



LANDMARK PRESERVATION COMMISSION
MEETING ACTIVITY SUMMARY (Not intended to be verbatim minutes)
Tuesday, February 16, 2010 at 1:00 p.m.
MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6

Members Present: Chaired by Dennis Humphries, James Bershof, Barbara Gibson, Edward Shalkey, Stephen Leonard, Carla McConnell and Martin Goldstein

Absent: Ronald Roybal, and Christopher Meza

Staff Present: Tyler Gibbs, Jeremy Wells, George Gause, Savannah Jameson and Kerry Buckey

Chair called meeting to order at 1:00 p.m.

I. Review and Approval of Minutes

Motion by: C. McConnell, I move that we approve the minutes for the February 2, 2010 meeting, with one correction.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

II. Applications for State Income Tax Credit

Motion by: J. Bershof, I move that we approve the Colorado state tax credits listed for today’s meeting.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

III. Design Review

1. #403-09 185 Corona St.

Staff Presentation

George Gause - This application was presented at the January 19th, 2010, LPC meeting. The structure currently contains steel, single glaze windows that are original to the structure. This proposal is to replace four of the windows with aluminum clad wood windows. Replacement windows do not match the original style of the windows. Openings for three of the four windows will be resized for an interior kitchen remodeling. There were questions concerning the date of construction for the structure. Staff has found an attachment to the ordinance designating Alamo Placita which designates the structure as contributing. The applicant has done further research that indicates that the structure dates to 1938. Similar style structures in the area are well within the period of significance for the district (1889-1942).

The applicant has provided an addendum to the application which compares the various costs between repair of the original, replacement steel windows, and replacement with aluminum clad wood windows.

Staff recommendation is for the denial of window replacement based on the fact that the existing windows are original and can be repaired.

Applicants Presentation

Virginia Dubrucq, AIA – We are combining two phases which is not shown in the packet anywhere. We are taking off the telephone wall, just a structural wall to create a more appropriate kitchen. Three of the windows have the sill height that is approximately 31 ½” high and a standard counter in a kitchen is 36” high. We are hoping to raise the sill height on two of the three windows so we could run a counter underneath them. Two of these windows are on the left wall of the house and some of them are on the south wall but they are very close to the property line and they are not visible from the street and the back. We were looking at replacing those windows with aluminum clad.

When we got our estimates, the cost for steel windows and doors was \$120/sf.; it came out at \$15,705 as opposed to \$7,630 which was originally estimated. Aluminum clad windows is \$3,101, so the difference is three times to replace with new steel windows.

Board comments

- Discussion took place regarding the possible hardship and that this position shouldn't be acknowledging the actual physical cost even though it presented an interesting picture.
- Comment about the fact that this is about the secondary facades of the house and not visible from the street.
- J. Bershof spoke about energy efficiency and what Spectrum was going to repair.

Motion by: C. McConnell, for Project #403-09, 185 Corona St., I move that the applicant be allowed to remove existing windows as shown on plan G.4 in the submittal package, replace with the aluminum clad windows; that the openings are to remain the same and that they include dividers; and not setting a precedent for other properties in this district.

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

IV. Discussion items

1. Temporary Public Art

Staff Presentation

George Gause - The Denver Office of Cultural Affairs in cooperation with the Denver Parks Department is sponsoring a series of public art exhibits as part of the Biennial of the Americas celebration this coming July 2010. Two exhibits are currently in the planning stage with the possibility of others to follow.

One of the projects is by artist Gonzalo Lebrija and is inspired by his work, “Entre la vida y la muerte” (pictured below). Placement is proposed in the South Garden. The exhibit will only be displayed during the month of July 2010.

More details concerning both exhibits will be given at the meeting. Staff will work with the Parks department concerning details of the exhibit.

Applicants Presentation

Erin Trapp, Denver Office of Cultural Affairs

Adam Lerner - Director of Contemporary Art - We are doing an art exhibit this summer in conjunction with the Biennial of the Americas. There is an artist who agreed to do public art that will be an icon for the Biennial. The artist is from Guadalajara, Mexico, and he is a young artist.

In some ways the automobile is symbolic and maybe the era of the automobile is coming to an end. So we decided to focus on this art form.

Board comments

Comments and questions were:

1. How long will it take to build it and then tear it down?
2. Concern expressed about the master plan and the gardens.
3. Questions concerning public safety.

B. Gibson – What we wanted to make clear is that the board’s approval is not to approve the art but the physical nature of the installation location, general materials and we are concerned about what the physical impact this work on the park is, and we don’t have any of that. That makes it difficult to move forward and approve it.

D. Humphries asked that the applicant get as much in the details as possible and return to staff prior to final approval.

Motion by: M. Goldstein, Civic Center temporary public art, for the temporary are project presented today before the Landmark Preservation Commission by Gonzalo Lebrija, I move that we give conceptual approval at this time, and that for final approval we need the applicant to provide a site plan, elevations, materials, and a that a schedule be provided.

Second by: J. Bershof

Vote: Unanimous in favor with S. Leonard abstaining, motion carries.

2. Canopy connection at Union Station

Staff Presentation

Guests present include representatives from:

Colorado Historic Society

Representatives for Section 106

National Trust

SOM

and others

Ellen Ittleson – What I am asking of the commission and all of our guests is that we come to some kind of a consensus agreement on the approach to the connection.

As I mentioned last time I was here that we would be back probably with a joint hearing between the Landmark Commission and the Planning Board because the structural phase would need formal approval. What I'd like from the Commission and all of our guests

Themislocles Haralabides, SOM, presented a Power Point and discussion of the four (4) proposals for the canopy.

The board did reach an agreement on 2A with consensus recommendation.

Meeting adjourned,
Submitted by:

Judith Blake