



MEETING RECORD

Landmark Preservation Commission

DENVER
THE MILE HIGH CITY

Tuesday, August 03, 2010

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

Members Present

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

Staff: Savannah Jameson, Greg Savage, Tyler Gibbs, Jeremy Wells, Kerry Buckey.

Approval of Meeting Record

Approval of July 20, 2010 meeting record.

LPC MOTION FROM AUGUST 3, 2010:

Motion by M. Goldstein: I move that we approve the minutes from the meeting of July 20, 2010.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries.

Preliminary Applications for State Income Tax Credit

3422 N COLFAX A PL (# 626-10)

Tax Credit

Description: Alter non-functioning kitchen, electrical, plumbing

Rehabilitate non-functioning kitchen, electrical and plumbing

Final Approval for State Income Tax Credit

3422 N COLFAX A PL (# 626-10)

Tax Credit

Description: Alter non-functioning kitchen, electrical, plumbing

Rehabilitate non-functioning kitchen, electrical and plumbing

LPC MOTION FROM AUGUST 3, 2010

Motion by C. Jordy: I'll move that we approve the preliminary and final approval for state income tax credits for 3422 N. Colfax A Place.

Second by M. Goldstein

Vote: Unanimous, motion carries

Public Hearing 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 RECOMMENDATIONS:

The commission should base its decision on the answers to the following questions:

1. Does the fact that the Wyatt-Edison School entered into a lease agreement in which they were responsible for all maintenance costs (instead of the landlord) constitute a self-imposed hardship?
2. Does the requirement, stipulated on page 4 of the lease (section 5.1) that all maintenance should be "in compliance with all applicable governmental laws, codes, rules, and regulations" obligate the applicant to adhere to the LPC's previous ruling and its basis in the Denver Municipal Code (Chapter 30)?
3. Does the higher cost of the LPC-mandated wood windows impair the ability of the Wyatt-Edison School to fulfill its educational mission? In other words, if the applicant made the required expenditure, would classes not be taught, teachers be laid off, etc.?
4. Does the commission agree that the applicant has proved its case with ample evidence and that there are no doubts in regard to missing information or the representation of information?

LPC MOTION FROM AUGUST 3, 2010:

Motion by M. Goldstein: I move that we continue the public hearing to September 7 and we request that the applicant study alternate solutions [that would meet the LPC's requirement for wood windows] to make use of the 88k [budgeted for the vinyl window replacement proposal] to solve their current technical problems and secondly to substantiate through case studies or other means this specific vinyl window's performance in such a large opening over a long period of time.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

Design Review Projects

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: Approval of mass & scale.

Approval of Materials & Details

Basis: The project was originally presented on June 1, 2010 for a mass & scale review. At that time, the project was an l-shaped building with a facade of gable roofs facing the street. The building appeared as a single large structure with no differentiation of units or treatment of the corner element. The architect and owner have met with the Curtis Park neighbors and staff several times to incorporate their comments into the new design. The latest submittal incorporates the items that the LPC, staff and neighborhood have requested.

LPC MOTION FROM AUGUST 3, 2010

Motion to approve project 468-10 for mass and scale based upon Guidelines C-2a, C-3c, C-4a and C-6a with details discussed in meeting and presented in letter from Curtis Park Neighbors to go back to staff.

Second: B. Gibson

Vote: Unanimous approval motion passes.

3122 N OSCEOLA ST (# 583-10)

2010L00264 - Project 583-10 - New construction

Description: Construction of new house in place of previously demolished house.

STAFF RECOMMENDATION:

Recommendation: APPROVE

Basis: New construction meets items C-1 through C-6 in Contemporary Design in Historic Districts guidelines.

LPC MOTION FROM AUGUST 3, 2010:

Motion by B. Gibson: I move that we approve project 583-10, 3122 N. Osceola St., on the basis it meets the guidelines C-1 through C-3 in Contemporary Design in Historic Districts and that details specifically, but not inclusive of roof, windows, and stucco, come back to staff for approval.

Second by M. Goldstein

Vote: Unanimous in favor, motion carries.

720 - 734 E 31ST ST (# 610-10)

2010L00278 - 720-734 31st Street

Description: 720-734 31st Street - Window and porch replacements

STAFF RECOMMENDATIONS:

Recommendation: Approval

Basis: The project includes a renovation of existing contributing structures built in 1904. The renovation work will include the removal of several non-historic windows and the installation of new aluminum-clad windows in their place. In some cases, the original windows are no longer existing. In other cases, windows that were not the correct size have been installed in the existing masonry openings. The new windows will restore the windows to the correct size and style.

In addition, new porches will be built that are replicas of other porches in the area. The existing porches were added at a later date and are in poor condition.

LPC MOTION FROM AUGUST 3, 2010:

Motion: M. Goldstein: I move for project #610-10, 720-734 31st that window replacement be approved and that porch replacement be approved subject to final lattice details be submitted to staff.

Second: C. Jordy

Vote: Unanimous in favor, motion passes.

225 N GAYLORD ST (# 590-10)

2010L00268 - 225 Gaylord - Additions and alterations

Description: Construction of one story addition on rear of house; construction of in-ground pool; addition of balcony; window replacements.

STAFF RECOMMENDATIONS:

Recommendation: APPROVAL OF REAR ADDITION. POOL & POOL HOUSE

Basis: The new addition is located at the rear of the structure.

Recommendation: DENIAL OF NEW DOORS & WINDOW AT SECOND FLOOR BALCONY

Basis: The new windows are not the same materials or profile as the existing windows and will be very visible from the street.

Recommendation: DENIAL OF WINDOW REPLACEMENTS

Basis: The new windows are not the same materials or have the same profile as the existing window.

LPC MOTION FROM AUGUST 3, 2010:

Motion:M. Goldstein: I move that for project 590-10, 225 Gaylord that we approve rear addition and pool house, deny second floor balcony and associated doors and windows and conditionally approve window replacements, openings, size and new configuration provided that they are steel. Windows in the new addition could be wood, windows in the existing house must be steel.

Second: C.Jordy

Vote: Unanimous in favor, motion passes.

626 N FRANKLIN ST (# 599-10)

2010L00273 - 626 Franklin Street window & door restoration and replacement

Description: Reconfiguration of windows and doors back to their original location. Replace two windows that were previously bricked up with new wood windows.

STAFF RECOMMENDATIONS:

Recommendation: Approval

Basis: The proposed replacemnt of missing features is substantiated by physical evidence in the ghosting of the brick work. Replacement materials will retain original material or similiar materials as well as position, type, number, and groupings of windows.

LPC MOTION FROM AUGUST 3, 2010

Motion by C. Jordy: I'll move to approve application #599-10, 626 Franklin Street, for reconfiguration of doors and windows to their original placement and the replacement of two wooden windows as submitted, that had previously been removed per presented testimony, submitted documentation and information provided in the staff report and I think it would be helpful if someone from the staff would visit the site to assist the homeowner with proptert reinstallation.

Second by B. Gibson

Vote: Unanimous in favor, motion carries

Discussion Items

931 N 14TH ST (MOUNTAIN TELEPHONE & TELEGRAPH) (# 632-10)

2010L00291 - 931 14th Street Window Replacement

Description: 931 14th Street Window Replacement

Approval of CLG Annual Report; motion required.

LPC MOTION FROM AUGUST 3, 2010

Motion by B. Gibson: I vote that we approve the CLG report as written so very well by Savannah.

Second by J. Bershoff: I so very well second

Vote: Unanimous, motion carries

Meeting Adjourned