



MEETING RECORD

Landmark Preservation Commission

DENVER
THE MILE HIGH CITY

Tuesday, June 15, 2010

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

Members Present

Commissioners: Dennis Humphries (Chair), Carla McConnell, Barbara Gibson, Edward Shalkey, Ronald L. Roybal, Martin Goldstein
Staff: Tyler Gibbs, Savannah Jameson, Jeremy Wells, Steven Oliver, Greg Savage, George Gause, Kerry Buckley, Lisa Anderson

Presentation

CLG presentation from History Colorado

Approval of Minutes

LPC MOTION FROM JUNE 15, 2010:

Motion by C. McConnell: I would move that we approve the minutes from June 1 [2010] with the addition of a very brief summary of public comment and a listing of those who commented for the Boettcher Center issue.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Final Approval for State Income Tax Credit

1792 N WYNKOOP ST (# 189-10)

Tax Credit Application

Description: Window rehabilitation

Window restoration/Bi-Glass

525 N OGDEN ST (KADIN HOUSE) (# 7-10)

Tax Credit - Windows

Description: Tax Credit for On-site restoration of (8) original wood double-hung wood windows for operation and weathertightness. Fabrication and installation of exterior storm sash and storm/screen sash on (9) windows

Window restoration, storm windows.

364 N CLARKSON ST (# 416-10)

Tax Credit

Description: Restore windows with Bi-glass system

Window restoration with bi-glass system.

LPC MOTION FROM JUNE 15, 2010:

Motion to approve final approvals for the state tax credit by E. Shalkey.

Second by M. Goldstein

Vote: Unanimous in favor, motion carries.

Design Review Projects

2621 N CURTIS ST (# 393-10)

2010L00178 - Project 393-10 - 2621 Curtis St - Repair & Replace

Description: Stucco repairs, and replacement of windows with vinyl windows.

STAFF RECOMMENDATIONS:

Recommendation: 1. APPROVAL OF STUCCO REMOVAL AND REPLACEMENT

Basis: Existing stucco was in very poor condition, with large areas of detachment. Replacement stucco will be applied in a manner that is identical to the stucco that was removed and will maintain the character-defining features of the building.

Recommendation: 2. APPROVAL OF BACK PORCH REBUILD

Basis: Existing enclosed porch was added after the period of significance of the district (after 1925) and therefore does not contribute to the historical integrity of the building. The change in fenestration and stucco do not detract from the historical character of the building. In addition, the entire porch is reversible.

Recommendation: 3. CONDITIONAL APPROVAL OF WINDOW REPLACEMENT

Basis: Existing windows prior to the currently installed vinyl windows did not appear to be repairable. Staff recommends that all the vinyl windows, with the exception of the windows in the rear, enclosed porch, should be replaced with wood windows that match the original windows that were installed in the building to meet guideline #11.

LPC MOTIONS FROM JUNE 15, 2010:

Motion#1 by M. Goldstein: I move that for project 393-10, 2621 Curtis, we approve the removal and replacement of stucco per staff recommendation.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

Motion#2 by M. Goldstein: I would like to move that we continue items 2 [back porch rebuild] and 3 [window replacement] based on the testimony of the applicant's friend [that the applicant could not be at this meeting and would like a chance to present] and assuming that the applicant will be here at the next meeting and will present additional details and information about the back porch rebuild.

Second by E. Shalkey

Amend motion #2 by C. McConnell : The applicant should provide detailed photographs for these items [accepted by M. Goldstein and E. Shalkey]

Vote: Unanimous in favor, motion carries.

1726 N CHAMPA ST (# 158-10)

2010L00077 - Project 158-10 - 1726 Champa St - Signs

Description: Alterations/Tenant Finish

Projecting neon sign.

STAFF RECOMMENDATIONS:

Recommendation: APPROVAL WITH CONDITIONS

Conditions: Revise to reduce neon exposure and light level by providing reverse can halo-effect lighting

Basis: RMC Sec. 59-554(b)(2): "use of signs...which are...compatible ...in terms of...lighting levels."

LPC MOTION FROM JUNE 15,2010:

Motion by: R. Roybal, Project #158-10, 1726 Champa St, I move that we approve the sign as approved by the Historic Denver letter of May 27, 2010.

Seconded by: M. Goldstein

Vote: Unanimous, in favor, motion carries.

2734 N CURTIS ST (# 499-10)

2010L00221 - Project 499-10 - 2734 Curtis

Description: Restoration of existing structure including porch reconstruction, modify rear addition roof, window repair, masonry restoration.

STAFF RECOMMENDATIONS:

Recommendation: CONDITIONAL APPROVAL OF RENOVATION WORK ON STRUCTURE

Conditions: Final door type to be approved by staff prior to installation Gable field shall be simplified on rear addition and garage

Basis: Deteriorated historic features will be repaired rather than replaced. Replace missing features based on accurate evidence. Design should not be ornate than it really is.

LPC MOTION FROM JUNE 15, 2010

Motion by M. Goldstein: On 499-10, 2734 Curtis St., I move that we conditionally approve the renovation work on the structure to include staff's recommendations and that we approve the renovation work on the structure to include staff's recommendations and that we approve the window replacement including the aluminum clad wood window.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

2500 N STOUT ST (# 468-10)

2010L00204 - Project 468-10 - Approx. 2500 Stout - New construction

Description: 9-unit row-house style residential new construction in empty lot at 25th and Stout streets.

STAFF RECOMMENDATIONS:

Recommendation: CONDITIONAL APPROVAL

Condition: Re-study of the façade to help differentiate the individual units rather than have the appearance of a large single building.

Basis: The treatment of individual unit entries, second floor bay and character of overall roof form are not reflective of other structures in the district. (Guideline C-2)

LPC MOTION FROM JUNE 15, 2010

Motion by C. McConnell: For project 468-10, I move for a denial of the application as presented and if the applicant chooses to return that the project be restudied based on the input that the neighborhood has already provided and comments made by the commission members during the presentation today.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

2 E 14TH ST (JUDICIAL CENTER) (# 119-10)

2010L00046 - Project 119-10 - Demolition & New Construction

Description: Demolition of the old judicial and Colorado Historical Society buildings and construction of a new 600,000 GSF judicial building.

STAFF RECOMMENDATIONS:

Recommendation: APPROVAL

Basis: The stone and precast materials proposed for the new structures are compatible with the traditional materials used in the district. (Guideline C-6a.) The arrangement and detailing of the new fenestration and windows in the new structures respect the historic design character and maintain the proportions of existing structures in the district. (Guideline C-5a & C-5b.)

LPC MOTIONS FROM JUNE 15, 2010

Motion #1 by M. Goldstein: On project 119-10, 2 E 14th Ave., I move that we approve the building's material, fenestration and request additional information on the site plan and all site details from the case [side] of the building out.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

Motion #2 by C. McConnell: I move that we rescind our requirements that the Benedetto mural be preserved due to the circumstances involving hazardous materials that have been uncovered during its removal.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

2124 N LARIMER ST (# 488-10)

2010L00214 - Project 488-10 - 2124 Larimer St. - Alteration

Description: Removal of existing facade and replacement with a new storefront.

STAFF RECOMMENDATIONS:

Recommendation: CONDITIONAL APPROVAL

Basis: The detailing and proportion of the proposed storefront is compatible with other buildings in the district, however, the framing should be done with wood rather than aluminum. (Standard 6 and Guideline 11)

LPC MOTION FROM JUNE 15, 2010

Motion by E. Shalkey: I would like to make a motion that for 2124 Larimer St., that we approve it as submitted except for the width and the cadence of the columns and request a restudy that is to come back to staff.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

2658 N STOUT ST (# 175-10)

2010L00086 - Project 175-10 - 2658 Stout St - Replacement

Description: Replace a vinyl window with a wood window.

STAFF RECOMMENDATIONS:

Recommendation: DENIAL OF PROPORTION CHANGE

Basis: The replacement window should maintain original window proportions and materials, avoiding the creation of a false sense of history.

LPC MOTION FROM JUNE 15, 2010

Motion by B. Gibson: I move that for project 175-10, 2658 Stout St., that we conditionally approve the replacement window based on the photograph of the historic window and that shop drawings come back for approval to staff within 30 days and that complete restoration of the window be done within 60 days.

Second by: C. McConnell

Vote: Unanimous in favor, motion carries.

Preliminary Review for Economic Hardship

3620 N FRANKLIN ST (WYATT SCHOOL) (# 80-10)

2010L00032 - Project 80-10 - Window replacement

Description: Replace non-original, damaged wood sashes with vinyl windows.

STAFF RECOMMENDATION

Recommendation: Conditionally set a public hearing for this application on July 6, 2010

Basis: Application materials are complete per Chapter 30-6(8), but staff is recommending that additional materials should be provided to assist the LPC in evaluating this request.

LPC MOTION FROM JUNE 15, 2010:

Motion by M. Goldstein: I move that for project 80-10, 3620 Franklin St., that we set a public hearing for the review of the economic hardship request for August 3, 2010; the applicant is to respond in advance to the questions contained in the staff report and the applicant is required to obtain a bid from a window contractor recommended by Historic Denver.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Discussion Items

Election of a chair/co-chair

Changes to meeting agendas and minutes; applicant presentation and professional qualification policies.

Bosler House (3209 W Fairview Pl)