



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 17th 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 25th 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 25th 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 19th, 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