



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation
Landmark Preservation

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**LANDMARK PRESERVATION COMMISSION
MEETING AGENDA
July 29, 2009 at 8:30 a.m.**

MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6

**For recordings, cell phones and Blackberries should be turned off (not muted)*

I. Call to Order of LPC Board for regular meeting 8:30 a.m.

II. Approval of Minutes
Several sets

III. Designation
Presenter – Savannah Jameson
747 Downing St.

IV. Design Review Projects
**All applicants should arrive by 8:45 a.m.*

1. Application
Presenter – Jeremy Wells
2837 Champa St.
#74-09 Window replacement

Recommendation: APPROVAL

2. Application
Presenter – George Gause
1133 E. 3rd Ave.
#94-09 *continued for 5th review.

**Recommendation: DENIAL OF RAISING ROOF (guideline 20, 34)
DENIAL OF CONSTRUCTION OF
SOUTHEAST FAÇADE DORMER (guideline 35b, 36a)**

**Basis: Both will have a negative visual impact to the character of the original structure
The proposed work is not subordinate to the main building**

Recommendation: APPROVAL OF CONSTRUCTION OF ALLEY FAÇADE DORMER (guideline 35)

Basis: Addition is in compliance with the guidelines

Staff Suggestion: **Develop plan which captures space at the rear of the structure**
Confine roof raise to areas of congestion in interior plan
Consider redesign of room layout of the interior space to maximize space

3. Application

Presenter – George Gause
495 High St.
#197-09 Adding 2nd level

Recommendation: **DENIAL OF SECOND FLOOR ADDITION (guideline 4, 5a/b, 20, 32, 34)**

Basis: **Existing dormer is an original feature of the structure**
The addition will have a negative visual impact to the character of the original structure
The proposed work is not subordinate to the main building

Staff Suggestion: **Maintain front dormer and front slope of the existing roof**
Explore an addition with lower height-utilizing dormers
Explore developing a first floor rear addition

4. Application

Presenter – George Gause
663 Fillmore St.
#132-09 Addition

Recommendation: **Approval of work at front patio, two story addition at rear and one-story mudroom addition**
Denial of second story addition above without Modifications

VI. Administrative Approvals

- | | | |
|-----------|--|--|
| 1. | #150-09 | Altering lower front |
| GG | 2301 E. Colfax Ave.
Wymam H.D. | for replacement of
new glass store front. |
| 2. | #181-09 | Alterations |
| GG | 3510 W. 46 th Ave..
Denver City Beautiful Parkways | Extending front
porch. |

For information regarding this agenda please contact Judy Blake at 720-865-2985

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|---------------------------------|---|---|
| <p>3.
GG</p> | <p>#195-09
3124 W. 21st Ave.
Witter Cofield H.D.</p> | <p>Set A/C condenser in
rear of structure</p> |
| <p>4.
GG</p> | <p>#196-09
3101 Lowell Blvd
Wolff Place H.D.</p> | <p>Expanding existing
recently constructed
dormer 15'.</p> |
| <p>5.
GG</p> | <p>#199-09
181 W. Byers Ave.
Baker H.D.</p> | <p>Replace window with
door.</p> |
| <p>6.
GG</p> | <p>#201-09
2535 W. 35th Ave.
Potter Highlands H.D.</p> | <p>Adding 660 sf
addition to rear of
home.</p> |
| <p>7.
GG</p> | <p>#203-09
327 Washington St.
Alamo Placita H. D.</p> | <p>Building a detached
garage</p> |
| <p>8.
GS</p> | <p>#205-09
616 16th St.
Downtown Denver H.D.</p> | <p>Install a cylindrical
projecting sign for
INK coffee.</p> |
| <p>9.
GG</p> | <p>#206-09
459 Downing St.
Alamo Placita H. D.</p> | <p>Building a 12 x 20'
detached garage.</p> |
| <p>10.
GG</p> | <p>#207-09
3526 Clay St.
Potter Highlands H.D.</p> | <p>Demolish existing
garage and build a
new 20' x 20' garage.</p> |
| <p>11.
GG</p> | <p>#208-09
3422 E. Colfax A Pl.
Snell Subdivision H.D..</p> | <p>Addition
Building a one story
kitchen addition.</p> |
| <p>12.
GG</p> | <p>#209-09
3349 Eliot St.
Potter Highlands H.D.</p> | <p>Rehabilitation
Tuck-pointing, and
removing formastone
and columns around
front entrance.</p> |
| <p>13.
GG</p> | <p>#210-09
1034 Logan St.
DLM #85</p> | <p>Rehabilitation
Renovate 16
windows and install
wood screens for 6.</p> |
| <p>14.
GG</p> | <p>#212-09
560 Corona St.
Alamo Placita H. D.</p> | <p>Alterations/Tenant
Finish
Change old logo sign
to new logo sign.</p> |
| <p>15.
GG</p> | <p>#213-09
1325 E. 16th St.
Park Avenue H.D.</p> | <p>Alteration and
Addition
Building a
photovoltaic system.</p> |

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16 . #214-09
GG 730 Emerson St.
7th Avenue H.D.

Alteration and
Addition
Building a
photovoltaic system.

VII. Applications for State Income Tax Credit
Reports & Recommendations by Preservation Staff

A. Applications for Preliminary Approval

1. 3140 W. 22nd Ave.
Witter Cofield H.D.
Qualified Costs: \$32,469.00
Total Costs: \$38,896.00

Install steel helical piers to reinforce foundation, install masonry wall ties, retaining wall to separate crawl space re-pointing and painting

B. Applications for Final Approval

1. 805 Gaylord St.
East 7th Avenue H. D.
Qualified Costs: \$174,390.00
Total Costs: \$379,310.94

Modify soffit at stair, restore office fireplace, remove wall texture, restore hallway to m. bedroom, upgrade electrical and plumbing, restore doors and windows, install smoke detectors, and restore hall stairs.

2. Howard Residence
3405 Alcott St.
Potter Highlands H. D.
Qualified costs: \$5,175.00
Total Costs: \$6,175.00

Repair wood shingles, and exterior painting

VIII. Other Business

IX. Chairs time

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