



# MEETING RECORD

## Landmark Preservation Commission

Tuesday, May 17, 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 (left at 3:15), Jim Bershof, Charles Jordy, Martin Goldstein, Ron Roybal, Ed Shalkey

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

### Approval of Meeting Record

Approval of May 3, 2011 meeting record.

LPC MOTION FROM MAY 17, 2011

Motion by B. Gibson: I move that we approve the minutes from May 3, 2011

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

### Design Review Projects

#### 411 N LAFAYETTE ST (# 308-11)

2011K00079 - 411 Lafayette Street Garage Demolition

Description: 411 Lafayette Street Garage Demolition

LPC MOTION FROM MAY 17, 2011 MEETING

Motion by R. Roybal: I move to approve application 308-11, the demolition of a garage at 411 Lafayette Street, as per presented testimony, submitted documentation, and information provided in the staff report.

Second by: C. Jordy

Vote: Unanimous, motion carries

**736 N RACE ST (# 343-11)**

2011L00212 - 736 Race - Second Floor Addition

Description: Construct a second floor addition

STAFF RECOMMENDATION (May 17, 2011)

APPROVAL OF SECOND FLOOR ADDITION

Basis:

Addition is appropriately sited within the roof plane (#52)

Addition is subordinate from the main structure (#54)

LPC MOTION FROM MAY 17, 2011

Motion by E. Shalkey: I move to approve application #343-11 for second floor addition at 736 Race Street as per presented testimony; submitted documentation and information provided in the staff report and recommend elimination of banding and any details to come back for approval.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

**461 N RACE ST (# 303-11)**

2011L00188 - 461 Race Street - Windows

Description: Window replacement and awning installation

STAFF RECOMMENDATION (May 17, 2011)

RE STUDY WINDOW REPLACEMENT AND COPPER BANDING

APPROVAL OF AWNING INSTALLATION

APPROVAL OF VARIOUS RENOVATION & REPAIRS

Basis:

Commission deliberation at the April 5, 2011 meeting

Renovation work should be compatible with the district (#C-3 & C-5)

LPC MOTION FROM MAY 17, 2011

Motion by M. Goldstein: I move to approve the window replacement, copper banding, awning installation and various renovations & repair components of application #303-11 for the non-contributing structure located at 461 Race Street as per presented testimony, submitted documentation and information provided in the staff report with details to return to staff for approval.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries

**419 N RACE ST (# 304-11)**

2011L00189 - 419 Race - Renovation

Description: Replace windows and alter dormers

STAFF RECOMMENDATION (May 17, 2011)

RESTUDY WINDOW REPLACEMENT

CONDITIONAL APPROVAL OF ROOF INSTALLATION

APPROVAL OF GUEST HOUSE DORMER ALTERATION

APPROVAL OF AWNING INSTALLATION & VARIOUS RENOVATION

Condition:

Roof material should match the existing

Basis:

Commission deliberation at the April 5, 2011 meeting

Renovation work should be compatible with the district (#C-3 & C-5)

LPC MOTION FROM MAY 17, 2011

Motion by R. Roybal: I move to restudy the window replacement component of application #304-11 for the non-contributing structure located at 419 Race Street as per presented testimony, submitted documentation and information provided in the staff report with the new design to be resubmitted to staff for review. And I move to conditionally approve the roof installation with the condition being that the roof material simulate the existing material, and approval of the guest house dormer alteration, installation of awnings and various renovation components of application #304-11 for the non-contributing structure located at 419 Race Street as per presented testimony, submitted documentation and information provided in the staff report with details to return to staff for approval.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

**1000 N 31ST ST (# 342-11)**

2011L00211 - 1000 31st - Infill

Description: Construct single family structure

STAFF RECOMMENDATION (May 17, 2011)

CONDITIONAL APPROVAL OF INFILL CONSTRUCTION

Condition:

Windows to be wood or wood aluminum clad

Basis:

The historic relationship of structure to street is maintained (C-1)

Building mass is consistent with the mass of adjacent structures (C-2)

LPC MOTION FROM MAY 17, 2011

Motion by R. Roybal: I move to conditionally approve infill construction for application #342-11 for 1000, 1020 & 1028 31st Street with the condition being that the window material be wood or aluminum clad as per presented testimony, submitted documentation and information provided in the staff report with any auxiliary details to return to staff for approval and allow the increase in height of the design by three feet. The LPC strongly recommends the height extension of the structures.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries

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

2010L00135 - Project 257-10 - 1701 Wynkoop St - Wynkoop Plaza, North Wing Building, South Wing Building

Description: Construction within the boundary of DLM #111: North Wing Building; South Wing Building; Wynkoop Plaza

UDP #3A & #3B

Urban Design Package #3B: Wynkoop Plaza Final Design

STAFF RECOMMENDATION:

Recommendation: APPROVE

Basis: meets Union Station Design Standards and Guidelines

LPC MOTION FROM MAY 17, 2011

Motion by J. Bershof: I move to approve application 257-10 for Final Design of the Wynkoop Plaza as per presented testimony, submitted documentation, and information provided in the staff report with further study of the method of keeping truck off the fountain area to be explored and with those details to come back to staff.

Second by R. Roybal

Amendment by E. Shalkey: "vehicles" instead of "trucks". Amendment accepted by J. Bershof and R. Roybal

Vote: Unanimous

**2624 W 35TH AVE (# 324-11)**

2011L00199 - 2624 West 35th - Second floor addition

Description: Construct a second floor addition to the existing structure

LPC MOTION FROM JUNE 21, 2011

Motion by C. Jordy: I move to approve application #324-11 for second floor addition at 2624 West 35th avenue as per presented testimony, submitted documentation and information provided in the staff report with any changes to return to staff for approval.

Second by M. Goldstein

Vote: Unanimous in favor, motion carries

STAFF RECOMMENDATION (6.21.2011)

APPROVAL OF SECOND FLOOR ADDITION CONSTRUCTION

Basis:

Commission deliberation from the May 17, 2011 meeting  
Addition is subordinate from the main structure (#36, #54)

STAFF RECOMMENDATION (May 17, 2011)

DENIAL OF SECOND FLOOR ADDITION CONSTRUCTION

Basis:

Addition is not subordinate from the main structure (#36, #54)  
Addition does not meet zoning code (U-TU side setback)

LPC MOTION FROM MAY 17, 2011

Motion by R. Roybal: I move to deny application #324-11 for second floor addition at 2624 West 35<sup>th</sup> Street as per presented testimony, submitted documentation and information provided in the staff report and recommend applicant restudy the design, the addition be set back further, closer to the 15' setback and simplify the gable design.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries

**3336 W 30TH AVE (# 321-11)**

2011L00198 - 3336 W 30th Ave. - Window replacement without COA or building permit  
Description: Applicant is requesting that the LPC approve a vinyl window that was installed without a COA or building permit.

**STAFF RECOMMENDATION:**

Recommendation: APPROVE WITH CONDITION

Condition: Replacement window must be wood and match the dimensions of the original window.

Basis: Replacement of an original wood window with a vinyl window in a contributing structure does not meet the guidelines found in Design Guidelines for Landmark Structures and Districts or the Secretary of the Interiors Standards.

**LPC MOTION FROM MAY 17, 2011:**

Motion by E. Shalkey: I move to approve application 321-11 for window replacement at 3336 W. 30<sup>th</sup> Ave. as per presented testimony, submitted documentation and information provided in the staff report with the condition that the replacement window must be wood and match the original window's dimensions.

Second by: M. Goldstein

Vote: Unanimous, motion carries

**2960 N SPEER BLVD (NORTH HIGH SCHOOL) (# 320-11)**

2011L00197 - 2960 North Speer (North High)- Windows  
Description: Replace windows in 1983 portion of building

**STAFF RECOMMENDATION (May 17, 2011)**

**APPROVAL OF WINDOW REPLACEMENT**

**Basis:**

Existing windows do not meet operational standards for DPS

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

**LPC MOTION FROM MAY 17, 2011**

Motion by C. Jordy: I move to approve application #320-11 for 2960 North Speer (North High School) as per presented testimony, submitted documentation and information provided in the staff report with and auxiliary details to return to staff for approval.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries

**Discussion Items**

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

2010L00135 - Project 257-10 - 1701 Wynkoop St - Wynkoop Plaza, North Wing Building, South Wing Building

Description: Construction within the boundary of DLM #111: North Wing Building; South Wing Building; Wynkoop Plaza

UDP #3A & #3B

Urban Design Package #3B: Wynkoop Plaza Final Design

Discussion Item

**775 – 785 N EMERSON ST (# 325-11)**

2011L00200 – 775-785 Emerson – infill construction

Description: Construct 43 unit apartment building

**Meeting Adjourned**