



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development**

**Planning Services**

Plan Implementation

Landmark Preservation

201 W Colfax Ave, Dept 205

Denver, CO 80202

p: 720-865-2985

f: 720-865-3056

[www.denvergov.org/planning](http://www.denvergov.org/planning)

**LANDMARK PRESERVATION COMMISSION  
MEETING AGENDA  
August 4, 2009 at 1:00 p.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 1:00 p.m.**

**II. Design Review Projects**  
*\*All applicants should arrive by 1:00 p.m.*

**A. Application: #73-09**  
7581 East Academy Street: Hanger II  
Presenter – Jeremy Wells

Renovate Hanger 2 into a storage, office and retail building. Add new retail buildings, pedestrian plaza and parking on site. The conceptual approval was given at the April 21, 2009 LPC meeting. This is the second review and is a schematic review concerning proposed revisions to the conceptual plans and additional details of the proposed types of construction and materials being used.

Recommendation:  
**APPROVAL**  
New construction and hanger modifications

**B. Application: #101-09 B**  
759 Downing Street  
Presenter – George Gause

Demolition of existing non-contributing structure.  
Construct a new one-story, single family structure with detached garage

Recommendation:  
**APPROVAL DEMOLITION**  
Structure is non-contributing to district

**CONDITIONAL APPROVAL**  
Work with staff to find suitable material color combination (guideline #C-6)

- C. Application: #202-09**  
1333 East Third Avenue  
Presenter – George Gause

Construction of 2'6" stucco retaining wall with 32" open iron fence above on the south and east perimeter of the property.

Recommendation:

**CONDITIONAL APPROVAL**

**Lower the wall/fence to 40" as recommended by the guidelines (guideline #48)**

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

**A. Applications for Preliminary Approval**

1. 2080 Hooker Street  
Witter Cofield H.D.

Qualified Costs: \$50,137.00  
Tax Credit: \$10,027.00

Correct code issues, re-pointing, refinish floor, update plumbing, update electrical, reroof and painting

2. 730 Emerson St..  
East 7th Avenue H. D.

Qualified Costs: \$25,164.00  
Total Costs: \$ 5,032.00

Repair/restore 6 windows, replace carriage house door with period accurate door, and replace original boiler with high efficiency HVAC unit.

3. 422 Humboldt Street  
Driving Park H.D.

Qualified Cost: \$12,200.00  
Tax Credit: \$ 2,440.00

Replace roofing, restore window that was converted to glass block, repair original plaster, repair flooring.

4. 455 Gilpin Street  
Driving Park H.D.

Qualified Costs \$112,822.00  
Tax Credit: \$ 2,564.40

Replace original boiler with high efficiency HVAC unit.

**IV. Other Business**

**2:00 p.m.**

**A. Update on Civic Center**

Presenter – Parks: Mark Bernstein

**B. Periods of Significance Updates**

Presenter – Savannah Jameson

Curtis Park Historic District ‘A’

Curtis Park Historic District ‘B’

Curtis Park Historic District ‘C’

Clements Historic District

Quality Hill Historic District

West 28<sup>th</sup> Avenue (Stonemen’s Row) Historic District

**C. 740 and 750 Clarkson St.**

Note that the Public hearing for the designation of the 740 and 750 Clarkson properties will be held in the September 1, 2009 LPC meeting. (LPC motion required to set this date.)

**V. Chairs time**

Necessary Documentation for applications