



**MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, June 7th, 2016

**Call to Order 1:03**

Commissioners: Ginette Chapman, Kathy Corbett, Martin Goldstein, Ryan Holdorf , Charles Jordy, Heather Vasquez, Doug Walter, and Amy Zimmer  
Staff: Brittany Bryant, George Gause, Kara Hahn, Heidi Tippetts and Nate Lucero (CAO)

**Approval of Meeting Record**

**Approval of May 17th, 2016 Meeting Record**

Motion by D. Walter: I move to approve the May 17<sup>th</sup> meeting record.

Second by: H. Vasquez

Vote: Unanimous in favor (8-0), motion carries.

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

**Consent Agenda**

**2016-COA-220 2723 Champa Street**

Description: Addition & ADU

**2016-COA-211 55 Elati Street**

Description: Demolition & Design Detail

**2016-COA-225 3357 Downing Street**

Description: Rehabilitation

**2016-COA-226 305 Franklin Street**

Description: Front Yard Fence

**2016-COA-227 155 Gilpin Street**

Description: Over Height Rear Yard Fence

**2016-COA-236 920 Pennsylvania Street**

Description: Reroof

Motion by K. Corbett : I move to approve the consent agenda for 2016-COA-220 Champa St, 2016-COA-211 55 Elati Street, 2016-COA-225 3357 Downing Street, 2016-COA-226 305 Franklin Street, 2016-COA-227 155 Gilpin Street, 2016-COA-236 920 Pennsylvania Street as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by R. Holdorf

Vote: Unanimous in favor (8-0), motion carries.

**Public Hearings**

**2016-LMDEMO-194 730 Gilpin Street**

Description: Roof Demolition

Recommendation: Set Public Hearing for July 5, 2016

Motion by R. Holdorf: I move to set the public hearing for 2016-LMDEMO-194 for July 8, 2016.

Second by D. Walter

Vote: Unanimous in favor (8-0), motion carries.

**2016-LMDEMO-195 620 St. Paul Street**

Description: Roof Demolition

Recommendation: Set Public Hearing for July 5, 2016

Motion by R. Holdorf: I move to set the public hearing for 2016-LMDEMO-195 for July 8, 2016.  
Second by D. Walter  
Vote: Unanimous in favor (8-0), motion carries.

**2016-LMDEMO-196 465 Williams Street**

Description: Roof Demolition  
Recommendation: Set Public Hearing for June 21, 2016  
Motion by R. Holdorf: I move to continue the public hearing for 2016-LMDEMO-196 to June 21, 2016.  
Second by C. Jordy  
Vote: Unanimous in favor (8-0), motion carries.

**Design Review Projects**

*This item was taken from the consent agenda*

**2016-COA-235 784 Detroit Street**

Description: Over Height Rear and Side Yard Fence  
Motion by C. Jordy: I move to approve application #2016-COA-235 for the replacement of rear and side yard fence at 784 Detroit Street, as per Denver Landmark Structures and districts Design Guidelines 5.9 b and f, presented testimony, submitted documentation, and information provided in the staff report with the conditions that a portion of the fence facing Detroit be lowered to six inches around the corner transition.  
Second by R. Holdorf  
Friendly amendment by D. Walter that the height transition starting at two feet and lower over across eight feet.  
Vote: Unanimous in favor (8-0), motion carries.

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

**2016-COA-165 465 Williams St**

Description: Second floor Addition to Existing Structure  
Motion by R. Holdorf: I move to continue until June 21, 2016 project 2016-COA-165 465 Williams Street.  
Second by H. Vasquez  
Vote: Unanimous in favor (7-0, M. Goldstein recused), motion carries.

*M. Goldstein returned to the meeting.*

**2016-COA-225 2422-2460 Welton (also known as 530 25<sup>th</sup> Street)**

Description: Comprehensive Sign Plan & Signage  
Motion by D. Walter: I move to conditionally approve application #2016-COA-228 for the comprehensive sign plan and signage at 2422-2460 Welton (also known as 530 25<sup>th</sup> St) as per presented testimony, submitted documentation, guideline 6a, 6c, 6.1, 6.2, 6.3, 6.4, 6.8, 6.10, 6.13, 6.15, 6.18 and information provided in the staff report with the following conditions:

1. That sign L is omitted from this application, to be resubmitted separately
2. Sign H be restudied and submitted to staff for approval with a lowered location
3. Submit future tenant signs for future uses to Landmark for review.

Second by H. Vasquez  
Vote: Unanimous in favor (8-0), motion carries.

**2016-COA-224 720 Oneida St**

Description: Design Detail review of infill

*Chair Goldstein called an Executive Session.*

Motion by H. Vasquez: I move to deny application #2016-COA-224 for the design detail of the proposed infill at 720 Oneida Street as per presented testimony, and failure to meet the conditions of April 19<sup>th</sup>, 2016 Commission motion.  
Second by A. Zimmer  
Vote: Unanimous in favor (7-0, D. Walter abstained), motion carries.

*Meeting took a short break*

**2016-COA-209 435 Race St**

Description: Roof Material Change

Motion by C. Jordy: I move to approve application 2016-COA-209 for alteration of current roof material at 435 Race Street as per presented testimony, compliance with guideline 2.24, submitted documentation and information provided in the staff report.

Second by D. Walter

Friendly amendment by H. Vasquez that the application meets guideline 2.25 instead of 2.24.

Amendment accepted by C. Jordy and D. Walter.

Friendly amendment by M. Goldstein that the project meets the spirit of the intent statement.

Amendment accepted by C. Jordy and D. Walter.

Vote: Unanimous in favor (8-0), motion carries.

**2016-COA-210 1420 Gilpin St**

Description: Roof Material Change

Motion by G. Chapman: I move to approve application 2016-COA-210 for alteration of current roof material at 1420 Gilpin Street as per presented testimony, compliance with guideline 2.25 and the intent statement in 2J, submitted documentation and information provided in the staff report.

Second by A. Zimmer

Vote: Unanimous in favor (8-0), motion carries.

**2016-COA-232 833 Race Street**

Description: Roof Material Change

Motion by K. Corbett: I move to approve application 2016-COA-232 for alteration of current roof material at 833 Race Street as per presented testimony, Denver Landmark Structures and Districts Intent Statement 2.25 and character defining features from Morgan's Subdivision, MOR-3 'historically barrel tile clay roofs or slate or cedar shingles were common'.

Second by G. Chapman

Vote: 7 in favor, 1 opposed (A. Zimmer), motion carries.

**Business Items**

**Discussion Items**

**Meeting Wrap Up and Announcements 5:15**