



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation
Landmark Preservation

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LANDMARK PRESERVATION COMMISSION
MEETING MINUTES

Tuesday, September 16, 2008 at 1:00 p.m.

MEETING LOCATION – 201 W. COLFAX, RM. 1.D.1

Members Present: Co-chair Carla McConnell, Barbara Gibson, , James Bershof, , Christopher Meza, and Edward Shalkey

Absent: Chair Dennis Humphries, Ronald Roybal, and Stephen Leonard

Staff Present: Steve Oliver, Greg Savage, Fran Mishler, Kerry Buckey, (City Attorney,) Judy Blake, and Savannah Jameson

Chair called meeting to order at 1:10 p.m.

I. Review And Approval of Minutes

A. Minutes for July 15, 2008

Motion by: B. Gibson, for the minutes of July 15, 2008 meeting, I move that we approve.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

II. Design Review

1. **251-08 2335 Hooker St.**

Staff Presentation

G. Savage – This project is a proposal to replace windows. This house was built in 1896 and is a contributing structure. The owner has completed a window assessment sheet which shows that the windows are in good condition except for the operating mechanisms. .

Applicant’s Presentation

Chris Stocker, homeowner and applicant – All of these windows need work and they all have lead paint. At least half of them will not even open.

Kimberly Rosso, President of New Vision Corporation, an Abatement Company - We remediate the lead base paint in a home. Our company was called because of the presence of lead paint. The dust gets in the air, and we can’t work on these windows as it would release the lead when they are moved up and down. They need to be removed completely. Once the inspection report is issued, showing that it is a hazard, then it becomes a health department issue. Some windows are up to a 10 on a 1 to 10 scale, being dangerous.

Board Discussion

- Discussion about the type of windows homeowner would like to replace with. There has not been a presentation to staff of a replacement type to date.
- Health issue is a concern.
- Vinyl windows are not allowed.
- Replacement with an in-kind window, should be a wood, double glazed, and double hung.

IV. Other Business

F. Mishler - Our staff did the survey of all these buildings. Thirty three buildings do qualify, ten do not, three based on condition and seven based on DURA obligations. Neglect of maintenance is the reasons the buildings do not qualify. I am asking for your approval on this list. The tax credit is an ordinance and is known by all of the owners of the Downtown Historic District. This is an annual process.

Motion by: E. Shalkey, the motion is that the Landmark preservation Commission agrees to certify the buildings on the Tax Rebate list which is included in the Staff Report.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

Respectfully submitted,

Judy Blake