



MEETING RECORD

Landmark Preservation Commission

DENVER
THE MILE HIGH CITY

Tuesday, April 06, 2010

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

Members Present

Commissioners: Dennis Humphries (Chair), James Bershof, Ronald Roybal, Christopher Meza, Stephen Leonard, Carla McConnell, Martin Goldstein; absent: Edward Shalkey, Barbara Gibson.
Staff: Tyler Gibbs, Jeremy Wells, George Gause, Judy Blake, Kerry Buckey, Savannah Jameson.

Approval of Minutes

LPC MOTION FROM APRIL 6, 2010:

Motion by C. Meza: I move that we approve the minutes from the March 2, 2010 meeting.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

Preliminary Applications for State Income Tax Credit

755 N ELIZABETH ST (PAGE & SCHMIT RESIDENCE) (# 216-10)

Tax Credit Application - Parts I and II

Description: Plumbing, electrical, boiler, replace aesbetos pipes, repair exterior trim

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1792 N WYNKOOP ST (# 189-10)

Tax Credit Application

Description: Window rehabilitation

Bi-glass system on 8 windows. Original sill to remain.

455 N GILPIN ST (# 185-10)

Tax Credit Application

Description: Part I

Repair& replace roof and exterior trim, repair interior walls & ceiling.

LPC MOTION FROM APRIL 6, 2010:

Motion by J. Bershof: I move that we approve the State Tax Credits listed for this date.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

Design Review Projects

1317 N 14TH ST (# 207-10)

2010X00385 - 2010L00108 - Project 207-10 - 1317 14th St - Rehabilitation. Exterior renovations.
Description: REPAIR/REPLACE Replace windows with dbl hung wood windows, paint existing painted brick, and paint all wood windows and panels. 1317 14th St exterior renovations.

STAFF RECOMMENDATIONS:

Recommendation #1: APPROVE RE-OPENING THE BRICKED UP ALLEY WINDOWS

Recommendation #2: CONDITIONAL APPROVAL OF WOOD WINDOW INSTALLATION

Condition: Wood window installation detail--revise detail in keeping with historic profiles.

Basis: Restoration of the historic openings along the alley brings the building back toward its original design. While the replacement of steel windows with wood will help do the same, the detailing of the window within the opening can be more respectful of the historic relationship.

LPC MOTION FROM APRIL 6, 2010:

Motion by M. Goldstein: I move that for project #207-10, 1317 14th St., the commission approve the re-opening of the brick depth alley windows and approve the wood installation detail revised to include windows set back as far as possible and to preserve the radius top glass from the windows that are apparent per staff recommendation.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

2036 N LARIMER ST (# 388-09)

2009L00388 - Project 388-09 - 2036 Larimer St - Addition

Description: ADDITION

Adding a new 2+ story addition on top of an existing building.

STAFF RECOMMENDATION:

Recommendation: DENY 3 STORY ROOF-TOP ADDITION CONSTRUCTION

Basis: The proposed changes still do not adequately address the concerns expressed by LPC that the addition is subordinate to the existing building (guideline 52. Addition minimizes impact to the existing structure (guideline 54). Addition is contained to the rear of the structure (guideline 35). The new addition will not destroy original materials that characterize the property (guideline 9).

LPC MOTION FROM APRIL 6, 2010:

Motion by R. Roybal: For project 388-09, 2034-2038 Larimer St, I move that we approve the design as presented with details to come back to staff for resolution.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

3620 N FRANKLIN ST (WYATT SCHOOL) (# 80-10)

2010L00032 - Project 80-10 - Window replacement

Description: Replace non-original, damaged wood sashes with vinyl windows.

STAFF RECOMMENDATION:

Recommendation: **CONDITIONAL APPROVAL OF WINDOW REPLACEMENT**

Conditions: Replacement window sash to match the original windows in style and material. Window frames should be repaired.

Basis: Existing windows are not original to the structure. Replacement windows should be wood to match the original windows.

LPC MOTION FROM APRIL 6, 2010:

Motion by R. Roybal: For project 80-10, 3620 Franklin St., I move that we approve on the conditional basis that the window replacements be wood in a similar match to the original windows and style with material details to go back to staff for approval.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

4725 N HIGH ST (# 161-10)

2010L00079 - Project 161-10 - 4725 High St - Renovation

Description: Alterations/Tenant Finish

Renovation of structure to house female veterans transitioning from military svc to civilian life. Elyria School DLM #257

STAFF RECOMMENDATION:

Recommendation: **CONDITIONAL APPROVAL OF INFILL CONSTRUCTION**

Condition: A window system other than vinyl be used

Basis: Proposed vinyl material for windows is not compatible with precedent. Infill sympathetically attaches to the historic school. Infill structure would be recognized as a product of its own time.

LPC MOTION FROM APRIL 6, 2010:

Motion by M. Goldstein: For project 161-10, 4725 High St., I move that the commission approve consistent with staff recommendations with one exception: that the door shown on sheet 057 also be submitted to staff for approval.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

3029 N LOWELL ST (# 99-10)

2010L00041 - Project 99-10 - 3029 Lowell St - Alteration/Addition

Description: **ADDITION.** Alterations, Addition, Rehab, Maintenance, Demolition. Wolff Place H.D.

STAFF RECOMMENDATION:

Recommendation: **DENIAL OF SECOND FLOOR ADDITION CONSTRUCTION**

Basis: Lot is of a typical size for residence in Denver. Addition would not be subordinate to original structure. Addition changes the architecture of the structure.

LPC MOTION FROM APRIL 6, 2010:

Motion by M. Goldstein: I move that project 99-10, 3029 Lowell St., be continued subject to a neighborhood elevation study and whether this project is contributing to the neighborhood.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

918 N 17TH ST ST (# 183-10)

2010L00090 - Project 183-10 - 918 17th St - Rehabilitation
Description: Alterations/Tenant Finish. Rehab for re-use.

STAFF RECOMMENDATION:

Recommendation: APPROVAL OF MASS & SCALE

Basis: Proposed mass and scale are compatible with adjacent mid-rise structures. Proposed addition will be differentiated from existing.

LPC MOTION FROM APRIL 6, 2010:

Motion by C. Meza: For project 183-10, 918 17th St., I move that we approve this project for mass and scale.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

1267 N VINE ST (SCOTT HOUSE) (# 199-10)

2010L00100 - Project 199-10 - 1267 Vine St - Rehabilitation
Description: REPAIR/REPLACE
Replace existing shed roof with gable roof

STAFF RECOMMENDATION:

Recommendation: APPROVAL OF ADDITION OF GABLE ROOF

Basis: Existing lot is constrained with a lack of space for expansion
Addition is/will be set back from front facade. Addition would be subordinate to original structure.

LPC MOTION FROM APRIL 6, 2010:

Motion by R. Roybal: For project 199-10, 1267 Vine St., I move that we approve the addition of the hip roof as presented.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

456 N WILLIAMS ST (# 152-10)

2010L00071 - Project 152-10 - 456 Williams St - Addition
Description: ADDITION: Removing 2 existing previous additions and replacing with new brick additons.

STAFF RECOMMENDATIONS:

Recommendation #1: APPROVAL OF REAR ADDITION CONSTRUCTION

Basis: Rear addition is appropriately located on the site and structure

Rear addition would be marginally visible from the public right-of-way

Recommendation #2: DENIAL OF SIDE ADDITION CONSTRUCTION

Basis: Removal of existing side addition would be a negative effect on a significant feature

LPC MOTION FROM APRIL 6, 2010:

Motion by J. Bershof: For project 152-10, 456 Williams St., I move that we approve the rear addition as presented per the staff recommendation and that for the side addition we ask for a re-study with further discussion.

2956 N CHAMPA ST (# 195-10)

2010L00097 - Project 195-10 - 2956 Champa St - Rehabilitation

Description: REPAIR/REPLACE: Remove existing non original windows and replace with compliant windows.

STAFF RECOMMENDATION:

Recommendation: **CONDITIONAL APPROVAL OF WINDOW REPLACEMENT**

Condition: Elevations depicting final trim and size details shall be submitted

Basis: Existing windows are not original to the structure

Replacement windows should match the original style of windows

LPC MOTION FROM APRIL 6, 2010:

Motion by M. Goldstein: For project 195-10, 2956 Champa St., I move that we conditionally approve the windows replacement provided that elevations and details are submitted to staff for approval.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

2956 N CHAMPA ST (# 197-10)

2010L00099 - Project 197-10 - 2956 Champa St - Rehabilitation

Description: REPAIR/REPLACE

Install "James Hardie siding", also put honey-comb shingles in gables of house.

STAFF RECOMMENDATION:

Recommendation: **DENIAL OF MATERIAL CHANGE**

Basis: Structure was originally masonry. Existing stucco should be retained and repaired.

LPC MOTION FROM APRIL 6, 2010:

Motion by M. Goldstein: For project 197-10, 2956 Champa St., I move that we approve the clapboard siding provided that details are provided to and approved by staff.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

Meeting Adjourned