



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, April 19th, 2016 at 201 W. Colfax Ave., room 4.F.6

Please turn off or mute cell phones prior to the start of the meeting.

Call to Order 1:02

Commissioners: G. Chapman, K. Corbett, A. Duckett-Emke, C. Jordy (Chair), D. Walter, H. Vasquez

Staff: B. Bryant, A. Christman, M. Gardner, G. Gause, K. Hahn (CPD); A. Hernandez (CAO)

Approval of Meeting Record

Approval of April 5th, 2016 Meeting Record

Motion by D. Walter: I move to approve the April 5th, 2016 Meeting Record.

Second by: K. Corbett

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

Public Comment (limited to 2 minutes per speaker) None

Consent Agenda

2015-D-17 University Building

Description: Comprehensive Sign Plan

2016-TAXCR-07 3209 Fairview Place (Bosler House)

Description: Tax Credit Part I

Motion by K. Corbett: I move to approve the consent agenda 2015-D-17 University Building and 2016-TAXCR-07 3209 Fairview Place (Bosler House) consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: H. Vasquez

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

Public Hearings

2016L-003 Emily Griffith Designation

Description: Designation of a Historic Structure

Applicant Presentation by David Suppes, Denver Public Schools; Annie Levinsky, Historic Denver, Inc; DeVita Bruce, Denver Public Schools; and, Jane Crisler, Humphries Poli Architects

Summary:

- Last students in these school buildings were June of 2015. They have moved to a couple of new locations.
- Overall, this pro-active approach balanced Denver Public Schools' needs and mission, while also preserving the Emily Griffith School and its most important structures.
- This designation provides certainty for redevelopment and will allow for a reasonable return on the asset.
- Historic Denver, Inc. has had a long history of working with DPS and is happy as a co-applicant to help preserve this structure.
- Most significant structures are being preserved, the Glenarm side of the block are one-story buildings that are less architecturally or historically significant.
- The history of the school and of Emily Griffith, one of the most significant women in Denver history, will be preserved
- Preservation is most successful when it is collaborative and this designation is a product of several years of work with multiple partners.
- Will preserve the school, while allowing potential buyers to understand the parameters.

Public Speakers:

	Speaker Name, Address, Affiliation	Summary
1	John Desmond, 511 16 th St #200	In favor, preserves the building, while offering flexibility for future development.
2	Sarah McCarthy, 374 S Clarkson	In favor, designation preserves the most significant portion of the school.

3	Gina Guy, 540 Franklin St	In opposition, would like to ensure DPS can obtain most money for the site and unsure if preservation of structure would allow for that.
4	John Huggins, 35 Eudora St	In favor, part of the DPS Sales Advisory Committee, and believes adaptive use of building would allow DPS to maximize use and profit.

Chair C. Jordy closed the public hearing at 1:46 pm

Motion by D. Walter: I move to recommend City Council approval for the landmark designation of a structure for application #2016L-003, the Emily Griffith Opportunity School, 1250 Welton St, including the proposed Design Standards and Guidelines, based on History Criterion 1a and c, Architecture Criterion 2a, and Geography Criterion 3a, citing as findings of fact for this recommendation the application form, including the addendums, public testimony, and the April 19, 2016 staff report.

Second by: K. Corbett

Vote: 6 in favor, 0 opposed

2016-LMDEMO-100 753 Steele Street

Description: Demolition of Contributing Garage

Motion by D. Water: I move to deny application 2015-LMDEMO-100 for the demolition of the garage structure at 753 Steele Street, per presented testimony, submitted documentation, and information provided in the staff report.

Second by: A. Duckett-Emke

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

Design Review Projects

2016-COA-137 421-425 Corona Street

Description: Rear Addition, porch and window rehabilitation

D. Walter recused himself and left the room.

Motion by A. Duckett-Emke: I move to conditionally approve application #2016-COA-137 for the rear addition, porch restoration, and window restoration/replacement at 421-425 Corona Street as per presented testimony, submitted documentation, guideline 2.20, 2.35, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10 and information provided in the staff report with the following conditions:

- The garage demolition and new garage structure be returned to LPC for review and approval

Second by: G. Chapman

Vote: Unanimous in favor (5-0, D. Walter recused), motion carries.

D. Walter returned to the meeting.

2016-COA-133 140 Lafayette Street

Description: Design Detail review of Single Family Infill Construction

Motion by H. Vasquez: I move to approve application #2016-COA-133 for the final design detail review of the proposed single family structure with detached garage at 140 Lafayette Street as per presented testimony, submitted documentation and information provided in the staff report.

Second by: K. Corbett

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

2016-COA-136 55 Elati Street

Description: Mas, Form, & Context review of Residential Multi-Unit Structure

Motion by A. Duckett-Emke: I move to approve application #2016-COA-136 for the mass, form and context of the proposed infill at 55 Elati Street as per presented testimony, submitted documentation and information provided in the staff report with the condition that the fenestration be restudied to match the neighborhood pattern of either paired double-hung windows or windows that match the prevailing ratio of window height to width of the neighborhood. Final construction details will need further approval prior to commencing work.

Second by: K. Corbett

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

2016-COA-043 720 Oneida Street

Description: Mass, Form, and Scale of infill construction

Motion by K. Corbett: I move to deny application #2016-COA-043 for the mass, form and context of the proposed infill at 720 Oneida Street as per presented testimony, submitted documentation and information provided in the staff report.

Second by: G. Chapman

Vote: 2 in favor (G. Chapman, D. Walter), 3 opposed (H. Vasquez, A. Duckett-Emke, K. Corbett), 1 abstained (C. Jordy). Motion fails.

Motion by D. Walter: I move to conditionally approve application #2016-COA-043 for the mass, form and context of the proposed infill at 720 Oneida Street as per presented testimony, submitted documentation and information provided in the staff report with the conditions that:

1. The garage be pushed further back up to the rear 7 feet of the house
2. The roof forms be redesigned to be predominately low-pitched roof forms with details coming back to staff and the new submittal coming back to the commission for design review

Second by: K. Corbett

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

Business items

Motion by K. Corbett: I move to go into executive session with attorney/client privilege.

Second by: D. Walter

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

The Commission held executive session from 3:50 to 4:08 pm.

Adjourned 4:09