



---

# MEETING RECORD

## Landmark Preservation Commission

**DENVER**  
THE MILE HIGH CITY

Tuesday, February 15, 2011

---

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

### Members Present

Commissioners present: Dennis Humphries, Martin Goldstein, Barbara Gibson, Charles Jordy, Sharon Elfenbein, Jim Bershof, Ron Roybal (joined the meeting at 3:10 p.m.)

Commissioners absent: Ed Shalkey

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

### Approval of Meeting Record

Approval of February 1, 2011 meeting record.

LPC Motion from February 15, 2011

Motion by M. Goldstein: I move that we approve the meeting minutes from February 1, 2011.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

### Final Approval for State Income Tax Credit

#### **1267 N VINE ST (SCOTT HOUSE) (# 16-10)**

Tax Credit

Description: Replace front & upper rear doors, repair roof, gutters, dormers and trim. Restoring duplex to original single home.

Replace front & upper rear doors, repair roof, gutters, dormers and trim. Restoring duplex to original single home.

#### **2700 E 7TH AVE (# 786-10)**

Tax Credit

Description: Roof, gutter, electrical, HVAC & electrical replacement, pre-cast stone, stucco repairs, window, door, metalwork repair.

Roof, gutter, electrical, HVAC & electrical replacement, pre-cast stone, stucco repairs, window, door, metalwork repair.

**180 N FRANKLIN ST (# 755-10)**

Tax Credit

Description: Replace roof, repair/replace gutters & HVAC, repair stucco, chimney, & boiler

Replace roof, repair/replace gutters & HVAC, repair stucco, chimney, & boiler

LPC MOTION FROM FEBRUARY 15, 2011

Motion by J. Bershof: I make a motion for the final approval of the three projects for state income tax credits.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries

**Public Hearing for Designation of a District**

**(CURTIS PARK H) (# 951-10)**

Curtis Park H District Designation

Description: Curtis Park H District Designation

LPC MOTION FROM FEBRUARY 15, 2011

Speakers: Dennis Hurt, Pete Shattuck, Judy Schneider, Sanjin Murtic, Pete Paradise, Nicole Mundt, Stephen Gregory, Larry Bell, Kitt Strandberg, Patterson Benero, Illar That, Colleen Porterfield, Patricia Ramson, Time Iseman, Keith Pryor, John Olson, Sue Glassmacher, Kathy Struble, Rich Maginn, Michael Ritchie, Elizabeth Wheeler, Scott Jackson, Julie Rubsam, Eileen Feltman, Joel Noble, Bill West.

Motion by S. Elfenbein: I move to approve the application as submitted, forwarding to City Council with a recommendation for approval, citing as findings of fact public testimony and the staff report dated February 15, 2011.

Second by B. Gibson

Vote: Unanimous in favor, motion carries

**Design Review Projects**

**445 N FRANKLIN ST (# 56-11)**

2011L00034 - 445 Franklin - addition

Description: Demolish garage, construct rear addition and garage

**STAFF RECOMMENDATION**

Recommendation:

**APPROVAL OF DEMOLITION OF GARAGE**

**APPROVAL OF ADDITION/GARAGE CONSTRUCTION**

Basis:

Garage was not constructed within the period of significance

New garage is located in a traditional manner (#39)

Addition is a product of its own time (#C3-a)

Addition and new garage are located at the rear of the structure (#35)

Addition is subordinate from the main structure (#36)

**LPC MOTION FROM FEBRUARY 15, 2011**

Motion by R. Roybal: On application #056-11 for garage demolition and addition/garage construction at 445 Franklin Street; I move that the applicant restudy the design looking at the proportion of window openings to wall space, use of C.M.U. block as a base material, use of a glass sliding door, size and proportion of siding, based on guidelines C5a&b and C6 with design to come back to the commission for approval.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

**110 N FRANKLIN ST (# 31-11)**

2011L00020 - 110 Franklin - patio

Description: Develop side yard with wall, pool, and fireplace

**STAFF RECOMMENDATION**

Recommendation:

**APPROVAL WITH CONDITIONS OF SITE DEVELOPMENT & GARAGE CONSTRUCTION**

Condition:

Fireplace be no higher than 6'.

Basis:

Fireplace is an uncommon feature (#28, 39)

Site development will not detract from historic structure (Section IV)

**LPC MOTION FROM FEBRUARY 15, 2011**

Motion by R. Roybal: I move to approve a restudy of the fireplace and outer wall of application #031-11 for site development and garage construction at 110 Franklin Street as per presented testimony, submitted documentation and information provided in the staff report with design to be brought back to the commission for approval.

Seconded by: B. Gibson

Vote: Unanimous in favor, motion carries.

**Discussion Items**

Changes to Chapter 30 to address affirmative maintenance and demolition by neglect

Draft Survey Methodology

Landmark Advisories  
**Meeting Adjourned**