



MEETING RECORD

Landmark Preservation Commission

Tuesday, June 07, 2011

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

Members Present

Commissioners present: Dennis Humphries, Martin Goldstein, Charles Jordy, Sharon Elfenbein, Barb Gibson, Jim Bershof (arrived at 2:05)

Commissioners absent: Ed Shalkey, Ron Roybal

Staff present: Jeremy Wells, Savannah Jameson, Greg Savage, George Gause, Molly Urbina, Venus Boatner, Adam Hernandez

Election of officers

LPC MOTION FROM JUNE 7, 2011:

Motion by M. Goldstein: I would move that we retain the existing chair [Dennis Humphries] and vice chair [Jim Bershof] as we've had in the past year for the next year.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Approval of Meeting Record

LPC MOTION FROM JUNE 7, 2011:

Motion by B. Gibson: I move that we approve the meeting minutes from May 17, 2011.

Second by: C. Jordy.

Vote: Unanimous in favor, motion carries.

Design Review Projects

1415 N LARIMER ST (# 376-11)

2011L00238 - 1415 Larimer Street Projecting Sign

Description: 1415 Larimer Street Projecting Sign

STAFF RECOMMENDATION: APPROVE (6.7.11)

BASIS: Projecting sign is three-dimensional; the sign is compatible to the building individually and to the Larimer Square Historic District as a whole. The projecting sign does not obscure or destroy historic features of the building.

LPC MOTION FROM JUNE 7, 2011

Motion by C. Jordy: I move to approve application 376-11 for the projecting sign at 1415 Larimer Street as per presented testimony, submitted documentation and information provided in the staff report.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries

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

2nd Submittal received 5/17/11.

STAFF RECOMMENDATION: APPROVE (6.7.11)

BASIS: Porte cochere has been revised to minimize the width of curb cut along Walnut Street per suggestion of LPC. Fitness center and leasing office will occupy the ground floor space at Park Ave. and Walnut St. helping to activate the streetscape. (Guideline C-1b & C1d)

Massing has been modified with ground floor break to align with the change in scale from one-story to three stories across Walnut St. Pedestrian entry from Walnut St. into courtyard is aligned with courtyard entry on west side of Walnut St.

Amenity space location has been revised from roof of garage to the 5th floor corner of Park Ave and Walnut to create a distinctive massing element.

(Guideline C-2a & C-2b)

Vacated alley is recognized with an entry feature on Park Avenue and an opening into courtyard on 24th creating a recess in the overall mass of the building. Recess will continue for the full height of the building. (Guideline C-2a & C-2b)

LPC MOTION FROM JUNE 7, 2011

Motion by M. Goldstein: I move to approve application #270-11 for mass and scale at 2300 Walnut St. per presented testimony, submitted documentation and information presented in the staff report.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

2101 N MARKET ST (# 253-09)

2009L00253 - Project 253-09 - 2101 Market St #112 - Replacement

Description: 5/13/11 Submittal is for 2 projectings signs for Mr. B's Liquor. One will be installed on 22nd and one on Market St.

5/13/11 Submittal is for 2 projecting signs for Mr. B's Liquor. One will be installed on 22nd and one on Market St.

STAFF RECOMMENDATION: DENY (6.7.11)

Signage meets size requirements according to the Vital Signs ordinance, but is still not as three-dimensional as staff would like. Discussions have been held with both the owner and sign contractor and this design is the final proposal from the owner.

LPC MOTION FROM JUNE 7, 2011

Motion by M. Goldstein: I move to request a re-study for application #253-09 for work at 2101 Market St. Study the box being narrower in depth and potentially adding a mesh element to bottom portion of the sign that is similar to the top with details and information going back to staff.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries.

3029 N LOWELL BLVD (# 391-11)

2011L00251 - 3029 Lowell - Second Floor Addition

Description: Construct second floor addition on existing structure

STAFF RECOMMENDATION (6.7.2011)

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 JUNE 7, 2011

Motion by S. Elfenbein: I move to approve application #391-11 for second floor addition at 3029 Lowell Blvd. as per presented testimony, submitted documentation and information provided in the staff report with any details to come back for approval to staff.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries

3602 N ALCOTT ST (# 393-11)

2011L00253 – 3602 Alcott – New Construction

Description: Construct new single family structure

STAFF RECOMMENDATION (6.7.2011)

APPROVAL OF INFILL CONSTRUCTION

Basis:

Mass & scale approved by LPC at March 1, 2011 meeting

New construction should be recognized as products of their own time (C-3)

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

UPDATE: Applicant withdrew application (6.1.2011)

775 – 785 N EMERSON ST (# 325-11)

2011L00200 – 775-785 Emerson – infill construction

Description: Construct 43 unit apartment building

STAFF RECOMMENDATION (6.7.2011)

APPROVAL OF MASS & SCALE

Basis:

Commission deliberation of May 17, 2011

Overall mass reflects significant historic characteristics (C-2 c)

Primary form of the structure is compatible with the neighborhood (C-2 a, c)

LPC Discussion Item from May 17, 2011

Commissioner comments for application 325-11 for 775-785 Emerson Street included:

Fenestration is weak, needs more traditional placement, possibly add masonry detail, Include close up drawings of the bays and entrances, Include more windows on the mezzanine level, Window from hides and detracts from the façade, Depth of the frame is an issue, try to reduce or eliminated the vertical elements.

LPC MOTION FROM JUNE 7, 2011

Motion by M. Goldstein: I move to conditionally approve application #325-11 for 775-785 Emerson Street for mass and scale design on the east, north, and west facades contingent on a restudy of the south wing as per presented testimony, submitted documentation and information provided in the staff report. Final design details to be submitted for future LPC approval prior to commencement of construction.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries

Discussion Items

Final Survey Strategy Report - Winter & Company and Historic Denver, Inc.

LPC MOTION FROM JUNE 7, 2011

Motion by M. Goldstein: I move that we strongly support the Citywide Survey Strategy as discussed and presented in today's meeting.

Second by: S. Elfenbein

VOTE: Unanimous in favor, motion carries

Recommendation to adopt the new "Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings"

STAFF RECOMMENDATION:

Staff recommends that the commission adopts the new "Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings."

LPC MOTION FROM JUNE 7, 2011:

Motion by B. Gibson: I move that we adopt the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings as they are presented by the US Department of the Interior and the National Park Service and make use of them for our deliberations.

Second by: S. Elfenbein

Vote: Unanimous in favor, motion carries

Meeting Adjourned