



MEETING RECORD

Landmark Preservation Commission

DENVER
THE MILE HIGH CITY

Tuesday, September 07, 2010

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

Members Present

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

Staff: Savannah Jameson, George Gause, Jeremy Wells, Greg Savage, Kerry Buckey.

Approval of Meeting Record

Approval of meeting record from August 17, 2010.

LPC MOTION FROM SEPTEMBER 7, 2010:

Motion by S. Elfenbein: I move that we approve the minutes from the August 17 meeting.

Second by: J. Bershof.

Vote: Unanimous in favor, motion carries.

Preliminary Applications for State Income Tax Credit

641 N YORK ST (# 658-10)

Tax Credit

Description: Roof replacement, fascia repair/ replacement, repair cracked interior plaster roof replacement, plaster, fascia and soffit board repair/replacement

700 N FRANKLIN ST (# 751-10)

Tax Credit

Description: Tuck point, replace roof and rain gutters, repaint siding and trim.

Part 1 was approved by LPC on 9/16/08.

Applicant would like a 24 month extension to complete the work.

STAFF RECOMMENDATION: Approval of extension.

3473 W 30TH AVE (# 724-10)

Tax Credit

Description: Window repair, repair of front porch, repaint, storm windows

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1100 E 7TH AVE (# 738-10)

Tax Credit

Description: Roof replacement, trim repair, electric, plumbing, brick and mortar repair, painting
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LPC MOTION FROM SEPTEMBER 7, 2010

Motion by M. Goldstein: I'll move that the preliminary application for state income tax credits all be approved as recommended by staff.

Second by C. Meza

Vote: Unanimous in favor, motion carries.

Public Hearing for Demolition of a Structure

3209 W FAIRVIEW PL (The Bosler House) (# 287-10)

2010L00150 - Project 287-10 - 3209 W Fairview Pl - Demolition

Description: Owner request to demolish DLM #153, the Bosler House.

Continuation of required public hearing from June 1, 2010 for demolition request. Applicant did not submit any new information for review, such as a structural engineer's report, as requested by the commission ruling on June 1, 2010.

Speakers against the demolition of the Bosler House:

Marilyn Quinn, 3249 W Fairview Pl., #106

Brad Gilpin, 3249 W. Fairview Pl., #105

There were no speakers in support of the requested demolition.

LPC MOTION FROM SEPTEMBER 7, 2010:

Motion by J. Bershof: I'll make a motion that we deny the application for demolition on project 287-10.
Second by M. Goldstein.

Amendment offered by B. Gibson: I would like to make a friendly amendment to extend the motion to say that it retains its historical/physical integrity and its historical architecture and geographical significance and it remains unaltered.

Amendment accepted by J. Bershof and M. Goldstein.

Vote: Unanimous in favor, 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.

Continuation of public hearing for economic hardship request.

There were no speakers either for or against the economic hardship request.

LPC MOTION FROM SEPTEMBER 7, 2010:

Motion by M. Goldstein: For project 80-10, 3620 Franklin St., I move that we approve the economic hardship provided that the details of the windows come back to staff for review of what would be appropriate for size, proportion, and shadow lines for the windows.

Second by: B. Gibson.

Amendment offered by S. Elfenbein: The vinyl windows should match the original windows in the building as much as possible.

Amendment accepted by M. Goldstein and B. Gibson.

Vote: Unanimous in favor, motion carries.

Design Review Projects

400 N OGDEN ST (# 607-10)

2010L00275 - 400 Ogden

Description: Stucco over existing painted brick. House is an alley house with address of 1101 E 4th Ave., not the main house facing Ogden.

STAFF RECOMMENDATION:

Recommendation: Denial

Basis: The existing brick veneer has cracked in various places and the proposal to stucco over the brick would be done strictly for appearance. the reasons for cracking should be investigated and corrected and the existing brick repaired.

LPC MOTION FROM SEPTEMBER 7, 2010:

Motion by B. Gibson: I move that for Project #607-10, 1011 E. 4th Ave., we deny the installation of stucco over existing brick as presented based upon Guidelines 16a & 17d.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

380 N GILPIN ST (# 623-10)

2010L00285 - 380 Gilpin Shed built without review

Description: New shed built without permit or Landmark approval. Materials for shed, including roof should match materials used on existing house.

STAFF RECOMMENDATION:

Recommendation: APPROVAL OF MATERIALS USED ON SHED

Basis: Proposed materials used on the shed match materials used on the main residence. The owner has added a vertical trim piece and re-painted the shed to more closely match the color and style of the trim at the majority of dormers on the residence. (Guideline 37)

LPC MOTION FROM SEPTEMBER 7, 2010:

Motion by C. Jordy: I move that for project #623-10, 380 Gilpin, we approve the shed construction as presented based upon Guideline 37.

Second by: C. Meza

Vote: Unanimous in favor, motion carries.

3421 N ALCOTT ST (# 741-10)

Determination of Contributing Status

Description: Determine contributing/non-contributing status

STAFF RECOMMENDATION:

3421 Alcott St. is contributing to the Potter Highland Historic District.

LPC MOTION FROM SEPTEMBER 7, 2010

Motion by M. Goldstein: I move that project 741-10 we find the house to be contributing to the Potter Highlands Historic District per the presented testimony, submitted documentation, and information in the staff report.

Second S. Elfenbein

Vote: Unanimous in favor, motion carries

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

2010L00291 - 931 14th Street Window Replacement

Description: 931 14th Street Window Replacement

STAFF RECOMMENDATION:

Recommendation: DENIAL OF WINDOW REPLACEMENT

Basis: The proposed new windows will alter both the functional and decorative features of the original windows. (Guideline 8)

The aluminum sash will be wider than the original window profile altering the appearance of the windows. (Guideline 11)

The installation of storm windows could improve the energy efficiency of the existing windows without altering the function or appearance. (Guideline 12)

LPC MOTION FROM SEPTEMBER 7, 2010:

Motion by J. Bershof: I move that we approve Project #632-10, 931 14th St. with the following conditions: 1. Only steel replacement windows will be allowed. 2. Upper and lower panes must be offset. 3. The proportions of the frame and sash must match the existing windows. 4. The existing handle must be replicated. 5. The vertical divided lights must be installed on the exterior face, between the glass panes and on the interior of the window.

Second by: B. Gibson

Vote: 5-1, motion carries. S. Elfenbein voted against motion; M. Goldstein abstained.

Meeting Adjourned