



MEETING RECORD

Landmark Preservation Commission

Tuesday, November 16, 2010

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

Members Present

Commissioners present: Jim Bershof, Charles Jordy, Ed Shalkey, Barbara Gibson, Ron Roybal

Commissioners absent: Dennis Humphries, Martin Goldstein, Chris Meza, Sharon Elfenbein

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

Approval of Meeting Record

Approval of November 2, 2010 meeting record.

LPC MOTION FROM NOVEMBER 16, 2010:

Motion by E. Shalkey: I move that we approve the meeting minutes from November 2.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Final Approval for State Income Tax Credit

1810 N BLAKE ST (# 12-09)

Tax credit

Description: Rehab

Repatch stucco, repaint building face, repointing, replace broken masonry, gutters and downspouts, roof, windows-design review approval 387-08.

LPC MOTION FROM NOVEMBER 16, 2010:

Motion by R. Roybal: I move that we approve the state income tax credit.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Public Hearing for Demolition of a Structure

3325 N ARAPAHOE ST (# 862-10)

2010L00420 - 3320 Arapahoe - demolition
Description: Demolish contributing structure
Staff Recommendation November 16, 2010
APPROVAL OF DEMOLITION

Basis: Professional engineers assessment that structure is unsafe

LPC motion of October 19, 2010:

Motion by S. Elfenbein: I move to set a public hearing concerning the demolition application for 3325 Arapahoe Street for the regular Landmark Preservation Commission meeting of Tuesday, November 16, 2010. Second by C.Meza. Unanimously approved

Design Review Projects

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.

LPC: 11.16.10

STAFF RECOMMENDATION: APPROVE North Wing Building and Monumental Stair for Final Design

LPC MOTION FROM NOVEMBER 16, 2010:

Motion by C. Jordy: I would move that we approve application 257-10, 1701 Wynkoop St., the final design of the north wing building and monumental stair, per presented testimony, submitted documentation, and information provided in the staff report.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

1411 N LARIMER ST (# 897-10)

2010L00423 - Projecting sign at 1411 Larimer
Description: New projecting sign at 1411 Larimer

Recommendation: DENIAL

Basis: Sign does not comply with provisions of Vital Signs Ordinance Section 10.10.12.2 of the Denver Zoning Code.

LPC MOTION FROM NOVEMBER 16, 2010:

Motion by: R.Roybal, I move that we approve application #897-10 for a projecting sign at 1411 Larimer with the condition that the letters be installed in a dimensional fashion with revisions to go back to staff.

Second by: E. Shalkey

Vote: Unanimous in favor, motion carries.

621 N 28TH ST (# 916-10)

2010L00453 - 621 N 28th - Windows

Description: Replace existing windows with vinyl

STAFF RECOMMENDATION:

Recommendation: APPROVAL WITH CONDITION OF WINDOW REPLACEMENT

Conditions: Windows be replaced with aluminum material that matches the visual qualities of windows found in the historic district.

Basis: Vinyl is a material that contrasts with the existing character of the neighborhood in color, dimensions, and visual aesthetic qualities of the district [Landmark Ordinance 30-1(2c)]

LPC MOTION FROM NOVEMBER 16, 2010:

Motion by E. Shalkey: I move to approve application #916-10 for vinyl replacement windows and almond color as proposed with any installation details to come back to the staff for review.

Second by: B. Gibson with friendly amendment the fact that the structure is non-contributing to the historic district is added. Amendment accepted by E. Shalkey.

Vote: Unanimous in favor, motion carries

2770 N CALIFORNIA ST (# 917-10)

2010L00454 - 2770 California - windows

Description: Replace existing windows with vinyl

STAFF RECOMMENDATION:

Recommendation: APPROVAL WITH CONDITION OF WINDOW REPLACEMENT

Conditions: Windows be replaced with aluminum material that matches the visual qualities of windows found in the historic district.

Basis: Vinyl is a material that contrasts with the existing character of the neighborhood in color, dimensions, and visual aesthetic qualities of the district [Landmark Ordinance 30-1(2c)]

LPC MOTION FROM NOVEMBER 16, 2010:

Motion by R. Roybal: Application #917-10 for window replacement at 2770 California Street I move because the structure is non-contributing to the historic district that the vinyl replacement windows with almond color be approved.

Second by: C. Jordy.

Vote: Unanimous in favor, motion carries

Preliminary Review for Economic Hardship

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.

Request to set a public hearing on December 21, 2010 to consider the owner's economic hardship request to appeal the LPC's decision on Sept. 7, 2010 to not allow the demolition of 3209 W. Fairview Pl.

LPC MOTION FROM NOVEMBER 16, 2010:

Motion by E. Shalkey: I'll move that we set a public hearing for the 21st of December [2010] to consider the issue economic hardship for 3209 W. Fairview Pl., the Bosler House.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries.

Discussion Items

#922-10: 775 - 785 N Emerson St

2010L00459 - 775-785 Emerson - new construction

Description: Construct 43 unit 3-story apartment building

Review Scope: Conceptual Design Review

Application submission deadlines

LPC/LDDRB retreat on Nov. 30

Meeting Adjourned