



MEETING RECORD

Landmark Preservation Commission

DENVER
THE MILE HIGH CITY

Tuesday, May 03, 2011

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

Members Present

Commissioners present: Dennis Humphries, Barbara Gibson, Martin Goldstein, Charles Jordy, Jim Bershof, Ron Roybal (1:05), Ed Shalkey (1:05)

Commissioners absent: Sharon Elfenbein

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

Approval of Meeting Record

Approval of April 19, 2011 meeting record.

LPC Motion from May 3, 2011

Motion by B. Gibson: I move to approve the meeting minutes from April 19, 2011.

Second by: Martin Goldstein

Vote: Unanimous in favor, motion carries.

Preliminary Applications for State Income Tax Credit

3131 E 7TH AVE (# 474-10)

Tax Credit

Description: Masonry work, foundation

Masonry work, foundation, repair plaster, replace galvanized pipe, upgrade electrical

LPC MOTION FROM May 3, 2011 MEETING

Motion by B. Gibson: I move that we approve the preliminary application for state income tax credit as presented in the meeting agenda.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

Design Review Projects

2300 N WALNUT ST (# 270-11)

2011D00093 - Arapahoe Square - 2300 Walnut Street - entire block bound by Walnut, 23rd, Larimer & 24th. 300 unit apartment project. and parking garage.

Description: 300 unit apartment plus parking garage

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS (5/3/11)

CONDITION: Restudy porte cochere along Walnut St. to provide a more pedestrian friendly streetscape and make the development more compatible with other developments in the area.

Basis: Other new developments in the district have parking access off of the alley or with a typical driveway curb cut. The area devoted to the porte cochere breaks up the typical streetscape of street facing residential units.

LPC Motion from May 3, 2011:

Motion by J. Bershof: I move to approve application #270-11 for new construction at 2300 Walnut Street per presented testimony, submitted documentation and information provided in the staff report, with the conditions that the porte cochere be re-studied to provide a more pedestrian friendly environment, that massing be studied to avoid overall monolithic effect and that alley be recognized in some manner. Review and approval are for mass & scale only and project will need to come back to LPC.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

2nd Submittal received 5/17/11. Scheduled for June 7, 2011 LPC meeting.

1307 N FRANKLIN ST (# 286-11)

2011L00173 - 1307 franklin Street - Windows

Description: Replace existing windows

STAFF RECOMMENDATION (May 3, 2011)

DENIAL OF VINYL WINDOW INSTALLATION

DENIAL OF REAR PORCH RENOVATION

Basis:

Replacement windows should match the original style of windows

Vinyl materials have not been approved for window replacement

LPC MOTION FROM MAY 3, 2011

Motion by M. Goldstein: I move to deny application #286-11 for the structure located at 1307 Franklin Street as per presented testimony, submitted documentation and information provided in the staff report.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries

182 N RACE ST (# 287-11)

2011L00174 - 182 Race - Addition
Description: Construct rear and side addition

STAFF RECOMMENDATION (May 3, 2011)
APPROVAL OF SIDE & REAR ADDITION

Basis:

A portion of the addition is located at the rear of the structure (#35)
Front addition is set back from the front façade of the structure (#35)
Additions are compatible to the main structure (#36)

LPC MOTION FROM MAY 3, 2011

Motion by R. Roybal: I move to approve application #287-11 for side, rear and garage addition construction at 182 Race Street as per presented testimony, submitted documentation and information provided in the staff report with any details to come back for approval, all openings in brick are to be toothed, windows to be Pella wood Architectural Series, window trim detail to be simplified.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

3122 N OSCEOLA ST (# 289-11)

2011R00330 - 3122 Osceola - Construction of masonry/metal fence at front of property
Description: Construction of a 4-foot high masonry and open metal fence at the front of the property.

STAFF RECOMMENDATION:

Recommendation: DENY

Basis: There is no precedent for a fence of this general design in the district and if installed would negatively affect the sense of time and place in this district. The application does not meet design guidelines 48 and 50 from Landmark Structures and Districts and guideline C-1 from Contemporary Design in Historic Districts.

LPC MOTION FROM MAY 3, 2011:

Motion by B. Gibson: I move to deny application 289-11 for work at 3122 Osceola St. because it fails to meet the design guidelines as per presented testimony, submitted documentation and information provided in the staff report.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries

144 W COLFAX AVE (MCNICHOLS BUILDING) (# 181-11)

2011L00105 - Window replacement, site modifications, and exterior modifications to the McNichols Building.

Description: Replacement of 1950s-era windows on the building (except for the middle rear), rehabilitation of original windows on rear of building, removal of asphalt paving and repaving with scored concrete, removal of lower pilaster at southeast rear of building for installation of bathroom doors.

STAFF RECOMMENDATION:

Recommendation: APPROVE

Basis: Application is consistent with Civic Center Design Guidelines section VI: b1, b2, b4, c1, c2, and the Secretary of the Interior's Standards for Rehabilitation items 1-6 and 9, 10.

LPC MOTION FROM MAY 3, 2011:

Motion by E. Shalkey: I move to approve application 181-11 for work at 144 W. Colfax Ave., otherwise known as the McNichols Building, as per presented testimony, submitted documentation and information provided in the staff report.

Second by: B. Gibson

Vote: In favor: B. Gibson, J. Bershof, E. Shalkey, M. Goldstein, C. Jordy, R. Roybal; no vote (recused): D. Humphries.

Discussion Items

1701 N WYNKOOP ST (UNION STATION) (# 312-11)

2009D00152 - DUS-Urban Design Package #3A-1701 Wynkoop St

Description: Urban Design review for historic station, Wynkoop Plaza and new design elements for the Denver Union Station-RTD project
T-MU-30 Zone District

Meeting Adjourned