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# MEETING RECORD

## Landmark Preservation Commission

**DENVER**  
THE MILE HIGH CITY

Tuesday, April 20, 2010

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

### Members Present

Commissioners: Dennis Humphries (Chair), James Bershof, Barbara Gibson, Ronald Roybal, Edward Shalkey, Christopher Meza, Carla McConnell, Martin Goldstein. Absent: Stephen Leonard.

Staff: Tyler Gibbs, Jeremy Wells, George Gause, Judy Blake, Kerry Buckley, Savannah Jameson

### Designation Committee

#### **2050 E ILIFF AVE (BOETTCHER CENTER) (# 264-10)**

Individual landmark nomination for the Boettcher Center - Project 264-10

Description: Application for the designation of 2050 E Iliff Ave. as a structure for preservation.

LPC MOTION FROM APRIL 20, 2010:

Motion by E. Shalkey: I move that the designation of the proposed property, 2050 E. Iliff Ave., the Boettcher Center, be sent to the full Landmark Preservation Commission for their review.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

### Approval of Minutes

LPC MOTION FROM APRIL 20, 2010:

Motion by C. McConnell: I move that we approve the minutes from March 16, 2010.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

### Preliminary Applications for State Income Tax Credit

#### **2104 N GLENARM PL (# 263-10)**

Preliminary Tax Credit

Description: Replacing damaged roof

Replace damaged roof

### Final Approval for State Income Tax Credit

#### **373 N MARION ST (CITRON & MOORE HOUSE) (# TC 30-09)**

Tax Credit

Description: Repair, update windows.

Repair window, bi-glass system

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

Tax Credit Application - Parts I and II

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

Replace electric, boiler, asbestos abatement, repair stucco & trim, kitchen insulation, drywall, plumbing & electrical.

LPC MOTION FROM APRIL 20, 2010:

Motion by E. Shalkey: I move that we approve the tax credits.

Second by M. Goldstein

Vote: Unanimous in favor, motion carries.

**Design Review Projects**

**639 N GILPIN ST (# 173-10)**

2010L00084 - Project 173-10 - 639 Gilpin St - Demolish for New construction

Description: Demolish old garage to build new, larger garage.

STAFF RECOMMENDATION:

Recommendation: CONDITIONAL APPROVAL OF DEMOLITION

Condition: Replacement structure has been administratively approved by G. Gause.

Basis: Existing garage is too small to serve as a garage for present day vehicles. While the garage is considered historically relevant, it was determined to be significantly secondary enough to allow its removal.

LPC MOTION FROM APRIL 20, 2010:

Motion by M. Goldstein: For project 173-10, 639 Gilpin St., I move that we approve the demolition of the garage based on the staff report recommendations.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

## **7711 E ACADEMY BLVD (# 219-10)**

2010L00118 - Project 219-10 - 7711 E Academy Blvd - Alterations

Description: Alterations/Tenant Finish. Alterations, renovations and adding an observation deck.

### **STAFF RECOMMENDATION:**

Recommendation: **CONDITIONAL APPROVAL OF ADDITION TO BUILDING**

Condition: Tower design should be simplified to be more a product of its own time and not a literal representation of a flight control tower that may have existed when the original hanger was built.

Basis: The new addition and site work will not destroy original materials that characterize the property however the design of the tower should be re-designed as a product of its own time. (Standard 9) The new addition respects the historic character of the existing hanger. (Guideline 34) The new addition while at the main entrance will be subordinate to the overall hanger and will be compatible.(Guideline 36) The materials used on the new addition will be corrugated metal cladding at the tower. The new windows will be aluminum storefront and a standing seam metal roof will be used at the tower. The materials will be compatible with the existing hanger.(Guideline 37)

### **LPC MOTION FROM APRIL 20, 2010:**

Motion by R. Roybal: I would move that we approve the design approach as presented with some changes to selection of material and colors and with details to come back to staff for approval.

Second by: M. Goldstein

Vote: In approval: D. Humphries, J. Bershof, B. Gibson, R. Roybal, C. Meza, C. McConnell, M. Goldstein; Abstain: E. Shalkey; motion carries.

## **1701 N WYNKOOP ST (UNION STATION) (# 257-10)**

2010L00135 - Project 257-10 - 1701 Wynkoop St - New Construction

Description: Construction of new buildings in footprint of DLM #311.

### **STAFF RECOMMENDATIONS:**

Recommendation #1: **APPROVAL** with **CONDITIONS**: Plaza Schematic Design

Condition: Redesign with 30-foot clear pedestrian spaces from Wynkoop to the building gaps (north and south of historic station).

Basis: Meets Design Standards and Guidelines as adopted April 2009 except as noted above.

Recommendation #2: **APPROVAL**: North and South Wing Buildings for a) location, orientation and use and b) mass and form.

Basis: Meets Design Standards and Guidelines as adopted April 2009.

### **LPC MOTIONS FROM APRIL 20, 2010:**

Motion by R. Roybal: For project 257-10, Denver Union Station, I move that we approve as presented the plaza schematic design with details to come back to this committee.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

Motion #2 by J. Bershof: For project 257-10, the north and south wing buildings proposed for Denver Union Station, I make the motion that we approve the design with regards to full mass and scale, and that some of the suggestions specifically regarding the south building be saved for when the design is brought back at next generation.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

## **Discussion Items**

Amy Polenti from History Colorado made a presentation on Section 106 and responsibilities of certified local governments.

Recommended changes to Downtown Historic District tax rebate incentive.

**STAFF RECOMMENDATION:**

The staff recommendation is to approve the changes as presented to secs. 53-530 and 53-534, forwarding it to City Council with a recommendation for approval.

**LPC MOTION FROM APRIL 20, 2010:**

Motion by C. McConnell: I would move that we approve the proposed changes to the downtown historic district tax rebate program as outlined in the document from staff.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

**Meeting Adjourned**