



# 1250 Welton Street and 1261 Glenarm Place (Emily Griffith Opportunity School)

Landmark Designation Application

Neighborhoods and Planning Committee  
04/27/16

# 1250 Welton & 1261 Glenarm Place Emily Griffith Opportunity School

- Address
  - 1250 Welton (also 1261 Glenarm Place)
- General Location
  - Downtown
- Applicant
  - Denver Public Schools (owner; owner-supported)
  - Historic Denver, Inc.



## Landmarked Properties:

- 35 Individual Landmarks
- 51 Historic Districts – 6,600 buildings
  - 160,000 buildings within the City and County of Denver

## Types of properties landmarked

- Commercial properties
- Fire Houses
- Cemeteries
- Schools
- Churches
- Houses
- Neighborhoods



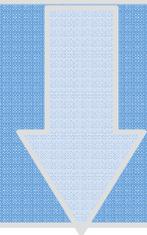
## How are applications submitted?

- Proactively – surveys or community and grassroots efforts
- Citywide demolition reviews
- Certificates of Non-Historic Status

## Who Can Apply?

- Owner(s) of property
- Manager of CPD
- Member(s) of City Council
- 3 persons who are residents and/or property owners and/or who have a place of business in Denver

DPS owner, with co-applicant Historic Denver Inc., submitted Landmark Designation application



Landmark staff reviewed and determined application was complete and sufficient



**LPC Holds Public Hearing**

Within 45 days of public hearing

**Rejects Proposal and Terminates Procedure**

**Approves or Modifies Proposal and Forwards to City Council**

	Benchmark	Date
1.	Landmark Preservation Commission	04-19-2016
2.	<i>Neighborhood and Planning Subcommittee of City Council</i>	04-27-16
3.	<i>City Council First Reading</i>	05-05-2016
4.	<i>City Council Second Reading</i>	05-16-2016
5.	<i>Effective Date</i>	05-20-2016



# Landmark Designation Process

	<b>LANDMARK PRESERVATION COMMISSION NOTIFICATIONS</b>
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

## 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...



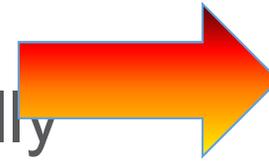
## Concurrent Public School Survey Effort by History Colorado & Denver:

**Tier 1:** Few alterations, architecturally distinguished, clearly eligible for landmark designation

**Tier 2:** Slightly less significant or slightly more altered than Tier 1.

**Tier 3:** More altered than Tier 2, but still have significance and some integrity.

**Tier 4:** So altered, no longer significant.



## Process When a Landmark Designation is Proposed:

1. DPS to evaluate facility's condition, programmatic requirements, preservation factors & costs

2. DPS to convene a historic evaluation committee to confirm significance and review evaluation.

3. Forward results of evaluation and committee to DPS Board of Education for Action

# Application of FB policy to Emily Griff

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

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

## 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.*

## Designation Type:

- Structure for Designation

## Zoning:

- D-C, 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



# 1250 Welton & 1261 Glenar Emily Griffith Opportunity School



- **Contributing Area**

- 1926 schoolhouse (1991)
- 1947 Addition
- 1956 Addition

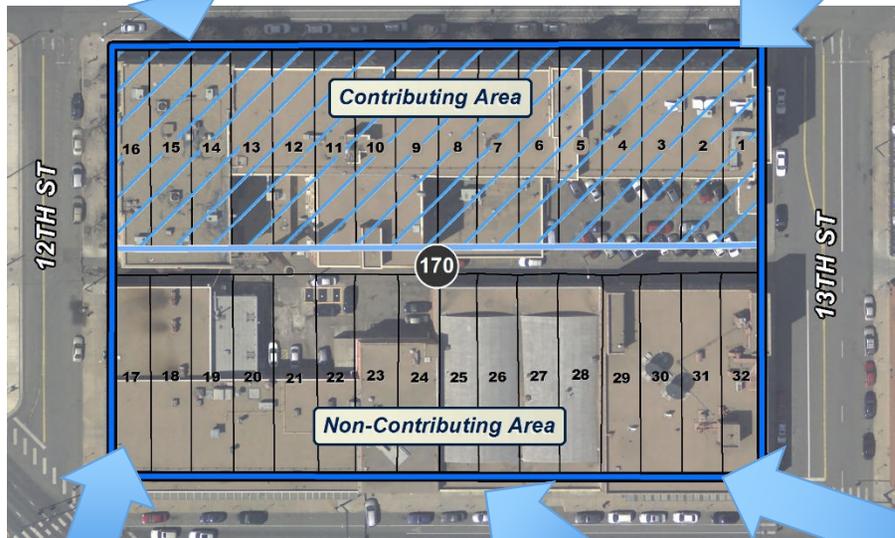
- **Period of Significance**

- 1916 (date of school's opening) through 1956

- **Landmark Criteria (proposed)**

- History, Criterion A and C
- Architecture Criterion A
- Geography Criterion A

# 1250 Welton & 1261 Glenar 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



## Chapter 30, DRMC - PROPERTY REQUIRED TO:

Maintain its Historic and Physical Integrity

Meet One Designation Criterion in Two or More of the Following Categories:

- History
- Architecture
- Geography

Relate to a Historic Context or Theme

# Designation Application: Landmark Designation Criteria

## 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





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

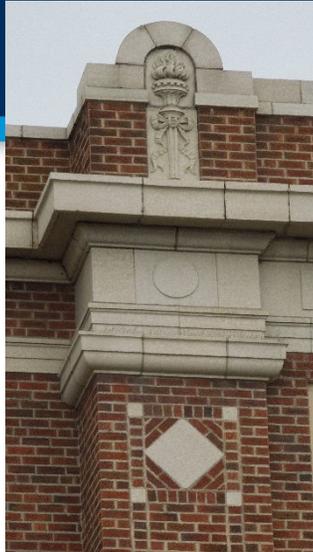
- Founded in 1916 to provide alternative education for residents of all ages and races to better themselves – early and innovative
- Workforce training in many areas – auto mechanics, hair dressing, plumbing, millinery skills, etc. – built a competitive workforce for Denver
- Partnerships with military 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





### **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



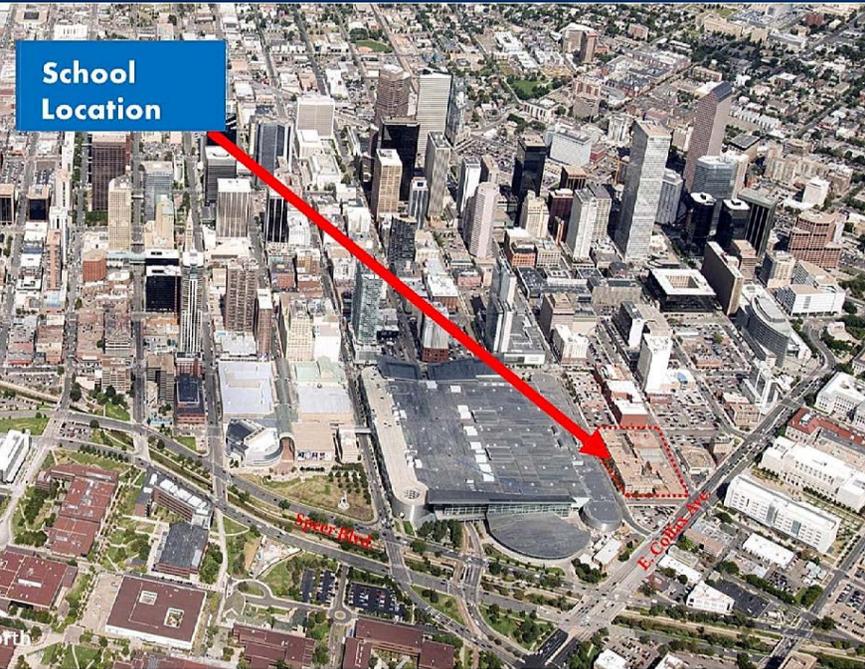
## 2a Architecture: Embody distinguishing characteristics of an architectural style or type

- **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

# DENVER

THE MILE HIGH CITY

School Location



**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 12<sup>th</sup> 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 20<sup>th</sup> century – an orienting & familiar feature
- Original school site (since 1882) – one of few remaining historic schools in downtown area

## 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 Criterion A and C, Architecture Criteria A, and Geography Criterion A.”*

## Content of Additional Parameters:

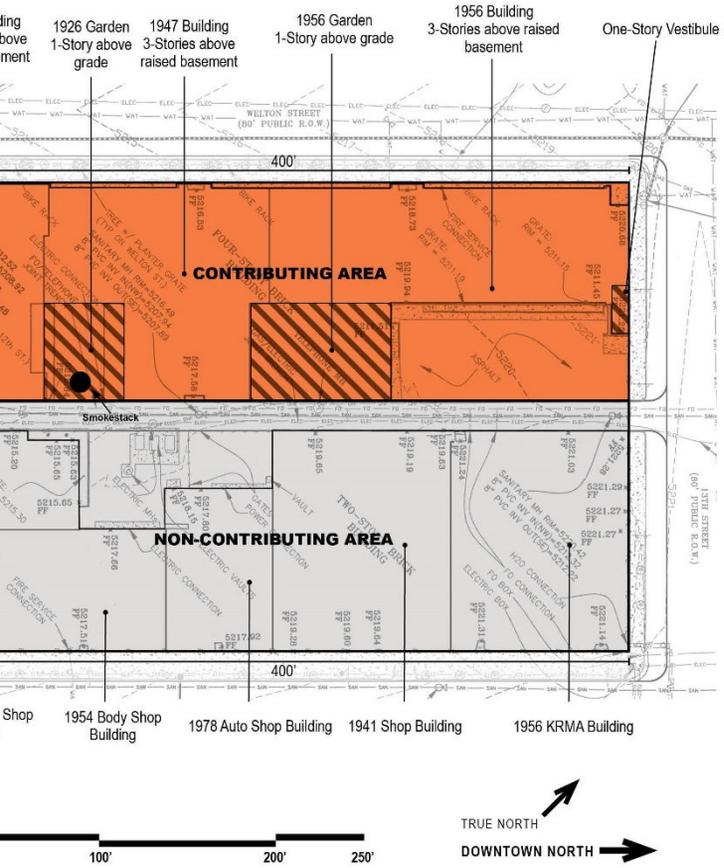
### **To preserve most significant building associated with Emily Griffith Opportunity School**

- retain sense of massing and form as distinct building
- visually prominent on site
- preserve character-defining features identified in designation application

### **To accommodate new signature downtown development on the site**

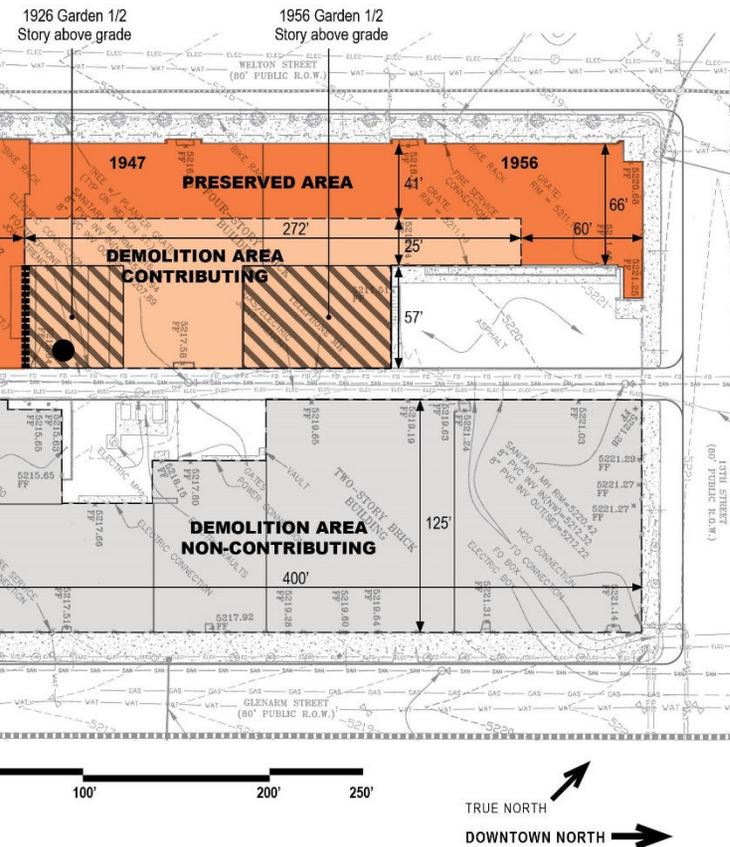
- new dense development primarily on Glenarm side of block
- transitional height area towards rear of historic building

### **To ensure design solution for the block that integrates old & new**



## 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



## Demolitions - Contributing:

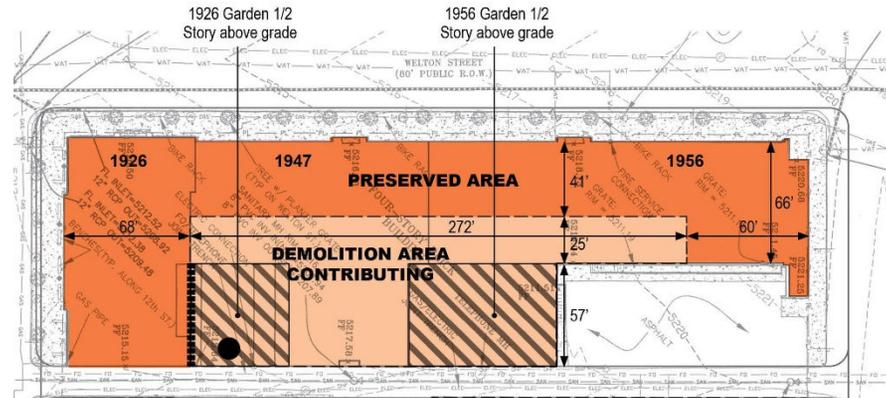
- Applications for demolition of buildings in “Demolition Area Contributing” would be administratively approved by LPC staff

## Includes:

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

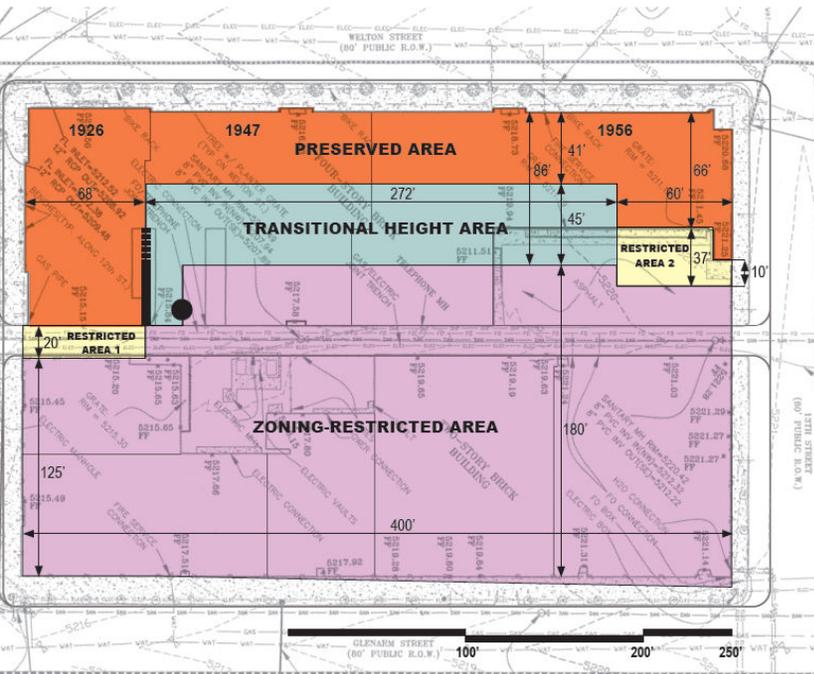
## Excludes:

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



## Preserved Area:

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



## Restricted Areas 1 & 2:

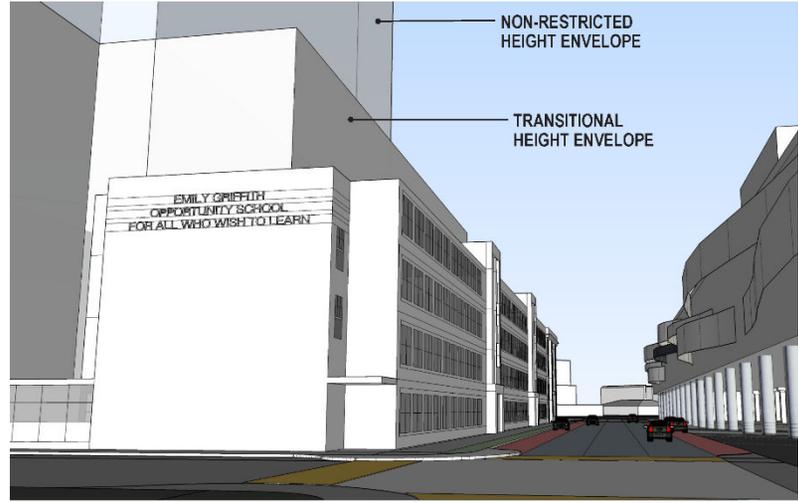
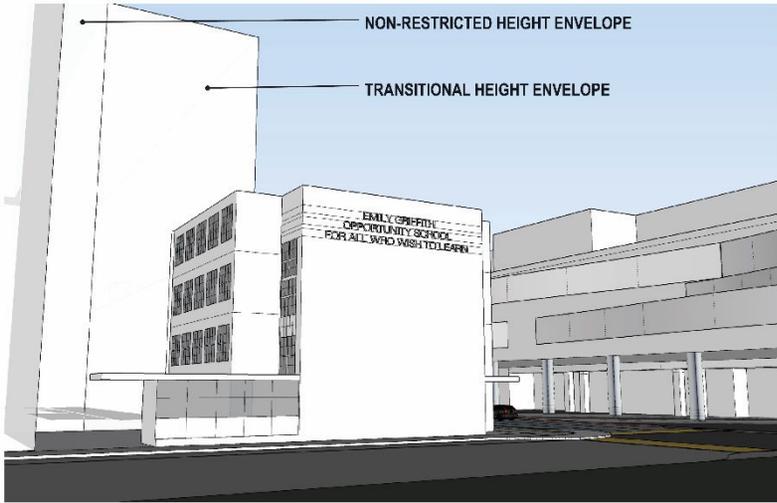
- No vertical development
  - To protect historic alley view on Welton St. side
  - To give the building /vestibule breathing room on 13<sup>th</sup> Street side

## Transitional Height Area:

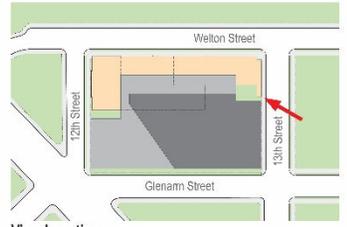
- Height up to 112' largely on footprint of demolished portion of 2-story classroom
- Provides transition to taller mass and height

## Zoning-Restricted Area:

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



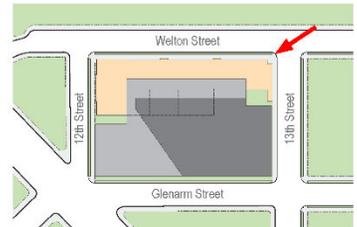
Current View



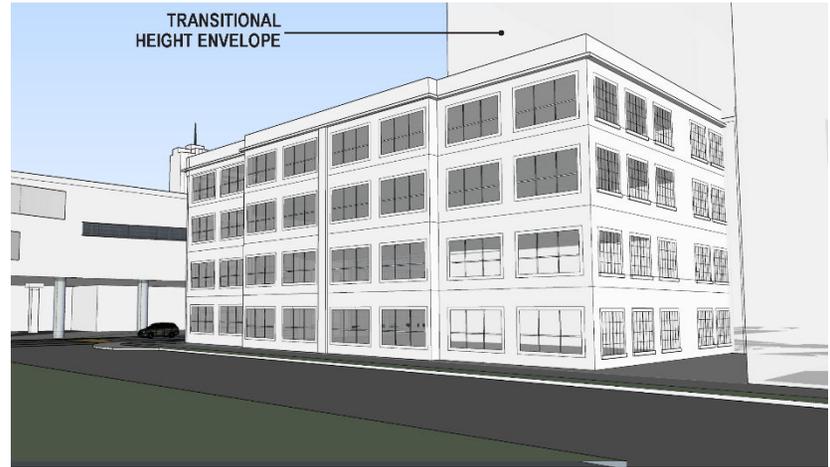
View Location



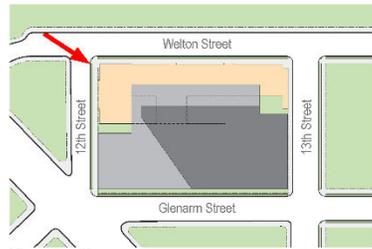
Current View



View Location



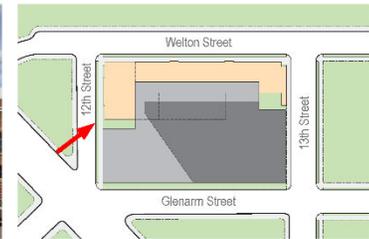
Current View



View Location



Current View



View Location

## Content:

Customized design guideline approach needed to address unique situation

- Significantly larger construction abutting/connecting with historic building

To encourage integrated and respectful design solutions and treatments

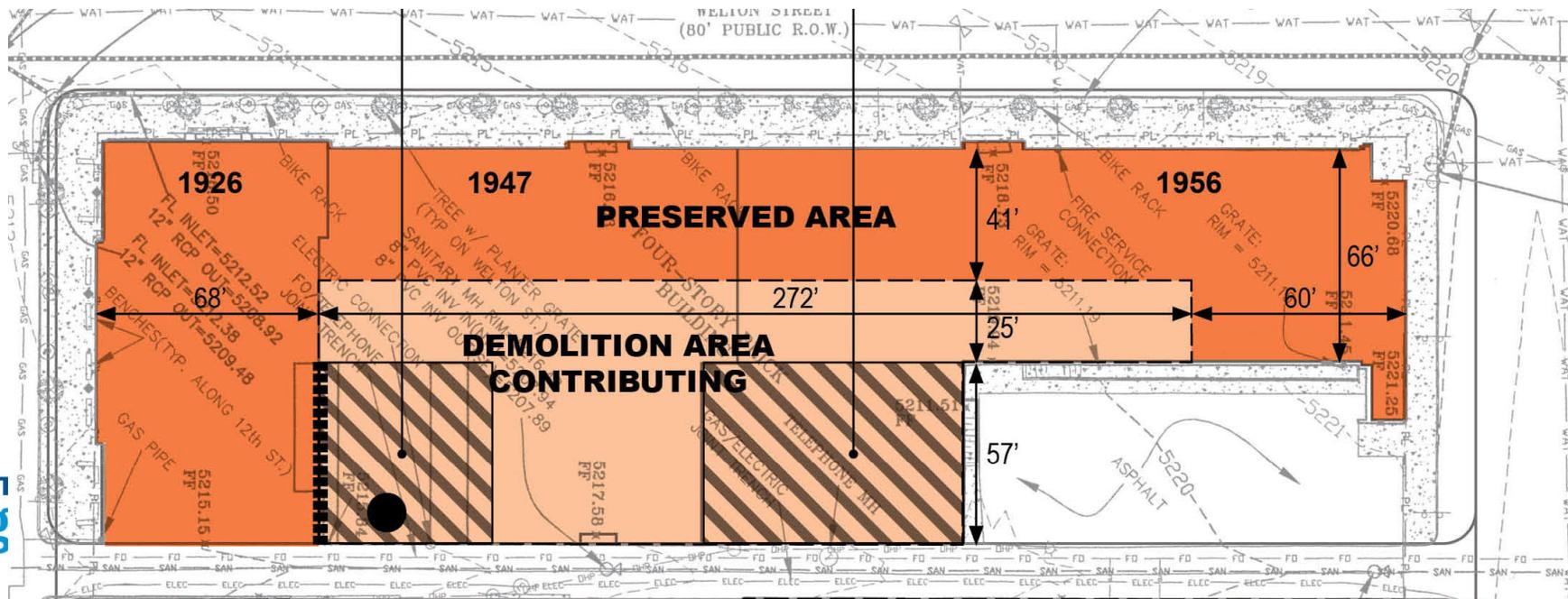
To ensure historic building remains prominent on site

To ensure thoughtful and high quality

- Architectural design
- Articulation
- Materials for new construction

## Design Guidelines as Recommended by LPC:

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



## Design Guidelines as Recommended by LPC:

- Customized design guidelines pertain to
  - Transitional Height Area
  - Restricted Areas 1 & 2
  - Zoning-Restricted Area

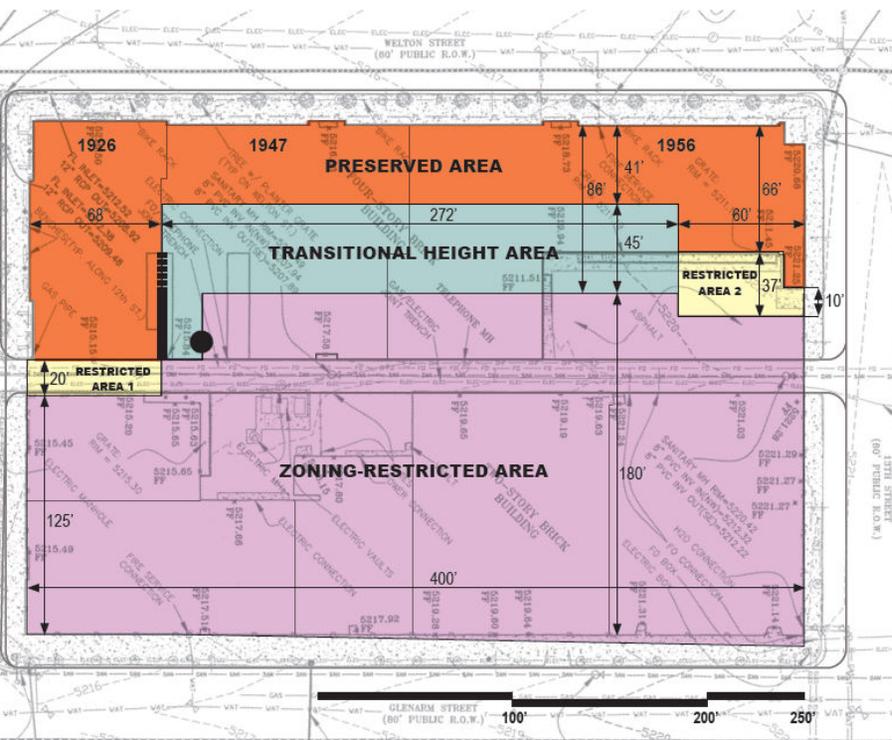
A. Urban Form, Site Composition  
and Street Frontage for New  
Construction

B. Demolition and Preservation

C. Mass Form and Context

D. Design Details & Materials

Addendum A. Character-defining features  
of historic building



Letters and signatories received :

1. Letter from Historic Denver, Inc.
2. 30 additional emails and letters of support

Four comments from the public, three in support and one in opposition