



# MEETING RECORD

## Landmark Preservation Commission

DENVER  
THE MILE HIGH CITY

Tuesday, November 02, 2010

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

### Members Present

Commissioners present: Dennis Humphries, Martin Goldstein, Charles Jordy, Jim Bershof, Sharon Elfenbein, Ron Roybal, Ed Shalkey

Commissioners absent: Chris Meza, Barbara Gibson

Staff present: Savannah Jameson, George Gause, Steve Oliver, Greg Savage, Jeremy Wells, Kerry Buckey, Molly Urbina

### Approval of Meeting Record

Approval of the October 19, 2010 meeting record.

LPC MOTION FROM NOVEMBER 2, 2010:

Motion by C. Jordy: I move to approve the meeting minutes from October 19.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

### Preliminary Applications for State Income Tax Credit

#### 127 N VINE ST (# 828-10)

Tax Credit

Description: floor,electrical, roof, radon mitigation, aesbestos removal,  
floor,electrical, roof, radon mitigation, aesbestos removal, kitchen & bath remodel, roof, gutters,  
repointing, vent for dryer

LPC MOTION FROM NOVEMBER 2, 2010

Motion by R. Roybal: I move that we accept the preliminary application for State Income Tax Credit.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries

### Designation Review

**825 S ADAMS ST (WALLBANK/PARKER HOUSE) (# 877-10)**

Designation

Description: Landmark Designation

**STAFF RECOMMENDATION:**

Recommendation: Set a public hearing at the Landmark Preservation Commission meeting on December 7, 2010 noting the application is complete and meets the criteria for designation.

Basis: 825 S Adams Street meets the criteria for designation, meeting criteria 2A and 2B in the category of Architecture and criterion 3B in the category of Geography.

**LPC MOTION FROM NOVEMBER 2, 2010**

Motion by M. Goldstein: I move to set a public hearing for December 7th for the review of the designation of 825 S. Adams. Noting the application is complete with the exception of the two photographs to be remedied at the hearing per the landmark guidelines and the property appears to meet the criteria for designation.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries

**Design Review Projects**

**2239 N LARIMER ST (# 829-10)**

2010L00399 - 2239 Larimer Street Projecting Sign

Description: 2239 Larimer Street Projecting Sign

**STAFF RECOMMENDATION**

Recommendation: APPROVAL WITH CONDITIONS

Condition: The diamond shape be three dimensional and the dollar sign removed from diamond.

Basis: Signage which simply maximizes allowable volume in rectangular form is strongly discouraged. Sign should be compatible and enhance the surrounding district.

**LPC MOTION FROM NOVEMBER 2, 2010**

Motion by R. Roybal: I move that on 829-10, 2239 Larimer Street, that we approve the sign with the condition that the diamond be more three dimensional and that the dollar sign be removed. Final details to be reviewed by staff.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

**470 N CIRCLE DR (# 399-10)**

2010L00183 - Project 399-10 - 470 Circle Dr - Addition

Description: ADDITION

Add existing garage to front of structure.

STAFF RECOMMENDATION:

Recommendation: DENY

Basis: Garage addition does not meet design guideline B4 in the Design Guidelines for Country Club Historic District.

LPC MOTION FROM NOVEMBER 2, 2010:

Motion by M. Goldstein: I move that on project 399-10, 470 Circle Dr., we approve the garage addition with the condition that the ridgeline be brought down and the new design be submitted to staff for review and final approval.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

**1801 N LAWRENCE ST (# 818-10)**

2010L00393 - Signage for Cable Bldg.

Description: New signs for Cable Building at 1801 Lawrence

STAFF RECOMMENDATION:

Recommendation: DENY INSTALLATION OF NEW SIGNS

Basis: Since project is located close to LoDo and there are not guidelines for signage, the guidelines for LoDo will be used. □

Projecting sign is a flat internally illuminated box type sign. (Guideline 7.1.1 & Guideline 7.1.3) Sign locations are not all adequately shown. Some of the signs appear to obscure architectural brickwork details. (Guideline 7.1.2) Projecting sign also does not comply with provisions of the Vital Signs Ordinance, Section 10.10.12.2 of the Denver Zoning Code for the D-C zone district.

LPC MOTION FROM NOVEMBER 2, 2010:

Motion by R. Roybal: I move that for application 818-10, 1801 Lawrence St, we deny the application based upon the fact that the information supplied to the committee does not comply with the Vital signs ordinance and that they can re-apply based on meeting our requirements. Add that the problem is that the projecting sign is a standard box shape.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

**7581 E ACADEMY BLVD (# 299-10)**

2010L00157 - Project 299-10 - 7581 E Academy Blvd - Renovation

Description: Alterations/Tenant Finish

Renovate into storage, office and retail building, add new signs and landscaping on site.

STAFF RECOMMENDATION:

Recommendation: APPROVAL

Basis: New submittal provides a much simpler attachment method for tenant signs as well as a simpler awning design.

LPC MOTION FROM NOVEMBER 2, 2010:

Motion by M. Goldstein: I move that we approve application 299-10, 7581 East Academy Blvd. for the Phase 1 Comprehensive Sign Plan as presented today.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

**3360 N ALCOTT ST (# 878-10)**

2010L00430 - 3360 Alcott - window replacement

Description: Windows replaced with Alside vinyl windows

STAFF RECOMMENDATION:

Recommendation: DENIAL OF WINDOW REPLACEMENT

Basis: Replacement windows should match the original style of windows

Vinyl materials have not been approved for window replacement

LPC MOTION FROM NOVEMBER 2, 2010:

Motion by J. Bershof: I move to deny application #878-10 for window replacement at 3360 Alcott Street as per presented testimony, submitted documentation and information and conditions provided in the staff report. And further that the applicant present a remedial plan to address the replacement of the vinyl windows that meets our design guidelines to be presented at the commission meeting on December 7, 2010.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries.

**Discussion Items**

Citywide Historic Resources Survey CLG Grant Letter of Support

**1701 N WYNKOOP ST (UNION STATION) (# 257-10)**

2010L00135 - Project 257-10 - 1701 Wynkoop St - New Construction

Description: Construction of new buildings within the boundary of DLM #311.

Discussion Item

**Meeting Adjourned**