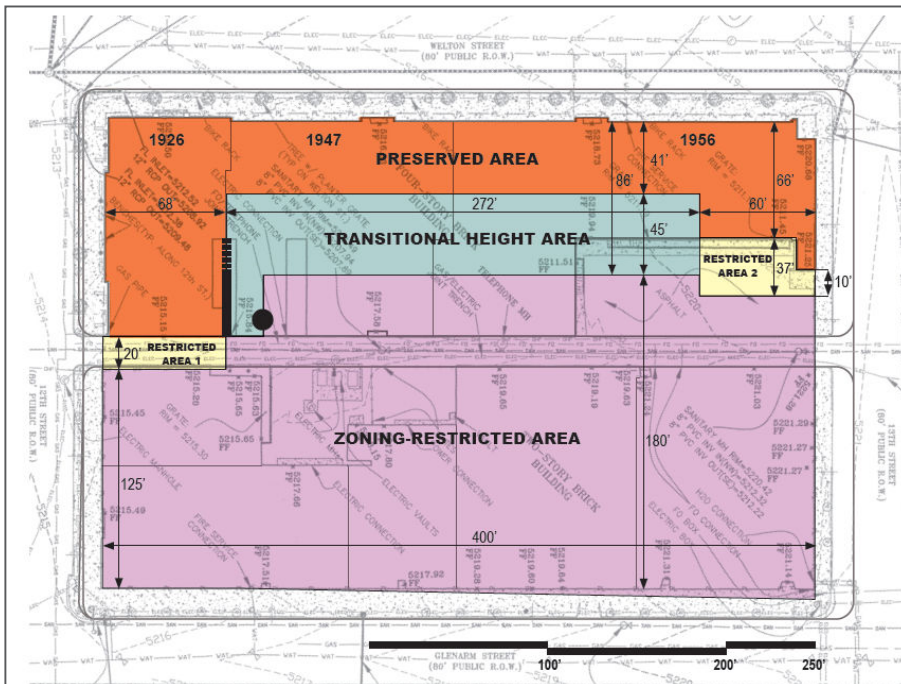
- No vertical development
 - To protect historic alley view on Welton St. side
 - To give the building /vestibule breathing room on 13th Street side

Transitional Height Area

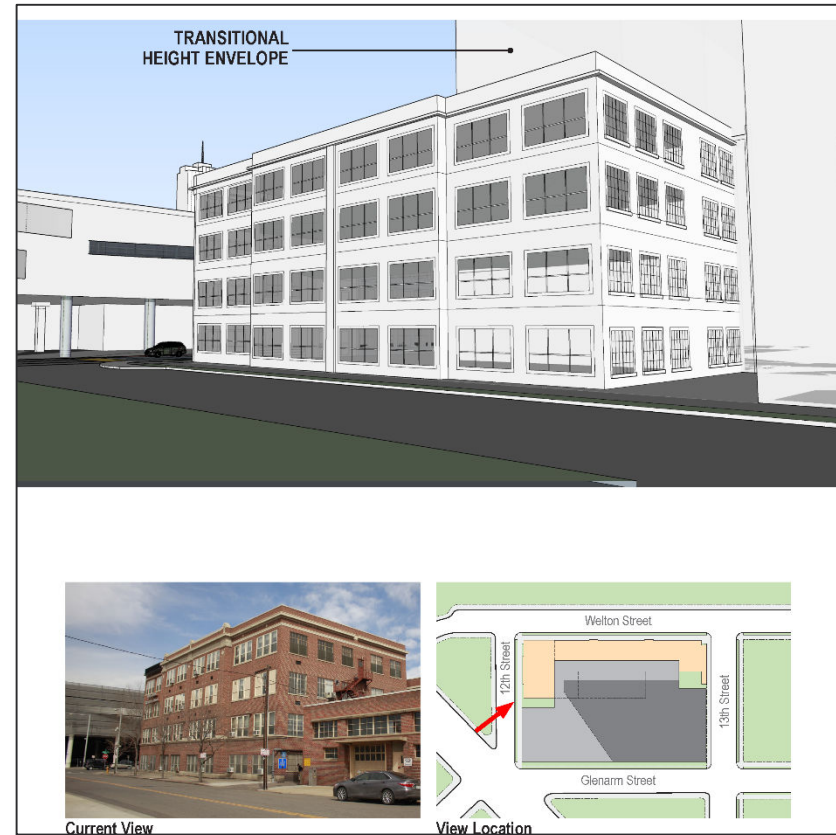
- Height up to 112' largely on footprint of demolished portion of 2-story classroom
- Provides transition to taller mass and height

Zoning-Restricted Area

- New development height and mass limited only by zoning restrictions
 - State Capitol View Plane, FAR limits, etc.



Part 2: Design & Development Parameters





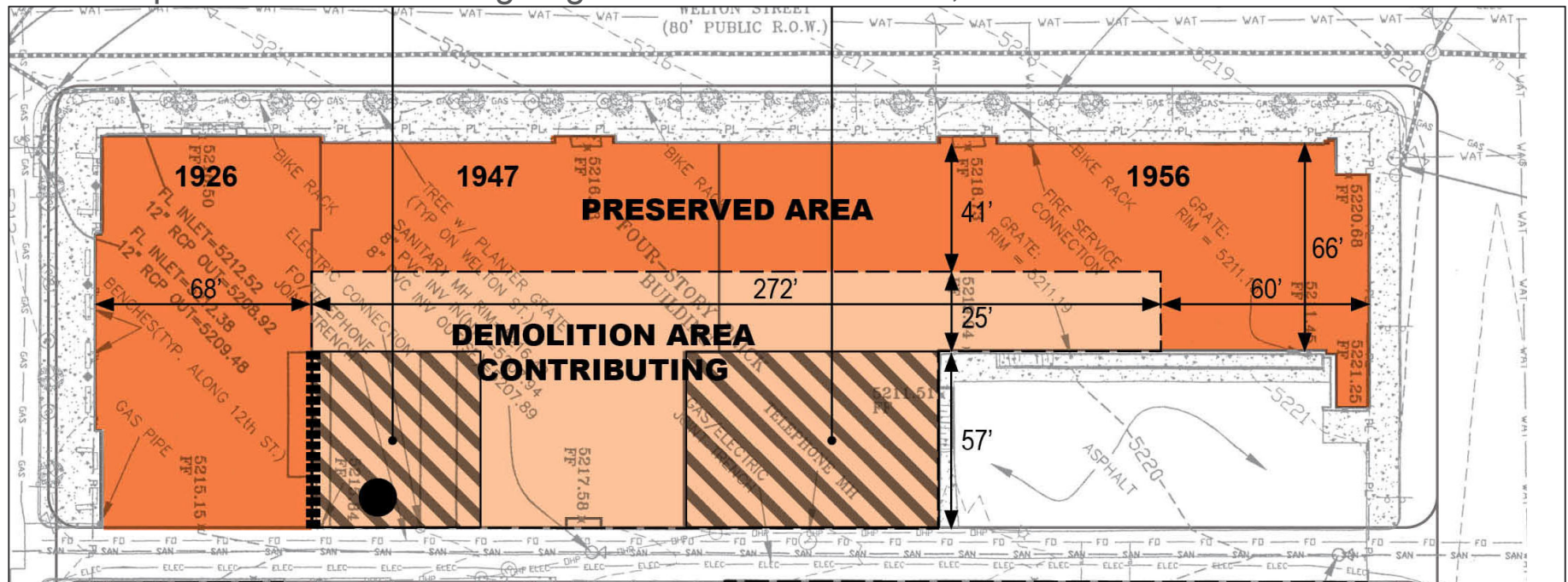
Part 3: Design Standards & Guidelines

Intent

- Customized design guideline to address unique situation
 - Significantly larger construction abutting/connecting with historic building
- To encourage integrated and respectful design solutions and treatments
- To ensure historic building remains prominent on site
- To ensure thoughtful and high quality
 - Architectural design
 - Articulation
 - Materials for new construction



- Separate document to be approved as part of the designation ordinance by City Council
- LPC reviews Design Guidelines & Standards as part of the designation as a whole
 - LPC review using Design Guidelines & Standards for Preserved Area plus adjacent space between building edge and ROW on Welton, 12th and 13th Street



Part 3: Design Standards & Guidelines

Design Guidelines Recommended by Staff

Customized design guidelines pertain to

- Transitional Height Area
- Restricted Areas
- Zoning-Restricted Area

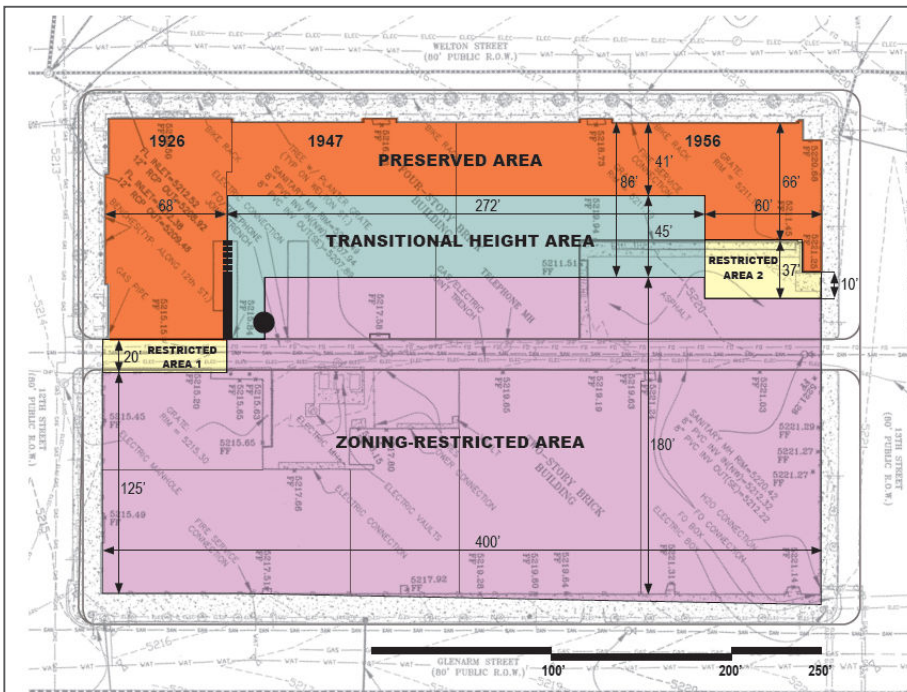
A. Urban Form, Site Composition and Street Frontage for New Construction

B. Demolition and Preservation

C. Mass Form and Context

D. Design Details & Materials

Addendum A. Character-defining feature of historic building



- Letters received
 - Letter from Historic Denver, Inc.
 - 30 additional emails and letters of support
- LPC Public Hearing
 - Four comments from the public, three in support and one in opposition