



DENVER
THE MILE HIGH CITY

LANDMARK PRESERVATION COMMISSION
MEETING ACTIVITY SUMMARY (Not intended to be verbatim minutes)
Tuesday, February 2, 2010 at 1:00 p.m.
MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6

Members Present: Chaired by Dennis Humphries, Barbara Gibson, Ronald Roybal, Christopher Meza, Stephen Leonard and Martin Goldstein

Absent: Edward Shalkey, Carla McConnell, and Jim Bershof

Staff Present: Jeremy Wells, George Gause, Judy Blake, Savannah Jameson, and Kerry Buckey

Chair called meeting to order at 1:08 p.m.

I. Review and Approval of Minutes

Motion by: R. Roybal, I move that we approve the minutes of the January 19, 2010 LPC meeting.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

II. Applications for State Income Tax Credit

Motion by: B. Gibson, motion is to approve the State Income tax application listed for this date.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

IV. Design Review

1. #5-10 2013 Grove St.

Staff Presentation - George Gause

This structure was constructed in 1880 and is considered to be contributing to the Witter Cofield Historic District. The owner has found conflicting information concerning who designed the structure, but it may have been one of noted Denver Architect William Lang's first projects. The structure contains several oddities such as a mix in style and odd changes that appear to have occurred some time ago. Staff toured the structure with the owner and it is obvious that there has been a reconstruction of the front façade which changed original detailing. Major work was done to the front of the structure at some time in the past and the existing porch is not original to the structure.

Staff recommendation is for conditional approval of the renovation to the front porch, and additional approval of the windows and reconstruction of the belt course.

Applicants Presentation

Roy Vestal – The version that is in the drawings is not the direction that we would like to go. Our real goal is to not have our house be the “poster child” for what not to do in home renovations. The version that we are looking at is the lower piece where it doesn’t interfere with the bars rafter. We would like to use the little sunburst design over the entry way. We have searched the library for two days trying to run across more information. So we are still looking.

Board comments

There was a short conversation about the hoods over the windows and the racing stripes which the applicant said that they would bring the stripes around to the front. Also a comment was made about the fact that it is nice to see a more simplified version of the gable.

Motion by: R. Roybal, Project #5-10, 2013 Grove St., I recommend that we approve the front porch based on the concept presented on page 9, and that the details of the plan drawings come back to staff, and that we approve the arch lintels over the windows, and we approve the extension of the belt course as presented, also with the details to come back to staff.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

2. #17-10 747 Downing St.

Staff Presentation -George Gause

This structure (Governor Carr’s house) was individually designated as a landmark in late 2009.

The owner is proposing various renovation work to the structure. Two incompatible additions were added to the rear in the recent past. These would be demolished and appropriate additions for this style of structure constructed. Window in the structure would also be restored, replacing wood components were needed, sealing and painting.

Staff recommendation is for approval of the demolition of rear additions, and the approval of the construction of additions and also window restoration.

Applicants Presentation

Patrick Gill, property owner

Zack Roecker, Nauhaus Industries – This rear addition leaks badly, and the home owner would like to retain the square footage by building a new addition, a conservatory on the rear. The plan is to rip off the third level dormer and redo it.

Board comments

A question was asked about the door over the conservatory and the applicant stated that now it is a walk out patio that is in bad shape and the homeowner doesn’t have the funds to put that patio back on at this time. The owner doesn’t want to get rid of because it will be constructed through a future upgrade. It was determined that possible French doors would be put there with some type of guard rail.

The applicant was also encouraged to reduce the detail on the rear columns to avoid the exact replication of the front columns but rather make the new ones of their time.

The comment was also made that the applicant has done a nice and appropriate job.

Motion by: B. Gibson, Project #17-10, 747 Downing St., I move that we approve the demolition of the two (2) incompatible and inconsistent rear additions as they are incompatible with the structure and were built at a later date; and approval of the conceptual design of the additions for the rear as they have no impact of the front façade and they meet applicable guidelines with the provision that details for the design come back for approval with staff and the recommendation that the back two (2) columns on the new addition be simplified to reflect a little more of their time and that the applicant come back to staff for final approval of the guard rail.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

3. #52-10 1551 Steele St. (Cory Elementary)

Staff Presentation - George Gause

Denver Public Schools is proposing removal of the existing steel windows and installing replacement windows that are an exact match in style and material, but will contain insulated glass. The existing windows are integral to the design of the school. They are single pane, expansive in some areas, and do not operate correctly. Typically, staff would direct applicants to mitigate issues with repair and storm window installation; however, DPS has egress/ventilation requirements for operable windows in schools. Repair is difficult with steel windows. Steel windows are also complicated to retrofit with insulated glass. Storm windows over the existing windows would not comply with DPS operational standards and would likely obstruct the window design, adversely affecting the architecture.

This replacement will help insure the school is maintained as an operating school and the replacement windows will visually be the same as the existing.

The existing windows are not operable and have considerable air and water infiltration. Steel windows are complicated to repair/retrofit and the final product may not be the same as the original. The proposed replacement windows will correct issues and be an exact replica of the existing.

Staff recommendation is for approval of the window replacement.

Applicants Presentation

Kathryn Zeeb, DPS, Project Manager – our major concern is energy efficiency. The building is not air conditioned, so we need operable windows to open during the spring and summer. We are very sensitive to the pattern in the windows and that is why we are going back to an exact replacement.

Jeff Reddy, Reddy & Reddy Architects – Actually there are two (2) types of windows. Some will be steel framed and the remainder will be aluminum.

Board comments

- There was much discussion about the fact that there was not an analysis or assessment of the existing condition of the windows presented to staff for review.
- The question was asked about why all windows would not be steel, and applicant replied that the DPS standard is that most windows are aluminum.
- Conversation took place regarding the opening operation mechanicals of the windows.
- Concern was expressed for the color of the windows and the answer was that it will be slate green as the original was green also.
- It was determined that it would be good to have a dimensional look to ensure that the new windows would not be a radical change and that seeing the profile would be needed.

Joe Morris, Front Range Window and Doors – DPS requires blinds and the only way to achieve this is with the aluminum windows. Double hung would be the only way to achieve this. DPS is attempting to keep this as an operational school.

Phil Low, Front Range Window and Doors – I have been in retro fit for 30 years, and double hung are not operable. The balance mechanism can not be found any longer.

Motion by: M. Goldstein, Project #52-10, 1551 Steele St., (Cory Elementary), I would recommend that we move to approve this application with the following conditions:

- 1) that a survey is provided to staff to confirm condition
- 2) that additional information be provided for details
- 3) that the windows proposed match the existing
- 4) that elevation drawings be submitted

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

VI. Discussion items

Denver Bike Sharing Stations

Staff Presentation – Savannah Jameson

Coming up soon, the City of Denver has bought 500 bicycles. They are going to be located either in vacant lots or at non-contributing buildings.

Nick Bohnenkamp, Mayors Office discussed the possible locations for a bike racks at the Denver Union Station. There would be no permanent impact at Union station.

- City incubated public bike sharing system.
- Operated by non-profit, Denver Bike Sharing
- Goal of launching 50 bike sharing stations and 500 bikes.
- Start site preparations Feb.
- Spring 2010 launch date.

Meeting adjourned,
Submitted by:

Judith Blake