



MEETING RECORD

Landmark Preservation Commission

DENVER
THE MILE HIGH CITY

Tuesday, July 06, 2010

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

Members Present

Commissioners: Dennis Humphries (Chair); Chris Meza, Charles Jordy, Ron Roybal, Jim Bershof, Barbara Gibson, Sharon Elfenbein. Absent: Martin Goldstein, Ed Shalkey.

Staff: Jeremy Wells, Savannah Jameson, Kerry Buckey.

Approval of Minutes

LPC MOTION FROM JULY 6, 2010:

Motion by J. Bershof: I move that we approve the minutes from June 15, 2010.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

Preliminary Applications for State Income Tax Credit

638 N CORONA ST (# 526-10)

Tax Credit

Description: Rehabilitate Basement

LPC MOTION FROM JULY 6, 2010

Motion by C. Meza: I move that we approve the tax credits

Second: J. Bershof

Public Hearing for Designation of a District

(GHOST HISTORIC DISTRICT) (# 364-10)

Ghost Historic District Designation
Description: Ghost Historic District Designation
Ghost Historic District Designation

RECOMMENDATION

Staff Recommendation: Approve the application as submitted, forwarding it to City Council with a recommendation for approval, citing as findings of fact public testimony and the staff memo dated July 6, 2010.

Basis: Application is complete and demonstrates that it meets criteria 1A, 1C, 2C, 2D and 3C.

PUBLIC HEARING

Speakers: Marilyn Quinn, Charles Kaiser, Angel Vigil, Ann McConnell, Helen Loan, Steve Naples, Charles D. Crowe, Teresa Swiggins, Tom Simmons, Tom Quinn, John Olson, Gillian Silverman

LPC MOTION JULY 6, 2010

Motion by R. Roybal: I move that we approve the application for the Ghost Historic District as submitted and recommend that we forward to City Council for approval based on the findings presented to us in the staff memo dated July 6, 2010.

Second by C. Meza

Friendly amendment by B. Gibson: that we include public testimony presented here today

Friendly amendment accepted by R. Roybal and C. Meza

Vote: Unanimous in favor (7-0), 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 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 as-executed design is consistent with design guidelines #32, #36, #37, #38 from Structures and Districts.

Recommendation #2: 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 should be replaced with wood windows that match the original windows that were installed in the building to meet guideline #11.

LPC MOTIONS FROM JULY 6, 2010:

Motion #1 by C. Meza: I move to approve the back porch rebuild for project #393-10, 2621 Curtis St., as the porch, before it was altered, did not contain historic building fabric and the changes that were made are consistent with design guidelines #32, #26, #37, and #38.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries

Motion #2 by R. Roybal: I move to conditionally approve replacement of windows for project #393-10, 2621 Curtis St., based on the fact that they were not repairable; the condition is that the replacement windows must be wood and match the design of the original double hung windows installed in the building per guideline #11. The design of the replacement windows is to come back to staff for approval.

Second by: B. Gibson

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: APPROVE

Basis: Landscape design meets guidelines b1.2 and b3.1 in Denver's Civic Center Design Guidelines, guideline 27 in Design Guidelines for Landmark Structures and Districts, and guideline C1-a in Contemporary Design in Historic Districts.

LPC MOTION FROM JULY 6, 2010:

Motion by B. Gibson: I move to approve the landscape design for project #119-10 as it meets relevant design guidelines for Civic Center, the general guidelines for structures and districts, and the guidelines for contemporary design as detailed in the staff report.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

(CIVIC CENTER) (# 575-10)

2010L00260 - Project 575-10 - Civic Center - Landscape changes

Description: Infrastructure rehabilitation of Civic Center Broadway Terrace.

STAFF RECOMMENDATIONS:

Recommendation: APPROVAL

Basis: The proposed changes to Broadway Terrace are all consistent with the guidelines in sections V and VII in Denver's Civic Center Design Guidelines.

LPC MOTION FROM JULY 6, 2010:

Motion by J. Bershof: I move to approve project #575-10, Civic Center Broadway Terrace, on the basis that it meets the design guidelines specified in Denver's Civic Center Design Guidelines per the information provided in the staff report.

Second by: C. Meza

Vote: C. Meza, C. Jordy, J. Bershof, S. Elfenbein, B. Gibson, D. Humphries in favor; R. Roybal abstains.

2160 S COOK ST (FITZROY PLACE) (# 500-10)

2010L00223 - Project 500-10 - Relocation of structure

Description: Relocation of caretakers home onto nearby landmark property.

STAFF RECOMMENDATIONS:

Recommendation: CONDITIONAL APPROVAL

Condition: The height of the building above grade after it is moved onto a new foundation should be identical to its original height above grade; the foundation materials should be compatible with the historic character of the building and should come back to staff for approval.

Basis: Moving the caretaker's cottage would minimally impact integrity of setting and association for Fitzroy Place and is consistent with items #2 and #9 in the Secretary of the Interior's Standards.

LPC MOTION FROM JULY 6, 2010:

Motion by S. Elfenbein: I move to approve project #500-10, 2160 S. Cook St., to relocate the groundkeeper's cottage from its present location to a new location directly behind the Fitzroy Place mansion and have details on the foundation return to staff per the staff report; this approval is on the basis that this change will minimally impact the historical integrity of Fitzroy Place and that it is consistent with the Secretary of the Interior's Standards.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

210 N VINE ST (# 349-10)

2010L00168 - Project 349-10 - Alteration

Description: Construct a front facade addition to the existing structure.

STAFF RECOMMENDATIONS:

Recommendation: **CONDITIONAL APPROVAL OF ADDITION CONSTRUCTION**

Condition: Windows should have a standard square grid pattern.

Basis: Addition has been re-studied as per LPC comments of June 1, 2010.

LPC MOTION FROM JULY 6, 2010:

Motion by J. Bershof: I move to approve application #349-10 for an addition to 210 Vine Street as presented and details are to come back to staff for final approval.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

931 N 14TH ST (MOUNTAIN TELEPHONE & TELEGRAPH) (# 550-10)

2010L00247 - 931 14th Street - window vents

Description: Replace existing windows with vents. Need to draw fresh air for mechanical equipment.

STAFF RECOMMENDATIONS:

Recommendation: **CONDITIONAL APPROVAL OF WINDOW ALTERATION**

Condition: Removed windows will be retained and stored for possible re-installation.

Basis: Louvers will not be in the pedestrian view shed; screen will mimic style and proportions of original windows.

LPC MOTION FROM JULY 6, 2010

Motion by R. Roybal: On project 550-10, 931 N. 14th Street I move that we approve the design of the installation of the replacement louvres with the condition that the louvres be finished with a permanent finish.

Second by C. Jordy

Vote: Unanimous in favor (7-0), motion carries

3131 E 7TH AVE (# 509-10)

2010L00226 - Project 509-10 - Partial demo/reconstruction

Description: Partial demolition and reconstruction of garage. Replacement of garage windows.

STAFF RECOMMENDATIONS:

Recommendation #1: **CONDITIONAL APPROVAL**

Conditions: Garage to be accurately documented before demolition to ensure accurate reconstruction.

Existing brick to be used in reconstruction.

Basis: Reconstruction should be substantiated by documentary and physical evidence, utilizing existing original fabric.

Recommendation #2: **DENIAL OF REPLACEMENT GARAGE WINDOWS**

Basis: Windows should be repaired rather than replaced as windows have not deteriorated to the point of requiring replacement.

LPC MOTION FROM JULY 6, 2010

Motion by J. Bershof: Project 509-10, 3131 East 7th Avenue I will move that the proposal for rebuilding the portions of the garage that that be approved along with the replacement of the windows & door.

Second by B. Gibson

Friendly amendment by D. Humphries: That the garage be accurately documented before demo to ensure accurate reconstruction.

Friendly amendment accepted by J. Bershof & B. Gibson

Vote: Unanimous (7-0) in favor, motion carries

Discussion Items

Discussion on amending the LPC bylaws in regard to required intervals for electing a chair/vice-chair.

2050 E ILIFF AVE (BOETTCHER CENTER) (# 264-10)

Individual landmark nomination for the Boettcher Center - Project 264-10

Description: Application for the designation of 2050 E Iliff Ave. as a structure for preservation.

June 23, 2010 per applicant & owner request Blueprint Denver held the application in committee as applicant and owner have reached a compromise.

Early August 2010 a preliminary design forum will be held

Mid to late September a design forum will held to in order to "Collaborate to create nonbinding, advisory recommendations to the University of Denver's Building and Grounds Committee of the Board of Trustees that will bridge the gap between the University interest in ultimately obtaining a large greensward ensemble that will serve as an anchor for the southern campus, and the applicants' desire to maintain the integrity of the Boettcher Complex ensemble with a design that links the existing plaza with the green space. "

Meeting Adjourned