



# MEETING RECORD

## Landmark Preservation Commission

**DENVER**  
THE MILE HIGH CITY

Tuesday, January 04, 2011

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*A complete, verbatim record of this meeting is available upon request as an MP3 audio file.*

### Members Present

Commissioners present: Dennis Humphries, Barbara Gibson, Martin Goldstein, Charles Jordy, Jim Bershof, Ron Roybal (arrived at 2:53 PM)

Commissioners absent: Sharon Elfenbein, Ed Shalkey

Staff present: Jeremy Wells, Savannah Jameson, George Gause, Kerry Buckey, Molly Urbina, Venus Boatner

### Approval of Meeting Record

Approval of December 21, 2010 meeting record.

LPC Motion From January 4, 2011

Motion by M. Goldstein: I move that we approve the meeting minutes from December 21, 2010.

Second by: C Jordy

Vote: Unanimous in favor, motion carries.

### Public Hearing for Demolition of a Structure

**1963 N CHESTNUT PL (HOSE COMPANY NO. 1 BUILDING) (# 1004-10)**

2010K00301 - Demolish DLM #164, Hose Company No. 1 building, 1963 Chestnut Pl  
Description: Application to demolish DLM #164

**STAFF RECOMMENDATIONS:**

1. DENY APPLICATION FOR DEMOLITION
2. REQUIRE OWNER TO COME FORTH WITH PLAN TO ADDRESS DELAYED MAINTENANCE ISSUES WITH THE BUILDING

Bases: 1. 1963 Chestnut Pl. retains its historical/physical integrity.  
2. Owner is not in compliance with the minimum maintenance requirement of Chapter 30, section 8.

Speakers at the public hearing who were opposed to the demolition:

Lilly Ewing, Denver, CO  
Annie Levinsky, Historic Denver, Denver, CO  
Chris Murata, Denver, CO  
Kevin Sweney, Denver, CO

There were no public speakers in support of the demolition.

**LPC MOTION FROM JANUARY 4, 2011:**

Motion by M. Goldstein: I move to deny application 1004-10 to demolish 1963 Chestnut Street and require the owner to present a plan to staff to address the delayed maintenance issues with this property not limited to, but specifically at least the roof and the walls that need to be shored, by January 21, 2011, as per presented testimony, submitted documentation and information provided in the staff report.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

**Design Review Projects**

**3435 W 40TH AVE (# 1025-10)**

2010L00513 - 3435 West 40th Skinner Middle School - stone replacement

Description: Replace deteriorated sandstone on structure and fencing

**STAFF RECOMMENDATION:**

Recommendation: APPROVAL OF REPLACEMENT WORK

Basis: Original material is deteriorated, cast concrete will match original (#11)

**LPC MOTION FROM JANUARY 4, 2011:**

Motion by M. Goldstein: I move to approve application #1025-10 for 3435 West 40th Avenue with conditions as per presented testimony, submitted documentation and information provided in the staff report and staff to review the final sample and a piece of the original sandstone be retained.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

**2750 N CURTIS ST (# 993-10)**

2010L00492 - Installation of wood windows to remedy previous removal of original windows without a building permit or landmark review

Description: On November 29, 2010, the City received a complaint that windows were in the process of being removed at 2750 Curtis St. without a required building permit or prior Landmark approval. Inspection Services posted a stop work on November 30, 2010. Application is to install wood windows that match the originals.

**STAFF RECOMMENDATION:**

Recommendation: APPROVE WITH CONDITIONS

Condition: Applicant is to submit details back to staff which need to match the design of the original windows and trim detail using 2754 Curtis St. as a design reference.

Basis: Window replacement should meet guidelines 11, 22, and 23 as stated in the Design Guidelines for Landmark Structures and Districts.

**LPC MOTION FROM JANUARY 4, 2011:**

Motion by J. Bershof: I move to approve application 993-10 for work on the two upper gable windows at 2750 Curtis St. as per presented testimony, submitted documentation and information provided in the staff report. The approval is conditional on the applicant matching the original design and material details of the original wood windows that were removed and any trim and shingle details around the windows and to comply with the requirements of Denver's building code. Details are to go back to staff for approval.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

**2827 - 2829 N CHAMPA ST (# 965-10)**

2010L00483 - 2827-29 Champa - porch

Description: Reconstruct front porch using ghost lines and photographic evidence

**STAFF RECOMMENDATION:**

Recommendation: APPROVAL OF RECONSTRUCTION OF FRONT PORCH

Basis: Porch will be reconstructed using ghosting evidence and area reference (#5 & 11)

**LPC MOTION FROM JANUARY 4, 2011:**

Motion by B. Gibson: I move to approve application #965-10 for 2827-29 Champa Street as per presented testimony, submitted documentation and information provided in the staff report with details for final design to come back to staff.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

## **580 N RACE ST (# 998-10)**

2010L00496 - 580 Race - Addition

Description: Rear and side additions to existing structure

### **STAFF RECOMMENDATION:**

Recommendation: APPROVAL OF REAR, SIDE & GARAGE ADDITIONS

Basis: Main portion of the addition is located at the rear of the structure (#35)

Side additions are subordinate from the main structure (#36)

Additions are compatible with main structure yet distinguishable from existing (SIS #9)

### **LPC MOTION FROM JANUARY 4, 2011**

Motion by M. Goldstein: I move to approve application #998-10 for addition construction at 580 Race Street with conditions as per presented testimony, submitted documentation and information provided in the staff report with the conditions being that the all windows on the existing structure be retained and that applicant will submit details for north brick wall to staff and that the proposal meets all applicable zoning regulations.

Second by: B. Gibson

Friendly amendment offered by: C. Jordy

Amendment accepted by: M. Goldstein and B. Gibson

Vote: Unanimous in favor, motion carries.

## **Discussion Items**

Citywide Historic Resources Survey Strategy Working Paper - Background Report

National Register of Historic Places Nomination Review Saint Philomena Catholic Parish School & Res. Subdivision of Denver 1940-1965 MPDF

### **LPC MOTION FROM JANUARY 4, 2011**

Motion by B. Gibson: I move that we support the nomination for the afore mentioned property as the Certified Local Government and Denver Landmark Commission.

Second by R. Roybal

Vote: Unanimous in favor, motion carries

### **LPC MOTION FROM JANUARY 4, 2011**

Motion by C. Jordy: I move tha the Denver Landmark Preservation Commission recommend approval of the National Register Multiple Property Listing Historic Residential Subdivisions of Metropolitan Denver, 1940-1965.

Second by B. Gibson

Vote: Unanimous in favor, motion carries

## **Meeting Adjourned**