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# MEETING RECORD "

## Landmark Preservation Commission

**DENVER**  
THE MILE HIGH CITY

Tuesday, December 07, 2010

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

### Members Present

Commissioners present: Charles Jordy, Barbara Gibson, Sharon Elfenbein, Dennis Humphries, Martin Goldstein, Ron Roybal

Commissioners absent: Jim Bershof, Ed Shalkey, Christopher Meza

Staff present: George Gause, Savannah Jameson, Jeremy Wells, Venus Boatner, Kerry Buckey, Molly Urbina

### Approval of Meeting Record

Approval of November 16, 2010 meeting record.

LPC MOTION FROM DECEMBER 7, 2010:

Motion by B. Gibson: I move that we approve the meeting minutes from December 7.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

### Preliminary Applications for State Income Tax Credit

#### **714 N HUMBOLDT ST (# 557-10)**

Part 1 Tax Credit - repointing, repairing & painting plaster and trim, HVAC, electrical

Description: Part 1 Tax Credit - repointing, repairing & painting plaster and trim, HVAC, electrical

Repointing, repairing & painting plaster and trim, HVAC, electrical

#### **617 E STEELE ST (# 984-10)**

Tax Credit

Description: Replace boiler

Replace boiler

#### **7581 E ACADEMY BLVD (# 906-10)**

Tax Credit

Description: Part 1 Tax Credit

Repair roof, solar panels, restore hangar doors, paint exterior, signage, install louver, repair masonry, gutters, downspouts, repair windows & doors.

**751 N ELIZABETH ST (# 256-10)**

Part 1 Tax Credit

Description: Part 1 Tax Credit

Asbestos removal,repointing, update electrical, update plumbing, update staircases to meet code, resbuild dining room built in, frame and sheetrock basement, repair/replace floors, french doors restored, update structural elements, new gutters, replace windows.

LPC MOTION FROM DECEMBER 7, 2010

Motion by R. Roybal: I make a motion that we approve the preliminary applications for state income tax credit.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

**Final Approval for State Income Tax Credit**

**638 N CORONA ST (# 526-10)**

Tax Credit

Description: Rehabilitate Basement

Rehabilitation of basement

**751 N ELIZABETH ST (# 976-10)**

Part 2 Tax Credit

Description: Part 2 Tax Credit

Asbestos removal,repointing, update electrical, update plumbing, update staircases to meet code, resbuild dining room built in, frame and sheetrock basement, repair/replace floors, french doors restored, update structural elements, new gutters, replace windows

**760 N VINE ST (# 671-10)**

Tax Credit

Description: Roof replacement

Roof replacement

LPC MOTION FROM DECEMBER 7, 2010

Motion by M. Goldstein: I move that we approve the state income tax credits listed for final approval.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

**Designation Review**

**(CURTIS PARK H) (# 951-10)**

Curtis Park H District Designation  
Description: Curtis Park H District Designation

**STAFF RECOMMENDATION:**

Recommendation: APPROVAL

Basis: Application is complete and the proposed historic district meets the criteria for designation, meeting criterion 1A History, criterion 2A Architecture and criteria 3B and 3C Geography.

**LPC MOTION FROM DECEMBER 7, 2010**

Motion by S. Elfenbein: I move to schedule a public hearing at the landmark preservation commission meeting on January 18, 2011 noting the application is complete and the proposed district meets the criteria for designation.

Second by: R. Roybal

Vote: Unanimous in favor, motion carries

**Design Review Projects**

**3029 N LOWELL BLVD (# 931-10)**

Contributing/Non-Contributing Status

Description: Determination of Contributing/Non-Contributing Status

**STAFF RECOMMENDATION:**

Recommendation: HOUSE IS CONTRIBUTING TO THE WOLFF PLACE HISTORIC DISTRICT

Basis: The house was built within the period of significance, contributes to the architectural qualities of the district and is recognizable as having been present during the period of significance as it still retains its architectural integrity.

**LPC MOTION FROM DECEMBER 7, 2010**

Motion by M. Goldstein: On project 931-10, 3029 Lowell Boulevard I move that we confirm the house is a contributing structure to the Wolff Place Historic District per presented testimony and submitted documentation.

Second by: C. Jordy

Vote: Unanimous in favor, motion carries

**901 N OLIVE ST (# 936-10)**

2010K00279 - 901 N Olive Street Single Family Dwelling Demolition

Description: 901 N Olive Street Single Family Dwelling Demolition

**STAFF RECOMMENDATION**

Recommendation: APPROVE with CONDITIONS

Basis: 901 Olive Street does not contribute to the historical or architectural qualities of the district and was not present during the period of significance. Per Chapter 30-6(6) "In no event shall a permit be issued until the commission has approved a replacement structure or site development."

**LPC MOTION FROM DECEMBER 7, 2010**

Motion by M. Goldstein: I move to approve with conditions application 936-10 for demolition of 901 Olive Street per presented testimony, submitted documentation and information provided in the staff report. Approval is based upon the condition that the replacement structure is approved.

Second by R. Roybal

Vote: Unanimous in favor, motion carries

**3335 W 29TH AVE (# 777-10)**

2010L00371 - 3335 West 29th Avenue - Renovation including window replacement

Description: Reconstruct front porch, demolish garage, replace existing windows, and construct new side/rear addition.

STAFF RECOMMENDATION:

Recommendation: APPROVAL WITH CONDITION OF APPLICATION

Condition: Replacement windows shall match the original windows

LPC MOTION FROM DECEMBER 7,2010:

Motion by C. Jordy: I move to approve application #777-10 for reconstruction of the front porch, demolition of garage and construction of new garage, construction of a side/rear addition, and replacement of the windows to 3335 West 29th Avenue as per presented testimony, submitted documentation and information provided in the staff report and subject to the one condition that replacement windows shall match the original windows and the determination of windows to be retained and repaired be brought back to staff as well as details.

Second by: M. Goldstein.

Vote: Unanimous in favor, motion carries

**2801 N STOUT ST (# 941-10)**

2010L00469 - 2801 Stout - Structural Repair

Description: Demo and rebuild rebuild front facade

STAFF RECOMMENDATION:

Recommendation:  APPROVAL WITH CONDITION OF DEMOLITION AND RECONSTRUCTION

Condition: Reconstruction shall match the proportions, openings and materials of the original structure.

LPC MOTION FROM DECEMBER 7, 2010:

Motion by M. Goldstein: I move to approve application #941-10, #943-10, #945-10, and #960-10 for demolition and reconstruction of the front façade of the structure as per presented testimony, submitted documentation and information provided in the staff report and the metal cornice be researched for authenticity prior to parapet reconstruction details coming back to staff.

Second by: R. Roybal.

Vote: Unanimous in favor, motion carries.

**815 N 28TH ST (# 943-10)**

2010L00471 - 815 28th Street - facade stabilization

Description: Demo and rebuild rebuild front facade

STAFF RECOMMENDATION:

Recommendation: APPROVAL WITH CONDITION OF DEMOLITION AND RECONSTRUCTION

Conditions: Reconstruction shall match the proportions, openings and materials of the original structure.

LPC MOTION FROM DECEMBER 7, 2010:

Motion by M. Goldstein: I move to approve application #941-10, #943-10, #945-10, and #960-10 for demolition and reconstruction of the front façade of the structure as per presented testimony, submitted documentation and information provided in the staff report and the metal cornice be researched for authenticity prior to parapet reconstruction details coming back to staff.

Second by: R. Roybal.

Vote: Unanimous in favor, motion carries.

**811 N 28TH ST (# 945-10)**

2010L00473 - 811 28th Street - Facade stabilization

Description: Demo and rebuild rebuild front facade

STAFF RECOMMENDATION:

Recommendation: APPROVAL WITH CONDITION OF DEMOLITION AND RECONSTRUCTION

Conditions: Reconstruction shall match the proportions, openings and materials of the original structure.

LPC MOTION FROM DECEMBER 7, 2010:

Motion by M. Goldstein: I move to approve application #941-10, #943-10, #945-10, and #960-10 for demolition and reconstruction of the front façade of the structure as per presented testimony, submitted documentation and information provided in the staff report and the metal cornice be researched for authenticity prior to parapet reconstruction details coming back to staff.

Second by: R. Roybal.

Vote: Unanimous in favor, motion carries.

**819 N 28TH ST (# 960-10)**

2010L00479 - 819 28th Street - structural repair

Description: Demo and rebuild front facade

STAFF RECOMMENDATION:

Recommendation: APPROVAL WITH CONDITION OF DEMOLITION AND RECONSTRUCTION

Conditions: Reconstruction shall match the proportions, openings and materials of the original structure.

LPC MOTION FROM DECEMBER 7, 2010:

Motion by M. Goldstein: I move to approve application #941-10, #943-10, #945-10, and #960-10 for demolition and reconstruction of the front façade of the structure as per presented testimony, submitted documentation and information provided in the staff report and the metal cornice be researched for authenticity prior to parapet reconstruction details coming back to staff.

Second by: R. Roybal.

Vote: Unanimous in favor, motion carries.

**Discussion Items**

**1963 N CHESTNUT PL (HOSE COMPANY NO. 1 BUILDING) (# 1004-10)**

2010K00301 - Demolish DLM #164, Hose Company No. 1 building, 1963 Chestnut Pl  
Description: Application to demolish DLM #164

Request to set public hearing for demolition review for January 4, 2011.

LPC MOTION FROM DECEMBER 7, 2010:

Motion by B. Gibson: I move that we set a public hearing for demolition review for January 4, 2011 for project number 1004-10, 1963 Chestnut Place, also known as Hose Company No. 1 Building.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

**Meeting Adjourned**