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**MEETING RECORD** FINAL, APPROVED MEETING RECORD  
**Landmark Preservation Commission**  
Tuesday, March 15, 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, Charles Jordy, Martin Goldstein, Sharon Elfenbein, Ed Shalkey, Jim Bershof

Commissioners absent: Barbara Gibson, Ron Roybal

Staff present: Jeremy Wells, George Gause, Savannah Jameson, Kerry Buckey, Greg Savage, Steve Oliver, Venus Boatner

### **Approval of Meeting Record**

Approval of March 1, 2011 meeting record.

LPC Motion from March 15, 2011

Motion by M. Goldstein: I move to approve the meeting minutes from March 1, 2011.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

### **Preliminary Applications for State Income Tax Credit**

#### **755 N CLARKSON ST (# 79-11)**

Tax Credit Application

Description: Replace gutters, garage roof, bathroom and kitchen features, trim.

Replace gutters, garage roof, bathroom and kitchen features, repair/replace trim.

MOTION FROM LPC MEETING MARCH 15, 2011

Motion by E. Shalkey: I move we approve the preliminary application for state income tax credits.

Second by S. Elfenbein

### **Final Approval for State Income Tax Credit**

#### **641 N YORK ST (# 658-10)**

Tax Credit

Description: Roof replacement, fascia repair/ replacement, repair cracked interior plaster

roof replacement, plaster, fascia and soffit board repair/replacement

**714 N HUMBOLDT ST (# 557-10)**

Part 1 Tax Credit - repointing, repairing & painting plaster and trim, HVAC, electrical  
Description: Part 1 Tax Credit - repointing, repairing & painting plaster and trim, HVAC,  
Repointing, repairing & painting plaster and trim, HVAC, electrical

MOTION FROM LPC MEETING MARCH 15, 2011

Motion by S. Elfenbein: I move for final approval for state income tax credits for 641 N. York Street and 714 N. Humboldt St.

Second by M. Goldstein

Vote: Unanimous in favor, motion carries

**Design Review Projects**

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

2011L00020 - 110 Franklin - patio

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

STAFF RECOMMENDATION

Recommendation:

APPROVAL OF FIREPLACE CONSTRUCTION Design A-3

Basis:

Commission deliberation at 2.15.2011 meeting

LPC MOTION FROM MARCH 15, 2011

Motion by S. Elfenbein: I move to approve design A-3 of application #031-11.2 for fireplace construction at 110 Franklin Street as per presented testimony, submitted documentation and information provided in the staff report with details to be brought back for approval.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

LPC request to have modified submittal come back to the LPC for review and final approval.

**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 GARGE

APPROVAL WITH CONDITIONS OF ADDITION/GARAGE CONSTRUCTION

Conditions:

Brick be traditional and without pattern

First floor to be brick ending at the belt course with clapboard above

Belt course corresponding to the existing be included on the addition

Glass block window on rear façade be changed to a standard double-hung window

Basis:

Commission deliberation at 2.15.2011 meeting

Garage was not constructed within period of significance

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

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

Addition is subordinate from the main structure

LPC MOTION FROM MARCH 15, 2011

Motion by J. Bershof: For application #056-11.2 for 445 Franklin Street, I move that the addition be done with a masonry solution minus the pattern with a horizontal string course at the floor line and the glass block window as per presented testimony, submitted documentation and information provided in the staff report.

Seconded by: M. Goldstein

Motion amended by C. Jordy: I would like to amend the motion to include the garage demolition and garage construction with any details to come back for approval.

Amendment to the motion was accepted by J. Bershof and M. Goldstein.

Vote: Unanimous in favor, motion carries

LPC request to have modified submittal come back to the LPC for review and final approval.

**1459 N LARIMER ST (# 94-11)**

2011L00051 - 1459 Larimer Street Moda Projecting Sign

Description: 1459 Larimer Street Moda Projecting Sign

STAFF RECOMMENDATION

Recommendation: APPROVE

Basis: Projecting sign is three-dimensional; the sign is compatible to the building individually and to the Larimer Square historic district as a whole. The projecting sign does not obscure nor destroy historic features of the building.

LPC MOTION FROM MARCH 15, 2011

Motion by M. Goldstein: I move to approve application 94-11 for installation of a projecting sign at 1459 Larimer Street per presented testimony, submitted documentation and information provided in the staff report.

Second by J. Bershof

Vote: Unanimous in favor, motion carries

**3140 W 22ND AVE (# 93-11)**

2011L00050 - 3140 West 22nd Additions

Description: New 2-story covered patio at front of house to replicate structure that once existed here. Conversion of window opening back to door on upper level to access new upper level patio. New detached garage on rear portion of property.

STAFF RECOMMENDATION:

Recommendation: APPROVE WITH CONDITIONS

Conditions: Base of Porch should be masonry to match existing house

Materials on garage should be compatible with the materials used on the existing house.

Basis: Secretary of Interior Standards No. 6, Design Guidelines Nos. 6, 23, and 37.

LPC MOTION FROM MARCH 15, 2011

Motion by M. Goldstein: I move to approve with conditions application #93-11 for 2 story front porch addition and new garage work at 3140 W. 22nd Ave. per presented testimony, submitted documentation and information provided in the staff report with the following three conditions. That the porch base shall be wood with details back to staff, the 2nd floor door shall be wood with a wood screen door and that the materials used at the garage shall be wood siding or hardie type cementious, wood windows and door.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

**2949 N CALIFORNIA ST (GILPIN SCHOOL) (# 115-11)**

2011L00063 - 2949 California - Window Replacement

Description: Replace existing windows on non-contributing structure

STAFF RECOMMENDATION

Recommendation:

APPROVAL OF WINDOW REPLACEMENT

Basis:

Structure is not within the period of significance for the district

Existing windows do not meet operational standards for DPS

Replacement windows will match in style and material (#11)

LPC MOTION FROM MARCH 15, 2011

Motion by E. Shalkey: I move to approve project #115-11 for 2949 California Street (Gilpin School) as per presented testimony, submitted documentation and information provided in the staff report with any auxiliary details or changes to return to staff for approval.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries

**3737 N ALCOTT ST (# 116-11)**

2011L00064 - 3737 Alcott - Addition

Description: Construct a second floor addition to existing structure

STAFF RECOMMENDATION

Recommendation:

APPROVAL WITH CONDITION OF SECOND FLOOR ADDITION CONSTRUCTION, REAR ADDITION CONSTRUCTION, GARAGE CONSTRUCTION AND WINDOW REPLACEMENT.

Condition: Door details to be approved prior to installation. Final window details to be approved prior to installation

Basis: Additions and new garage are located at the rear of the structure (#35). Addition is subordinate from the main structure (#36, #54)

LPC MOTION FROM MARCH 15, 2011

Motion by M. Goldstein: I move to approve application #116-11 for second floor addition at 3737 Alcott Street as per presented testimony, submitted documentation and information provided in the staff report with the conditions that door details to be approved prior to installation, final window details to be approved prior to installation, front window configuration be restudied, and no stucco wall panel-only true stucco.

Seconded by: E. Shalkey

Vote: Unanimous in favor, motion carries

**3027 - 3027 N MEADE ST (# 977-10)**

2010L00487 - Powers Residence - 3027 Meade St

Description: New single-family residence

Wolff Place Historic District

Final Design Review.

STAFF RECOMMENDATION

Recommendation: APPROVAL

Basis: New design meets the criteria of contemporary design for site, mass and scale, form, roofs, fenestration and materials and details.

LPC MOTION FROM MARCH 15,2011

Motion by J. Bershof: I move to approve application #977-10 for final design of 3027 Meade Street per presented testimony, submitted documentation and information provided in the staff report.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

**Discussion Items**

LPC Motion Guide

Letter of support for CLG Grant - Survey Pilot Program

**Other Business**

**3305 N DOWNING ST (# 137-11)**

2011K00043 - Single Family Residential Dwelling Demolition

Description: Single Family Residential Dwelling Demolition

STAFF RECOMMENDATION

Recommendation: APPROVE with CONDITIONS

Condition: Approval of replacement structure

Basis: 3305 Downing Street does not contribute to the historical or architectural qualities of the district and was not present during the period of significance. Per Chapter 30-6(6); In no event shall a permit be issued until the commission has approved a replacement structure of site development.

MOTION FROM LPC MEETING MARCH 15, 2011

Motion by S. Elfenbein: I move to approve with conditions application 197-11 for demolition of 3305 Downing Street per presented testimony, submitted documentation and information provided in the staff report. Approval is based upon the condition that the replacement structure is approved.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries

**Meeting Adjourned**