



**MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, July 5th, 2016

**Call to Order 1:06**

Commissioners: Ginette Chapman, Kathy Corbett, Ryan Holdorf (Chair, Pro Tem), Heather Vasquez, Doug Walter, and Amy Zimmer

Staff: Brittany Bryant, George Gause, Kara Hahn, Heidi Tippetts(CPD), Nate Lucero (CAO)

Election of Chair Interim Chair

R. Holdorf nominated himself

Second by G. Chapman

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

**Public Comment**

**Tom Noel, *History of Denver Landmark Preservation Commission* publication**

**Approval of Meeting Record**

Approval of June 21, 2016 Meeting Record

Motion by K. Corbett: I move to approve the June 21st meeting record.

Second by: A. Zimmer

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

**Consent Agenda**

**2016-TAXC-012 435 Race Street**

Description: Reroof Tax Credit

**2016-COA-269 601 Gaylord Street**

Description: Retaining Wall

**2016-COA-271 3037 Julian Street**

Description: Install Egress Window

Motion by D. Walter: I move to approve the consent agenda for items 2016-TAXC-012 435 Race Street and 2016-COA-269 601 Gaylord Street and 2016-COA-271 3037 Julian Street as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by A. Zimmer

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

**Public Hearings**

**2016L-005 1400 Lafayette Street - First Unitarian Society of Denver**

Description: Individual Landmark Designation

Chair Holdorf opened the public hearing.

Staff report by Kara Hahn, Senior City Planner. Presentation by Applicants;

Christopher Hahn, 8223 E 24<sup>th</sup> Dr

Mike Morran, 2861 Spruce St

Karen Derrick-Davis, 3119 Josephine St

Summary:

- Geography Criteria – the congregation has expressed the desire to stay in the current iconic building. Many congregants identify with this potential Landmark as their spiritual home and have spent many hours within it's walls.
- History Criteria – church was founded 1871, three buildings have been used for the congregation. Unitarian congregations are governed by polity and they choose which social justice projects they will champion. In May 2013 the church identified the needs for building

renovations. The church has served as a resource for United Way, Ladies Aid Society, The Denver Pride Center, The Gay Men’s Choir, The Gay Women’s Choir and the Mosaic Choir have all used the space.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Margaret Streit, 2950 Bellaire St.	In favor, property meets history criteria
2	Louis J. Thompson III, 2030 E 11 <sup>th</sup> Ave.	In favor, property meets geographic and architectural criteria
3	Rose Tanaka, 204 Madison St.	In favor, property meets history and geography criteria
4	Don Zeller, 4664 S Grant St.	In favor, property meets architecture criteria
5	Colleen Brian, 1947 S Washington St.	In favor, property meets geography criteria
6	Susan Robinson, 469 S York St.	In favor, property meets geography criteria
7	Stephanie Walton, 9635 W Kentucky Ave.	In favor, property meets history criteria
8	Maryann Thompson, 909 Lafayette St.	In favor, property meets history criteria
9	Shannon Schaefer, Historic Denver Inc.	In favor, property meets all criteria
10	Tamara Morran, 2861 Spruce St.	In favor, property meets architecture
11	Mark Skrutsky, 1031 Marion St.	In favor, property meets history criteria
12	Michael Koch, 728 Lafayette St.	In favor, property meets all criteria
13	Edward Carroll, 3078 W 39 <sup>th</sup> Ave.	In favor, property meets history criteria

Chair Holdorf closed the public hearing. Board discussion

Motion by K. Corbett: I move to recommend approval and forward to City Council for landmark designation of the structure 1400 Lafayette Street – First Unitarian Society of Denver, application #2016L-005, based on History Criterion 1a. and 1c., Architecture Criteria 2a. and b. and Geography Criterion 3a., citing as findings of fact for this recommendation the application form, public testimony, and the June 27, 2016 staff report.

Second by: H. Vasquez

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

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

Description: Roof Demolition

Chair Holdorf opened the public hearing. Staff presentation. Applicant presentation. Questions from commission to staff.

Public Speakers:

	Speaker Name, Address, Affiliation	Summary
1	Joseph Halpern, 720 Emerson St.	Opposed, does not meet design guidelines
2	David Johnson, 740 Gilpin St.	Opposed, does not meet design guidelines
3	Stephanie Johnson, 740 Gilpin St.	Opposed, does not meet design guidelines
4	Lynn Hurst, 734 Gilpin St.	Opposed, does not meet design guidelines
5	Amy Steele, 768 Gilpin St.	Opposed, does not meet design guidelines

Chair Holdorf closed the public hearing. Board discussion.

Motion by D. Walter: I move to deny application 2016-LMDEMO-194 for the demolition of up to a max of 48% portion of existing roof at 730 Williams Street as per presented testimony, submitted documentation, and information provided in the staff report.

Second by: G. Chapman

Vote: 3 in favor, 2 opposed (A. Zimmer and K. Corbett) motion fails. The Commission was unable to take official action on the application due to a failure to reach a consensus and the application is deemed denied

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

Description: Roof Demolition

Motion by H. Vasquez: I move to set the public hearing for 620 St. Paul Street to August 2, 2016

Second by: A. Zimmer

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

Meeting took a short break

## Design Review Projects

### **2016-COA-270 730 Gilpin Street**

Description: Second Floor Addition

*This item was not heard due to Commission denial of demolition 2016-LMDEMO-194*

### **2016-COA-274 3730 Decatur**

Description: Addition and ADU

Motion by G. Chapman: I move to approve application 2016-COA-274 for porch reconstruction, addition and ADU garage construction 3730 Decatur Street as per presented testimony, submitted documentation and information provided in the staff report.

Second by: H. Vasquez

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

### **2016-COA-277 2748 Welton Street**

Description: Rehabilitation

Motion by A. Zimmer: I move to conditionally approve application 2016-COA-277 for the rehabilitation of the proposed infill structure at 2748 Welton Street as per presented testimony, submitted documentation, guideline 4a, 4.6, 4.8, 4.20 and information provided in the staff report with the condition that the future tenant signage return for review and approval (Chapter 30-6) and that brick color return to staff for final review and approval.

Second by: G. Chapman

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

### **2016-COA-261 720 Oneida Street**

Description: Mass, Form and Context

Motion by A. Zimmer I move to deny application 2016-COA-261 for the mass, form and context of the proposed infill at 720 Oneida Street as per presented testimony, guidelines 4.3, 4.11, and 4.18, submitted documentation and information provided in the staff report.

Second by K. Corbett

Vote: 5 in favor, 1 opposed (K. Corbett), motion carries.

## Business Items

### ***Five Points Historic Cultural District Design Standards and Guidelines***

## Discussion Items

## Meeting Wrap Up and Announcements

**Adjourned 5:30**