



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation
Landmark Preservation

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2985
f: 720-865-3056
www.denvergov.org/planning

**LANDMARK PRESERVATION COMMISSION
MEETING MINUTES**

**Tuesday, December 16, 2008 at 1:00 p.m.
MEETING LOCATION – 201 W. COLFAX, RM. 4.F.6**

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

Absent: Chair Dennis Humphries, Ronald Roybal, and Christopher Meza

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

Chair called meeting to order at 1:00 p.m.

I. Review And Approval of Minutes

Motion by: B. Gibson, I move that the minutes of November 4, 2008 be accepted as revised in the last email edition.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

II. Public Hearing

Motion by: E. Shalkey, I move that the continuation of the Public Hearing for the Civic Center Guidelines be moved to January 6, 2009.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

III. Design Review

1. Project #405-08 455 Westwood Dr.

Staff Presentation

S. Oliver for G. Savage (absent) - The items that staff was concerned with were listed under mass and scale. It would difficult to remove the addition and the character and design of the addition is not readily evident in terms of pulling back from the corners of the existing structure. There was a recommendation of approval with the condition that additional details needed to be brought in for the landscaping at the front terrace. In this project there is concern relative to the height of the retaining wall.

This has already been reviewed by the Country Club committee.

Staff report states: A new raised entry garden terrace is being added at the front of the house facing the street. The area will be enclosed with brick walls approximately 2 feet high and faced with matching brick. The existing light fixtures, address plaque and railing at the entry steps will be relocated to the edge of the terrace. The outline of the terrace is a curvilinear shape which is not in character with the rectangular forms of other existing terraces. The Country Club Design Guidelines for Park Lane Square, in which this house is located, note that the definition of public and private open space was established with broad lawns rather than site wall and fences. Landscaping modifications in this area have not been completely addressed. Guideline 5c & 28.

Applicant's Presentation

Laura Mesack, Architect – This house already had an addition, and the major addition is in the south east rear corner. Only part of it is visible from the front We are proposing solar panels which are not visible from the street. The original is brick and stucco which we are keeping that and we are bringing back one lost dormer.

Board discussion and questions

- Questions about no drawings submitted for the new garden terrace, and about the wall. Reply was that the height of the wall would be the same as shown in the drawings.
- A question was asked about the entry, the front door, and the fact that it looks like the intention is to raise the terrace level.
- One view was that the wall is high enough and that visually it is a continuation of the structure. Also that it should be more elaborately detailed to distinguish from the house.
- The proposal to construct a terrace and wall at this higher level is not subordinate to the front façade and changes the character of the entry.
- This project needs a design that is more sensitive to the original design of the house.

Motion by: E. Shalkey, Project 405-08, 455 Westwood Dr., we generally approve the entire submittal with the exception that the garden terrace and the wall and terrace in the front. We have questions on the details of the solar panels on the roof, those details can be submitted for staff approval. We ask for a re-study of the garden terrace to achieve a more subordinate relationship to the home and the front yard and we would like to have this comes back to the Landmark Preservation Commission.

Second by: S. Leonard

Vote: Unanimous in favor, motion carries.

2. Project #384-08 510 Pennsylvania

Staff presentation

S. Oliver – This property is considered a contributing structure. This project is to replace basement windows with fiberglass with horizontal sliding windows. These windows are currently inward swinging, casements. They all have security grates. Staff recommendation is to deny this proposal as they should use wood or aluminum clad and it would be more appropriate to have a hopper or an awning window as opposed to a sliding window.

Applicants presentation

Michael Negler, owner – These are windows with an inward swing function. The top 3' of windows are above ground and not visible from the front. They have security grates and difficult to open. We picked fiberglass. We are not opposed to going with wood windows but would like to have sliders.

Board discussion and questions

- Applicant was reminded that on contributing buildings, we would want to have windows replaced with “in kind” as original. A reasonable thing to think about would be a replacement with a side slider, as long as the depth in the jamb is the same.
- A general expression was made that a clad wood window with sliding function would be acceptable.

Motion by: J. Bershof, Project #384-08, 510 Pennsylvania, we move that as this is a contributing structure that we allow the basement window replacement as presented except that the windows need to be either painted wood or wood with metal cladding and that the sliding operation is acceptable.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

**V. Applications for State Income Tax Credit
Reports & Recommendations by Preservation Staff**

Motion by: E. Shalkey, I move that we accept the State Income Tax Credit as listed in the agenda.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Meeting adjourned:

Respectfully submitted by: Judy Blake