



MEETING RECORD

Landmark Preservation Commission

DENVER
THE MILE HIGH CITY

Tuesday, December 21, 2010

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

Members Present

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

Commissioners absent: Ron Roybal, Christopher Meza

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

Approval of Meeting Record

Approval of the December 7, 2010 meeting record.

LPC MOTION FROM DECEMBER 21, 2010:

Motion by M. Goldstein: I move that we approve the meeting minutes from December 7.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

Preliminary Applications for State Income Tax Credit

110 N GILPIN ST (# 1028-10)

Tax Credit

Description: Replace boiler, replace/reconstruct windows

Replace boiler, replace/reconstruct windows

LPC MOTION FROM DECEMBER 21, 2010

Motion by J. Bershoff: I move that we approve the preliminary application for 110 N. Gilpin.

Second by: M. Goldstein

Vote: All in favor, motion carries

Final Approval for State Income Tax Credit

3131 W 22ND AVE (# 625-10)

Tax Credits

Description: Like for like replacement of damaged roof and gutters

Replace roof and gutters

2653 W 32ND AVE (HENRY LEE MANSION) (# 567-10)

Part 1 Tax Credit

Description: Repair sandstone porch, add footer to porch, acid wash brick, restore and repair porch

Porch sandstone repair/replacement

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 DECEMBER 21, 2010

Motion by C. Jordy : I move we approve for final approval projects 567-10, 828-10, 626-10 for state
income tax credit.

Second by: J. Bershoff

Vote: All in favor, motion carries

Public Hearing for Economic Hardship

3209 W FAIRVIEW PL (The Bosler House) (# 287-10)

2010K00310 - 2010L00150 - Project 287-10 - 3209 W Fairview Pl - Demolition

Description: Owner request to demolish DLM #153, the Bosler House.

Public hearing to consider owner's request for economic hardship to allow for the demolition of 3209
W Fairview Pl.

Speakers against the granting of economic hardship at the public hearing:

Annie Levinsky, 1628 16th St.

Alison Terry, 3025 W. 24th Ave.

Lily Ewing, 10800 Riverdale Dr.

Marilyn Quinn, 3249 W. Fairview Pl.

Jesse Sehlmeier, 6091 S. Aberdeen St.

Robert Chase, 1141 Emerson St., #3

Elizabeth Wheeler, 1210 Hudson

There were no speakers in support of the economic hardship application.

LPC MOTION FROM DECEMBER 21, 2010:

Motion by B. Gibson: For project 287-10.5 at 3209 W Fairview Pl, that's Denver Landmark no. 153,
also known as the Bosler House, I move to deny the request for demolition because the applicant has
failed to demonstrate economic hardship persuant to the evidence and testimony presented and
received today.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries.

Design Review Projects

775 - 785 N EMERSON ST (# 922-10)

2010L00459 - 775-785 Emerson - new construction

Description: Construct 43 unit 3-story apartment building

STAFF RECOMMENDATION:

Recommendation: APPROVAL OF INFILL CONSTRUCTION

Basis: Infill is clearly a product of its own time (C-3a)

Infill will not affect the district's sense of time and place

LPC MOTION FROM DECEMBER 21, 2010

Motion by J. Bershof: I move for application #922-10 at 775-785 Emerson Street that a restudy of the design come back to the LPC which is more consistent with neighborhood materials, entrances, alley entries and recommend more communication with the neighborhood.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries

3027 - 3027 N MEADE ST (# 977-10)

2010L00487 - Powers Residence - 3027 Meade St

Description: New single-family residence

Wolff Place Historic District

Review for mass, form and scale.

STAFF RECOMMENDATION

Recommendation: Approval of Infill Construction

Basis: Infill is clearly a product of its own time (C-3a). Infill will not affect the district's sense of time and place.

LPC MOTION FROM DECEMBER 21, 2010

Motion by M. Goldstein: I move to approve application #977-10 for 3027 Meade Street for form, mass and scale as per presented testimony, submitted documentation and information provided in the staff report but request that the drum, tower area be considered with options based on comments provided by the Commission.

Second by: J. Bershof

Vote: Unanimous in favor, motion carries

901 N OLIVE ST (# 974-10)

2010L00486 - 901 Olive - new construction

Description: 901 Olive - new construction

LPC Motion from December 21, 2010

Motion by M. Goldstein: I move that we approve application 936-10 design number 3 at 901 Olive Street per presented testimony, submitted documentation, and information provided in the staff report. Approval based on restudy of solar panels to go back to staff.

Second by B. Gibson

Vote: All in favor, motion carries

2601 N CHAMPA ST (# 996-10)

2010L00494 - 2601 Champa - renovation work

Description: Re-construct east porch, Demo side addition, Reconstruct basement entrance, Repair original windows, Reconstruct front porch, Remove inappropriate windows, Install stone curbing.

STAFF RECOMMENDATION:

Recommendation: APPROVAL REHABILITATION WORK

Basis: Work to property will utilize historic documentation (#23)

Existing windows will be repaired (#8)

LPC MOTION FROM DECEMBER 21, 2010

Motion by E. Shalkey: I move to approve application #996-10 for 2601 Champa Street as per presented testimony, submitted documentation and information provided in the staff report.

Second by: B. Gibson

Vote: Unanimous in favor, motion carries.

1551 S MONROE ST (MERRILL MIDDLE SCHOOL) (# 995-10)

2010L00493 - 1551 South Monroe - Merrill Middle School - Windows

Description: Replace existing windows

STAFF RECOMMENDATION:

Recommendation: APPROVAL OF WINDOW REPLACEMENT, SECURITY GRILLS, GLASS BLOCK INSTALLATION, AND DOOR GLASS CHANGE

Basis: Existing windows do not meet operational standards for DPS

Gymnasium / locker room windows originally had glass block (#4)

Replacement windows will be an exact match in style and material (#11)

LPC MOTION FROM DECEMBER 21, 2010

Motion by E. Shalkey: I move to approve application #995-10 for 1550 South Monroe Street (Merrill Middle School) as per presented testimony, submitted documentation and information provided in the staff report.

Second by: M. Goldstein

Vote: Unanimous in favor, motion carries.

Meeting Adjourned