



STAFF BRIEF

This document is the staff's comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission's deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Project: #2019-LMDEMO-217
Address: 2650 Welton Street
Historic Dist/DLM: Five Points Historic Cultural District
Year structure built: C. 1880-1990s
Council District: #9 Albus Brooks
Applicant: Craine Architecture | Palisade Partners | Five Points Redevelopment Corporation

LPC Meeting: June 4, 2019
Staff: Brittany Bryant

Project Scope Under Review:

Demolition of a non-contributing addition to the Rossonian

Staff Summary:

The property owner, Palisade Partners and Five Points Redevelopment Corporation and their representative, Craine Architecture is proposing to demolish a non-contributing addition to the historic Rossonian Hotel, constructed in the

The Five Points Historic Cultural District is designated for its historical and geographical significance. The cultural district is made up of 98 parcels and approximately 80 buildings – 9 of which are contributing structures. The Rossonian Hotel, located in the heart of the Five Points Historic Cultural District, is the tallest historic building in the district, making it one of the most prominent and significant historic buildings. The Rossonian – previously known as the Baxter Hotel, the historic signage for the Baxter Hotel remains on the building chamfered just below the metal cornice – was purchased in 1929 by African American A.W.L. Ross and renamed after him. The Rossonian became the most important jazz club between Kansas City and Los Angeles hosting jazz legends such as Paul Robeson, Duke Ellington, Nat King Cole, Ella Fitzgerald, Billie Holiday and Count Basie and others. In 1995, the Rossonian was listed on the National Register of Historic Places under criterion A for its social history, ethnic heritage, and significance to the City of Denver.

The annex addition was constructed in the mid to late 1990s, when the Rossonian Hotel underwent an extensive renovation and is non-contributing to the district.

Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

Guideline	Meets Guideline?	Comments
2.30 Remove a non-historic addition, if possible.	Yes	A non-historic addition will be demolished.

2.56 Minimize damage to historic structures when demolishing non-contributing addition or features.	Yes	The non-historic annex addition will be demolished and the historic Rossonian preserved and restored as part of a new redevelopment project.
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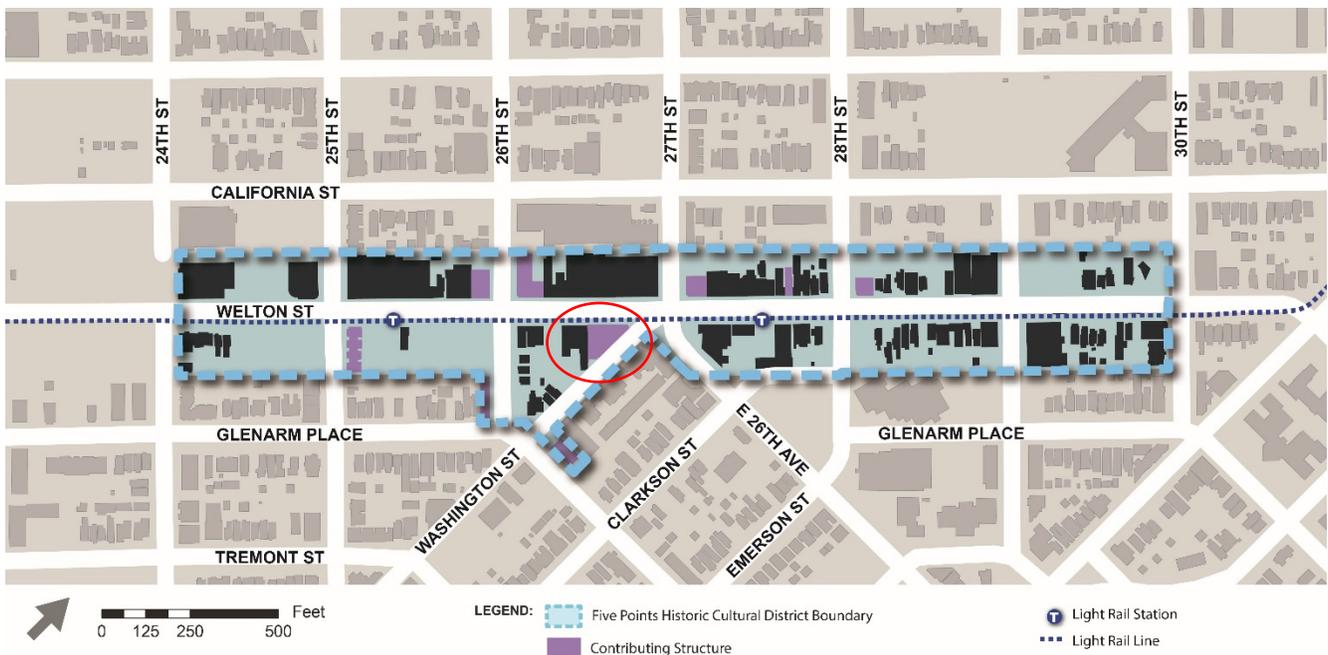
Recommendation: Approval with Conditions

Conditions: Landmark Preservation Commission approval of a replacement plan or site development plan.

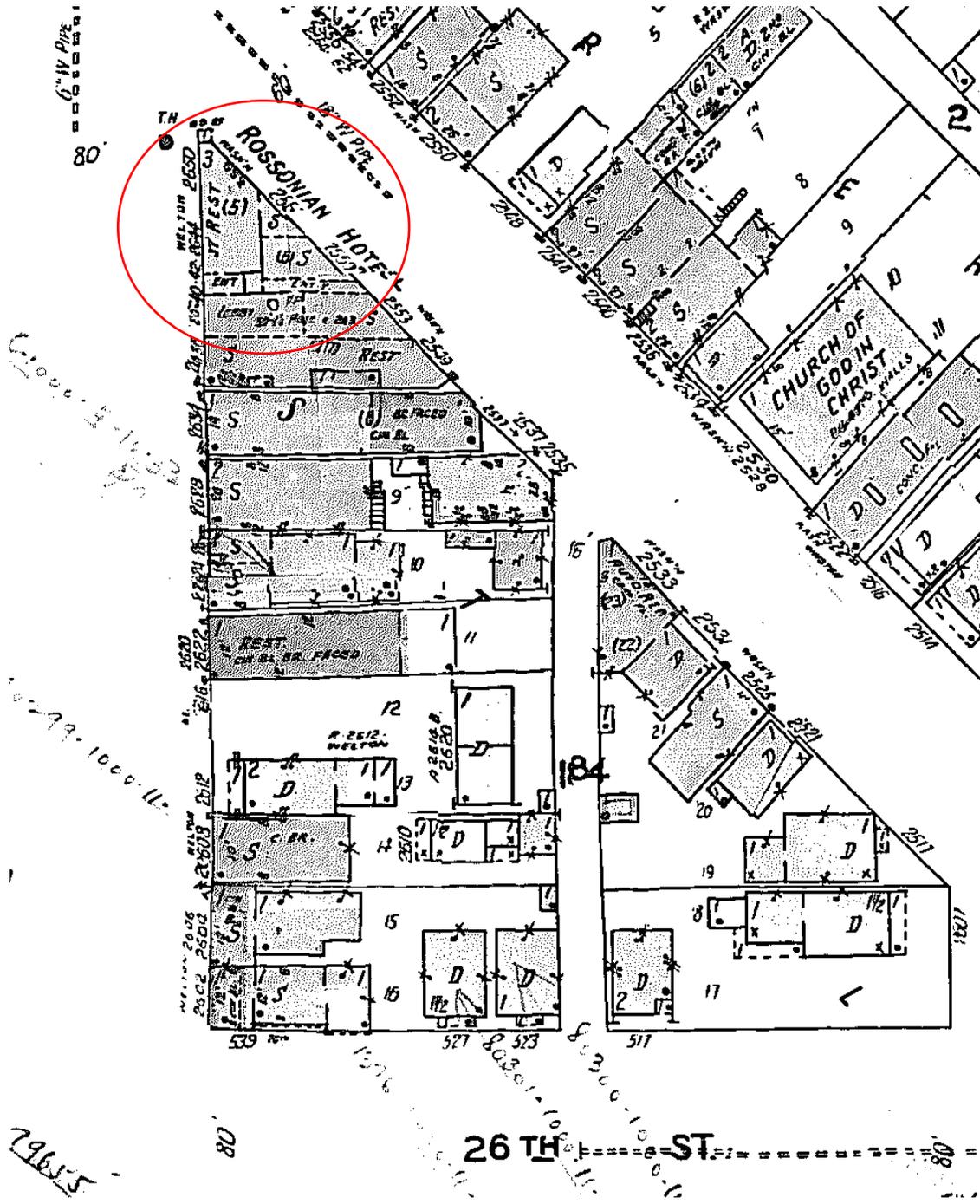
Basis: The annex addition is not significant to the history of the Five Points Historic Cultural District and was constructed in the 1990s

Suggested Motion: I move to **CONDITIONALLY APPROVE** application #2019-LMDEMO-217 for the demolition of the Rossonian Annex at 2650 Welton Street, as per design guidelines 2.30 and 2.56, character-defining features for the Five Points historic cultural district, presented testimony, submitted documentation and information provided in the staff report with the following condition that a replacement plan or site development plan be approved by the LPC prior to demolition.

Five Points Historic District with the site outlined in red



1929 (corrected 1956) Sanborn Map



Rossonian Restoration 1993-prior to the construction of the Annex, Photograph Curtsey of Kim Allen, Denver Photo Archives

