



DENVER
THE MILE HIGH CITY

Community Planning and Development

Planning Services

Plan Implementation

Landmark Preservation

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LANDMARK PRESERVATION COMMISSION

MEETING ACTIVITY SUMMARY (Not intended to be verbatim minutes)

Tuesday, June 1, 2010 at 1:00 p.m.

MEETING LOCATION – 201 W. COLFAX, RM. 2.H.14

Members Present: Chaired by Carla McConnell; members present: James Bershof, Barbara Gibson, Ronald Roybal, Edward Shalkey, and Martin Goldstein

Absent: Dennis Humphries, Christopher Meza, and Stephen Leonard

Staff Present: Tyler Gibbs, Jeremy Wells, George Gause, Kerry Buckey, and Savannah Jameson

I. Review and Approval of Minutes

None for review this date

II. Applications for State Income Tax Credit

Motion to approve Part 1 and Part 2 State Income Tax Credits by: Ed Shalkey

Second by: Barbara Gibson

Vote: Unanimous in favor, motion carries.

III. Public hearing for designation of a structure

1. #264-10 2050 E Illiff Ave (Boettcher Center)

Staff presentation

S. Jameson – Staff recommendation is to approve the proposal as submitted, forwarding it to City Council with a recommendation for approval, citing as findings of fact the staff memo dated June 1, 2010 and public testimony.

Applicant's presentation

Annie Levinsky, Historic Denver, Inc. emphasized importance of mid-century modern architecture and the Boettcher Center.

Public comments

11 members of the public spoke in support of landmarking the Boettcher Center, explaining that it was an important part of Denver's modernist-era history. The following individuals spoke in support of the landmarking:

Chris Murata (Denver), Jim Hare (333 W Colfax, #300), Rosemary Stoffel (2275 S. Monroe St.), Carolyn Etter (2278 S. Milwaukee St.), Francis Taylor (2288 S Milwaukee), Alice Gilbertson (1628 16th St.), Jim Lindberg (535 16th St., Ste. 750), Mike Hughes (40 S. Bellgive), Brent Jones (PO Box 6225, Denver, CO 80206), Scott Sabina (7400 W. Jefferson Ave.), Jason Harris (7172 S. Ammons Ct., Littleton, CO).



4 members of the public spoke against landmarking the Boettcher Center, citing issues with maintenance, that the building was not the best example of its kind, and that it went against the design vision for the university. The following individuals spoke against landmarking the building:

Neil Krauss (2199 S. University Blvd., #103), Mark Rodgers (2400 S Race St.), Jeff Bemelen (2400 S. Race St.), Michael Keables (2050 E. Iliff Ave.).

Commission discussion

Commission concurred with staff report

Motion by Barb Gibson: I move that we forward the application to City Council with a recommendation of approval as the application is complete and meets criteria.

Second by: Ed Shalkey

Vote: Unanimous in favor, motion carries.

IV. Public hearing for demolition of a structure

1. #287-10 3209 W Fairview Pl

Staff presentation

J. Wells – Staff recommendation is to deny the application for demolition on the basis that 3209 W. Fairview Pl. retains its historical/physical integrity and its historical, architectural, and geographical significance remains unaltered.

Applicant's presentation

Keith Painter – Mr. Painter, the applicant and owner of the property, believes that his only option for addressing the problems with the building is demolition because, as he stated, “the city won’t let me make the changes to the building that I want to make to fix the problems.”

Applicant began by giving his broad opinion on historic preservation and his history in attempting to work with the city to renovate 3209 W Fairview Pl. Mr. Painter requested an unlimited amount of time to make his presentation which consisted of several hundred photographs in order to demonstrate that the building has structural and material decay issues.

Public comments

Six members of the public spoke out against the demolition of the property, stating that it was a highly significant part of the Highlands neighborhood. The following individuals spoke against the demolition (no speakers spoke in support of the demolition):

Elizabeth Wheeler (3100 W. 37th), Laurie Baker (3249 W. Fairview Pl., #106), Marjorie Alexander (3249 W. Fairview Pl., #101), John Olson (1628 16th St., Ste. 200), Keith Pryor (2418 Champa), Jude Aiello (2030 Osceola St.).

Commission discussion

The commission became concerned that Mr. Painter’s presentation was not addressing the issue at hand—why the demolition was being requested—and in Mr. Painter’s demand for an unlimited amount of time to make his presentation. The chair intervened several times to keep the applicant’s presentation relevant to the topic being addressed.

The commission’s discussion focused Mr. Painter’s explanation that one of the reasons the building needed to be demolished was because it had structural issues and that the commission did not have sufficient expert testimony available to them in order to assess this claim. The

commission asked the applicant when he would be available to present this information to which he responded that he would not be available until September, 2010.

Motion by Ed Shalkey: I move that we continue the meeting until September 7, 2010 and that the applicant needs to return with a report from a licensed structural engineer describing the condition of the building and its materials at least two weeks prior to the meeting on September 7.

Second by: Jim Bershof

Vote: Unanimous in favor, motion carries.

V. Designation review

1. 2340 S Josephine (Holland House)

Staff presentation

S. Jameson – Staff recommendation is to schedule a public hearing at the Landmark Preservation Commission meeting on July 20, 2010 noting the application is complete and meets the criteria for designation.

Applicant's presentation

Alice Gilbertson – Historic Denver, Inc. support the application and thanked Annalise Kehler for writing the application

Commission discussion

B. Gibson wanted to know if there were any other Groves houses in Denver locally designated, not to staff's knowledge.

Motion by: Ron Roybal I move that we forward the application to a public hearing on July 20, 2010 noting the application is complete and meets the criteria of History 1C and Architecture 2B & 2C.

Second by: Ed Shalkey

Vote: Unanimous in favor, motion carries.

2. Ghost Historic District

Staff presentation

S. Jameson – Staff recommendation is to schedule a public hearing at the Landmark Preservation Commission meeting on July 6, 2010 noting the application is complete and meets the criteria for designation.

Applicant's presentation

Marilyn Quinn – Support designation, worried about increasing demolitions in the area, stressed the importance of a historic district

Commission discussion

C. McConnell – question about the secondary structures, recommendation that they should be included on the map.

Motion by: Martin Goldstein

Second by: Ed Shalkey

Vote: Unanimous in favor, motion carries.

VI. Design review

1. #461-10 457 N Clarkson St – Demolition of Garage

Staff presentation

S. Jameson – Staff is requesting approval of the demolition of the contributing garage. Replacement structure has been approved by staff.

Applicant's presentation

Applicant not present

Commission discussion

Clarification that a replacement structure has been approved.

Motion by: Barb Gibson for project 461-10, I move that we approve the demolition of the garage based on the approval of the replacement structure.

Second by: Ron Roybal

Vote: Unanimous in favor, motion carries.

2. #152-10 456 Williams Street – Side Addition

Staff presentation

G. Gause – Staff recommendation is for the denial of the construction of the side addition. Staff presented that the addition as proposed was not compliant with the design guidelines. The basis for the denial recommendation was that removal of the existing side addition would cause a significant, character defining feature to be destroyed

Applicant's presentation

David Berton – Mr. Berton is the architect for the project. He presented the steps taken in re-study of the addition.

Lem Smith – Mr. Smith is the homeowner. He discussed his family's needs for more room in the structure.

Commission discussion

The commission discussed keeping more of the wood sunroom look intact, including along the side of the structure.

Motion by Jim Bershof: For project 152-10, I move that we approve the plans as presented with changes discussed to come back to staff with the thought that the original sunroom be better represented.

Second by: Ronald Roybal

Vote: 4 in favor, 1 against. Motion does not pass.

Motion by Carla McConnell to reconsider vote.

Second by: Jim Bershof

Vote: Unanimous in favor, motion carries

3. #248-10 1421 York Street – Alterations to Structure

Staff presentation

G. Gause – Staff was alerted that Neighborhood Inspection Services placed a stop work order for failure to obtain the correct permits. The structure was undergoing a complete renovation

including applying stucco over the existing brick façade, applying a stone veneer on the existing front porch, installation of vinyl replacement windows, and work to the existing rear addition. Staffs recommendation was for denial of the material change on the structure, Denial of vinyl window installation, and conditional approval of the rear addition restoration with the condition being that scaled and dimensioned plans be submitted to staff for review prior to commencing work. Staff gave basis for the recommendations established on the design guidelines.

Applicant's presentation

Jason Harris – Mr. Harris is the contractor for the project. He explained the deteriorated condition of the property when he was hired.

Scott Sabina – Mr. Sabina represents the investors in the property. He explained that the work was needed to save the structure and that other properties in the area had done similar projects. He defended the use of vinyl windows as an energy efficiency issue.

Commission discussion

The commission separated the issues. Vinyl windows are inappropriate for use on historic structures and further stated that energy efficiency can be handled in different ways without window replacement. Staff has provided guidance in what is acceptable for the district and could meet to explain those points if needed.

Motion by Ron Roybal: For project 248-10, I move to deny the material change, deny the vinyl window replacement, and for the applicant to come back to staff with acceptable design detail elevations for the rear addition.

Second by: Martin Goldstein

Vote: Unanimous in favor, motion carries.

4. #168-10 210 Vine Street – Front Façade Addition

Staff presentation

G. Gause – Applicant is requesting construction of a dormer addition to the front façade of a contributing Tudor Revival Style structure. The proposed addition would have a significant impact on the front façade and would change a character defining feature of the existing architectural style. Staff recommended denial of the side addition construction.

Applicant's presentation

Josh Rudolph – Mr. Rudolph the architect for the project, explained that there have been changes to the structure in this location and that there was a security issue with the porch as currently configured.

Commission discussion

The commission questioned the subordination of the design to the main structure and asked the applicant to re-study the dormer, using the context of the main structure. The commission also asked that the landscape plan be included in the next submittal.

Motion by Martin Goldstein: For project 168-10, I move that we deny the dormer as submitted and the proposal be re-studied as a more subordinate structure and brought back to the LPC.

Second by: Ed Shalkey

Vote: Unanimous in favor, motion carries.

5. #183-10 918 North 17th Street (Colorado National Bank) Final Design Details

Staff presentation

G. Gause – This is a final design review of the proposed addition to the Colorado National Bank Building. The Scale and Massing was approved by the LPC at the April 6, 2010, meeting. The overall material is darker in color than the existing structure and will differentiate the new from the old. Staff recommended approval of the final design plan.

Applicant's presentation

Jim Johnson – Mr. Johnson is the architect for the project. He explained that there are several items that have not yet been finalized, but will not greatly deviate from the final design that was submitted.

Commission discussion

The commission discussed the items that may change in the next few months and the impact on the overall design.

Motion by Ed Shalkey: For project 183-10, I move that we approve the final design with potential changes to come back to staff for review.

Second by: Ron Roybal

Vote: Unanimous in favor, motion carries.

6. #401-10 1437 N Bannock St (City and County Building)

Staff presentation

J. Wells – Staff recommendation is for the conditional replacement of the doors. The condition is that the replacement doors must match the design of the original doors installed in the building on the basis that the doors that are proposed for replacement date to 1994 and are not considered to be historic fabric. The design of the proposed replacement doors, however, is not compatible with the historic character of the building. Staff is therefore recommending that the replacement doors match the original design pursuant to guideline 7b.

Applicant's presentation

Mark Guerro (City of Denver, Public Works) — Mr. Guerro handed out a drawing showing a new design for the replacement doors that incorporated the starburst pattern missing in the previous proposal. The applicant indicated that Public Works was open to replicating the starburst pattern.

Commission discussion

The commission agreed with the staff recommendation to replicate the original design in the replacement doors and expressed some concern with issues of dissimilar metals (e.g., bronze and aluminum) to which the applicant indicated there would not be any issues. The commission expressed that they were comfortable with letting staff review and approve the final design of the doors.

Motion by Jim Bershof: For project 401-10, I move that we approve the doors as presented in the staff report and that final details go back to staff for approval.

Second by: Martin Goldstein

Vote: Unanimous in favor, motion carries.

7. #400-10 144 N 14th St. (Civic Center Park art installation over 14th St.)

Staff presentation

J. Wells – The staff recommendation is for approval of the temporary art installation on the basis that the installation of the art would have no impact on the historic fabric of the Greek Theater and the fabric of the Ponti Building. Changes are entirely reversible and are consistent with the directive in the Civic Center Design Guidelines to encourage temporary art.

Applicants presentation

Kendall Peterson (City of Denver, DOCA) – Ms. Peterson indicated that while the final design of the artwork was in flux, it would actually have even less impact on the historic fabric of Civic Center Park in that there would no longer be any ropes touching the Greek Theater.

Commission discussion

The major concern by the commission was exactly how long the artwork would be installed. The applicant indicated that the artwork would be up no longer than 45 days including the amount of time needing to install and remove it.

Motion by Martin Goldstein: For project 400-10, I move that we approve the temporary art installation per the staff recommendation with the condition that it remains in place for no longer than 45 days.

Second by: Ed Shalkey

Vote: Unanimous in favor, motion carries.

8. #402-10 144 W Colfax Ave (McNichols Building temporary art installation)

Staff presentation

J. Wells – Staff recommends approval of the temporary art installation on the basis that temporary art installations are encouraged in the Civic Center historic district. The fabric-covered awning will have no impact on historic building fabric and minimal impact on the rest of the park and will not obstruct views. The location of the temporary installation of planters on the columns of the McNichols building will mitigate the potential for damage along with an applicant-supplied inspection plan that will help to assure sure that the proposed drip irrigation system will not damage the building.

Applicant's presentation

Mike Moore – Mr. Moore explained how the nylon strap and the tapered design of the column would mitigate any possibility of damage to the stone of the column. In addition, drainage of water would be directed down small pipes at the back of the column to a roof below and that there would be a regular inspection for any leaks from the drainage and drip irrigation system three times per week. The design of the fabric awning would be in individual strips to mitigate any problems with wind blowing the awning down.

Commission discussion

The commission was primarily concerned with issues of water leaks caused by the installation of the planters and with any potential for damage with the nylon strap system. The commission was satisfied with the answers provided by the applicant.

Motion by Ron Roybal: For project 402-10, I move that we approve the temporary art installation and that it remain in place for no longer than 90 days.

Second by: Ed Shalkey

Vote: Unanimous in favor, motion carries.

Meeting adjourned,

Submitted by:
Jeremy Wells, Savannah Jameson, George Gause