



LANDMARK PRESERVATION COMMISSION
MEETING ACTIVITY SUMMARY (Not intended to be verbatim minutes)
Tuesday, August 18, 2009 at 1:00 p.m.
MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6

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

Absent: Carla McConnell, Christopher Meza and James Bershof

Staff Present: Tyler Gibbs, Jeremy Wells, George Gause, Kerry Buckley, Savannah Jameson,
and Steve Oliver

Chair called meeting to order.

I. Review and Approval of Minutes

Motion by: E. Shalkey, I move that we approve the minutes of the May 5, 2009.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

Motion by: R. Roybal, I move to approve the May 19, 2009 meeting minutes.

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

**Motion by: M. Goldstein, I move that the board approve the minutes for the
June 2, 2009 meeting.**

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

II. Appeal of LDDR B Decision

K. Buckley, City attorney gave instructions for hearing.

Board discussion

Motion of LDDR B meeting for June 4, 2009

**Motion by: P. Haack, for Project #61-09, 1518 Wazee St., I move that we deny
this application for the penthouse configuration as presented based
on the Staff review.**

Second by: J. Poli

Vote: Unanimous in favor, motion carries.

Discussion focused on the fact that this is 8" over the required height limitation. The motion as it stated "deny this application for the penthouse configuration as presented based on the Staff review". The Staff review shows two (2) points of denial being "higher than allowed" and that is 20' above the roof deck. Preference is to do one story.

The staff presentation is pretty clear stating that "the approved penthouse roofline is 14'-0" above the existing roof at the front and 13'-6" at the rear." The high point of the proposed roof is 19'-8" at the front and 12'-0" at the rear. While the proposed roof height is below the 20-foot guideline requirement, the greater issue is the proportion of the addition to the original building. The original building is a two-story structure and this addition is out of proportion with it. Also, the guidelines require that no mechanical equipment be placed on the penthouse roof. **Guidelines 1.4.1, 1.4.3.**

On p.3, 1.4.3 it makes reference to 19'8", and on page 1, bottom of 3rd paragraph, yet the drawing very clearly is 20'8". Article 2 of the Appeal makes reference to 19'8", which is incorrect per staff.

Legal council states that she couldn't provide guidance but in this case the board is being asked to find whether there is any evidence on the record to support the decision of the Lower Downtown Design Review Board.

Motion by: S. Leonard, for the Appeal of Project #61-09, 1518 Wazee St, I move that we deny the appeal on the basis that there is some evidence on the record to show that this matter was considered by the LDDRB and that the board had sufficient evidence and acted on that entry.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

Appeal case is closed.

III. Design Review

1. #134-09 303 Vine St.

Staff presentation - George Gause

In June of last year this structure was found to be non-contributing. The application today is to build a new two story stucco structure with an attached two (2) car garage. We heard this case in June of 2009 and requested contest drawings be submitted, a restudy of the roof and dormers taken into that and that the house be made to look less like a three (3) story house.

The applicant has taken those comments from the June 16 meeting and added windows beside the chimney, simplified the railings and removed the dormers entirely. They have also submitted the requested drawings-a street plan studying the heights and sizes of surrounding structures along with a streetscape of the surrounding blocks which notates several other 32' high structures.

The proposal was approved by the Country Club Review Board. They recommend changing the baluster rail on the deck over the garage from stucco to wrought iron.

Staff is recommending conditional approval with final details for materials and specifications of the aluminum clad windows be submitted to staff prior to construction.

Recommendation: APPROVAL DEMOLITION OF STRUCTURE
Basis: Structure has been found to be non-contributing to the County Club Historic District (Landmark Ordinance 30-6.6)

Recommendation: CONDITIONAL APPROVAL (guideline C-6)
• Final material specifications shall be approved by staff prior to construction
Basis: Design contributes to district

Applicants presentation

Chester Kiaha, CK Construction Management, LLC

Tandy Williams, Developer – I think that pretty much covers it. We took the dormers off and I actually liked that look. We changed everything else with the railings and the removal of the dormers and we are pleased with it.

Board discussion

A brief discussion took place about the spiral staircase with a request for further details. The question was asked about the ceiling height and the reply by T. Williams was about 10 or 11'. Also the question was asked if moving the house to the south was an issue and the reply was "not at all".

Public speaker, J. M. Shroyer – I had a chance to see the new drawings and they are better than the others. It is still very difficult to see the actual scale because in the picture we saw of the house makes our house at 315 Vine look as tall as the tree top. That tree illustrates a lot more space than what there actually is. One solution if that is possible would be to move the 303 house south closer to the property line on the south side. I know that it a little bit strange except that there is a fairly wide section down on that side against Vine St. Nothing is to scale and I think our house is about 26' at 315 Vine and this one will be at least 6' over that.

Motion by: R. Roybal, Project #134-09, 303 Vine St., I move that we approve this design as presented with the conditions:

- 1. that the structure be moved to the south alignment with the other property on Third (3rd) Avenue**
- 2. that further details come back to staff to show the spiral staircase**
- 3. that all materials and an updated site plan for construction would be provided to staff.**

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

2. #223-09 180 High St.

Staff presentation - George Gause

The applicant is requesting to perform selective demolition to correct deterioration issues that have been caused by water penetrating the existing EIFS siding system. The deterioration is extensive and the proposal is to remove the damage and reconstruct the building envelope with a sturdier stucco system.

The owner is using this to take an opportunity to redesign the façade of the structure with more windows. The overall envelope will expand beyond a proposed small addition & dormer addition along with minor façade definitions.

This is a unique, flag shaped lot which was subdivided after 1971. The structure was constructed sometime after the subdivision and actually is sited in an accessory structure position on the lot.

Staff recommendation is for the approval of the demolition as the structure is non-contributing to the historic district.

Staff also recommends the approval of reconstruction.

Applicants presentation

Suzanne White, property owner – We want to make this a useful property so we are trying to retain elements that are key to the design, including solar panels, keeping the brick and keeping the same footprint except making the kitchen slightly larger.

Michael Collins, builder

Elizabeth Metz, Architect – Right now the house is really damaged and has allowed a lot of moisture to come into the walls. some things have to be corrected and I think that is the major focus here.

Board discussion

There was a general discussion regarding the siding and solar panels, etc. It was stated that the proposal enhances the house and that the subtle changes could be good.

Motion by: R. Roybal, Project #223-09, 180 High St. I move that we approve the design as presented and that we send all details and materials to staff for approval.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

3. #101-09 759 Downing St.

Staff presentation - George Gause

The applicant is requesting to demolish the existing structure to build a new structure. The structure was declared non-contributing at a public hearing July 7, 2009.

The applicant has worked with staff to amend the proposed design in regards to the comments from the commission at the August 4, 2009 meeting. The architect has re-designed the east façade to include windows. The façade is now asymmetrical, and the deck landing has been minimized so as not to confuse the entrance of the structure.

Staff is recommending approval of the demolition as the structure is non-contributing to the historic district.

Staff recommends the approval of the infill construction.

Applicants presentation

Glen Griffin, property owner

Tim Pickard, Monopole Designs – We went back to the neighborhood and looked at the patterns that exist there. We played around using those types and used those ideas for our design.

Board discussion

Question for the applicant about the terracing which the applicant intends to repair and keep it much the same as it is. Also the owner and staff were encouraged to consider the severity of the timbers with the change of elevation on the front terracing.

Motion by: M. Goldstein, Project #101-09, 759 Downing St., I move that we approve this project as has been revised and that details of materials be returned to staff.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Motion by: E. Shalkey, Project #101-09, 759 Downing St., I move that we approve the demolition

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

Meeting adjourned,
Submitted by:

Judith Blake