



# MEETING RECORD

## Landmark Preservation Commission

DENVER  
THE MILE HIGH CITY

Tuesday, June 21, 2011

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

### Members Present

Commissioners present: Jim Bershof, Martin Goldstein, Sharon Elfenbein, Barb Gibson, Charles Jordy, Ed Shalkey (joined meeting at 1:20)

Commissioners absent: Dennis Humphries, Ron Roybal

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

### Approval of Meeting Record

Approval of June 7, 2011 meeting record.

LPC MOTION FROM JUNE 21, 2011

Motion by M. Goldstein: I move that we approve the meeting minutes from June 7, 2011 with one correction.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries.

### Preliminary Applications for State Income Tax Credit

#### 2603 N CURTIS ST (# 401-11)

Tax Credit

Description: Tax Credit

Repoint brick, repaint brick, repair and paint windows, new roof, replace missing windows, repair/replace fascia and decorative elements, replace damaged roof hatch.

### Final Approval for State Income Tax Credit

#### 1424 N PENNSYLVANIA ST (# 8-09)

Tax credit

Description: Rehab

Repoint brick; screen repair; restore cabinets; sinks, and tubs, refinish floors; Repair and paint plaster walls.

LPC MOTION FROM JUNE 21, 2011

Motion by B. Gibson: I move that we approve for state income tax credit both the preliminary application at 2603 N. Curtis and final approval for state income tax credit at 1424 N. Pennsylvania as presented.

Second by: S. Elfenbein

Vote: Unanimous in favor, motion carries.

## Design Review Projects

### 478 N FRANKLIN ST (# 438-11)

2011L00278 - 478 Franklin - Demolition

Description: Demolish garage

STAFF RECOMMENDATION (6.21.2011)

APPROVAL WITH CONDITION OF DEMOLITION

Condition: Approval of replacement structure prior to demolition (chapter. 30-6(6))

Basis:

Structure was constructed at the end of the period of significance for the district.

Garage is simple and void of details.

LPC MOTION FROM JUNE 21, 2011

Motion by M. Goldstein: I move to conditionally approve application #405-11 for 478 Franklin Street as per presented testimony, submitted documentation and information provided in the staff report with any auxiliary details or changes to return to staff for approval with the condition being approval of replacement structure prior to demolition.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

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

2011L00199 - 2624 West 35th - Second floor addition

Description: Construct a second floor addition to the existing structure

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)

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 (5.17.11)

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 35th 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

## **Discussion Items**

8th and Emerson Street - Clarification related to Design Guidelines; specifically which guidelines are not being met requiring applicant to conduct re-study.

## **Meeting Adjourned**