



MEETING RECORD
Landmark Preservation Commission
Tuesday, February 16, 2016

Call to Order 1:05

Commissioners: A. Christman, K. Corbett, S. Elfenbein, M. Goldstein (Chair), R. Holdorf, C. Jordy, A. Zimmer
Staff: B. Bryant, G. Gause, B. Stocklin-Steely, H. Tippetts (CPD); N. Lucero (CAO)

Approval of Meeting Record

Approval of February 2nd, 2016 Meeting Record

Motion by C. Jordy: I move to approve the meeting record from Tuesday, February 2nd, 2016.

Second by R. Holdorf

Vote: Unanimous in favor (6-0, K. Corbett not present for vote), motion carries.

Public Comment (limited to 2 minutes per speaker) None.

Consent Agenda

2016-COA-041 2417 Hooker Street

Description: Rear Addition

Motion by R. Holdorf: I move to approve the consent agenda for 2016-COA-041 2417 Hooker Street as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by K. Corbett

Vote: Unanimous in favor (7-0), motion carries.

Informational Item

Emily Griffith School

Public Hearings

2016-LMDEMO-051 2509 W. 36th Ave

Description: Demolition of over 40% of the roof area

Motion by R. Holdorf: I move to set the public hearing for March 15, 2016

Second by K. Corbett

Vote: Unanimous in favor (7-0), motion carries.

M. Goldstein recused himself and left the meeting. C. Jordy sat as chair.

2016-LMDEMO-052 465 Williams Street

Description: Demolition of roof elements (balusters) at front of house

Motion by S. Elfenbein: I move to deny application #2016-LMDEMO-052 for the demolition of the front balusters and railings at 465 Williams Street as per presented testimony, submitted documentation and information provided in the staff report.

Second by K. Corbett

Vote: Unanimous in favor (6-0, M. Goldstein recused), motion carries.

Design Review Projects

2016-COA-046 465 Williams Street

Description: 2nd floor addition and alterations

Recommendation: Approval with Condition

Motion by R. Holdorf: I move to deny application #2016-COA-046 for the roof top addition at 465 Williams Street on the basis of the following guidelines: 3.2a, 3.3e, 3.5, 3.8d, and 3.10 as per presented testimony, submitted documentation and information provided in the staff report.

Second by S. Elfenbein

Vote: Unanimous in favor (6-0, M. Goldstein recused), motion carries.

M. Goldstein returned to the meeting and sat as chair.

2016-COA-048 305 W. 1st Avenue

Description: Side addition and storefront alterations

Motion by K. Corbett: I move to approve application #2016-COA-048 for the side addition and storefront alteration at 305 W. 1st Avenue, as per design guidelines 3.11, 3.12, 3.6, 3.7 and 2.41, presented testimony, submitted documentation and information provided in the staff report.

Second by R. Holdorf

Vote: Unanimous in favor (7-0), motion carries.

#1236-14 144 W. Colfax Avenue (McNichols Building)

Description: Modified Entry Improvements

Motion by R. Holdorf: I move to approve application #1236-14 for the entry level improvements and rehabilitation work at the McNichols building as per presented testimony, submitted documentation and information provided in the staff report, with the following conditions; that final construction details be submitted and reviewed by staff to ensure consistency with this approval. The artwork (pivoting doors and sculpture), lighting plan and signage are separate project that will be submitted and considered separately by LPC.

Second by A. Zimmer

Vote: Unanimous in favor (7-0), motion carries.

2016-COA-056 2737 Welton Street

Description: Phase II: Design Details

Motion by C. Jordy: I move to conditionally approve application #2016-COA-056 for design details of the proposed infill structure at 2737 Welton Street as per presented testimony, submitted documentation, guideline 4a, 4b, 4i, 4.5, 4.6, 4.8, 4.20 and information provided in the staff report, with the condition that a traditional stucco be used on the north, south and west facades per guideline 4.6. Final construction details will need further approval prior to commencing work.

Second by A. Christman

Vote: 6 in favor, 1 opposed (R. Holdorf), motion carries.

Meeting broke for five minutes.

2016-COA-023 2844 Curtis Street

Description: Mass, Form and Context review of Infill

Motion by A. Zimmer: I move to approve application #2016-COA-023 for the mass, form and context of the proposed infill at 2844 Curtis Street as per presented testimony, submitted documentation and information provided in the staff report. Final construction details will need further approval prior to commencing work.

Second by K. Corbett

Vote: Unanimous in favor (7-0), motion carries.

M. Goldstein recused himself and left the meeting. C. Jordy sat as chair.

2016-COA-049 512 Washington Street

Description: Design Detail Review of Infill

Motion by S. Elfenbein: I move to approve application #2016-COA-049 for the final design detail review of the proposed infill at 512 Washington Street as per presented testimony, submitted documentation and information provided in the staff report.

Second by A. Christman

Vote: Unanimous in favor (6-0, M. Goldstein recused), motion carries.

M. Goldstein returned to the meeting and sat as chair.

2016-COA-045 1360-1398 Vine Street

Description: Design Detail Review of Infill

Motion by A. Christman: I move to conditionally approve application #2016-COA-045 for the design detail review of the proposed 14 townhouses at 1360-1398 Vine as per presented testimony, submitted

documentation and information provided in the staff report, with the proposed window material changed to wood, aluminum clad or fiberglass composite and the siding reveal be no more than 4" exposure.

Second by K. Corbett

Vote: Unanimous in favor (7-0), motion carries.

Business Items

Landmark Application Guides: General, Infill, Windows, Garages (simple), and Fencing (simple)

Motion by R. Holdorf: I move to approve the application guides (infill, General, Window Replacement, Simple Fence, and Simple Garage) as per presented testimony, submitted documentation and information provided in the staff report.

Second by S. Elfenbein

Vote: Unanimous in favor (7-0), motion carries.

Meeting Wrap Up and Announcements

Adjourned 4:03