



MEETING RECORD FINAL, APPROVED MEETING RECORD
Landmark Preservation Commission
Tuesday, April 19, 2011

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

Members Present

Commissioners present: Dennis Humphries, Sharon Elfenbein, Ed Shalkey, Barb Gibson, Charles Jordy, Jim Bershof, Martin Goldstein

Commissioners absent: Ron Roybal

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

Approval of Meeting Record

Approval of April 5, 2011 meeting record.

LPC Motion from April 19, 2011

Motion by S. Elfenbein: I move to approve the meeting minutes from April 5, 2011.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

Preliminary Applications for State Income Tax Credit

521 - 539 N 25TH ST (ALTA COUSINS TERRACE) (# 144-11)

State Income Tax Credit

Description: repointing, update mechanical, new roof, replace non-contributing porch, repair/replace wood features, cabinets and countertops, refinish wood floors, repair/replace wall/ceiling surfaces, update lighting and plumbing

LPC MOTION FROM APRIL 19, 2011

Motion by C. Jordy: I move to approve the preliminary application for state income tax credit for project 144-11, 521 - 539 N 25th Street, Alta Cousins Terrace.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries

Design Review Projects

3305 N DOWNING ST (# 191-11)

2011L00128 - 3305 Downing Street Site Plan

Description: 3305 Downing Street Site Plan

LPC MOTION FROM APRIL 19, 2011

MOTION BY J. BERSHOF: I move to approve application 191-11 for the site plan at 3305 Downing Street as per the presented testimony, submitted documentation and information provided in the staff report.

Second by: S. Elfenbein

Vote: Unanimous in favor, motion carries

2124 N LARIMER ST (# 192-11)

2011L00112 - New rooftop deck at 2124 Larimer

Description: New rooftop deck and stair. 229 s.f stair enclosure, 167 s.f bar, 614 s.f. covered seating area and 803 s.f. outdoor deck.

STAFF RECOMMENDATION:

Recommendation: Approve with Conditions

Conditions: Additional details showing roof framing members and glass stair enclosure details need to be provided. Roof framing for area over the bar should have joists enclosed to have a similar appearance to the framing over the stair enclosure.

Basis: The new structure is setback from the front and side facades of the buildings. The massing and construction will make the addition subservient to the existing building and clearly a product of its own time. The flat roof form over the bar & covered seating area will be compatible with other structures in the district.

LPC MOTION FROM APRIL 19, 2011

Motion by M. Goldstein: I move to approve application 192-11 for work at 2124 Larimer Street as per presented testimony, submitted documentation and information provided in the staff report with the condition that details of roof framing, glass stair enclosure and materials come back to staff.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

788 N YORK ST (# 146-11)

2011L00080 - 788 York - second floor addition

Description: Construct second floor addition

STAFF RECOMMENDATION (04.19.2011)

APPROVAL OF SECOND FLOOR AND GARAGE ADDITION CONSTRUCTION

Basis:

Structure is non-contributing; addition will be compatible with the area

LPC MOTION FROM APRIL 19, 2011

Motion by M. Goldstein: I move to approve application #146-11 for second floor and garage addition at 788 York Street as per presented testimony, submitted documentation and information provided in the staff report with any details to come back to the LPC for approval.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

1100 E 7TH AVE (# 188-11)

2011L00109 - 1100 East 7th - windows & renovation

Description: Renovation work to existing structure to include reframing of a portion of the first floor wall, window replacement, install step and terrace, infill window, and install exterior door

STAFF RECOMMENDATION(04.19.2011):

APPROVAL OF VARIOUS RENOVATION & REPAIRS

Basis:

Renovation will match designs and finishes of original (#7)

Renovation work is at the rear of the structure (#35)

LPC MOTION FROM APRIL 19, 2011

Motion by E. Shalkey: I move to approve application #188-11 for the structure located at 1100 East 7th Avenue as per presented testimony, submitted documentation and information provided in the staff report.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries

775 - 785 N EMERSON ST (# 922-10)

2010L00459 - 775-785 Emerson - new construction

Description: Construct 43 unit 3-story apartment building

STAFF RECOMMENDATION (04.19.2011)

RE STUDY OF INFILL CONSTRUCTION DESIGN

Basis:

Portion of design is not compatible with the neighborhood (C-2 a, c)

LPC MOTION FROM APRIL 19, 2011

Motion by J. Bershof: I move for application #922-10 for 775-785 Emerson Street that a restudy of the design be accomplished and brought back to the LPC for review as per presented testimony, submitted documentation and information provided in the staff report and specifically the following items be restudied; the relationship of the south wing as compared to the historic structures, the base of the architecture be restudied in relationship to the historic context, west façade be developed further, utilities be restudied, and the facades of Emerson Street and 8th Avenue be restudied in regards to the picture frame element for depth, style, and fenestration .

Second by: M. Goldstein

Vote: Six in favor, (Commissioner C. Jordy recused himself from the deliberation) motion carries

Discussion Items

10 min info session: Evaluating Interventions for Their Impact on Authenticity

Meeting Adjourned