



**MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, December 6th, 2016

**Call to Order 1:02**

Commissioners: Ginette Chapman, Kathy Corbett, Andy Duckett-Emke, Martin Goldstein, Heather Vasquez, Doug Walter, and Amy Zimmer  
Staff: Brittany Bryant, Jenn Cappeto, Abbey Christman, George Gause, Kara Hahn, Heidi Tippetts (CPD), Nate Lucero (CAO)

**Approval of Meeting Record**

**Approval of November 15th, 2016 Meeting Record**

Motion by H. Vasquez: I move to approve the corrected November 15th meeting record.  
Second by: D. Walter  
Vote: Unanimous in favor (7-0), motion carries.

**Public Comment (limited to 2 minutes per speaker)**

**Consent Agenda**

**2016-COA-486 2528 California**

Description: Demo Garage & Construct ADU

**2016-TAXC-024 220 S Dahlia**

Description: Tax Credit Part 2, Traditional Program

**2015-TAXC-9 2217 Grove Street**

Description: Tax Credit Part 2

Motion by K. Corbett: I move to approve the consent agenda for 2016-COA-486 2528 California Street, 2016-TAXCR-024 220 S Dahlia Street, and 2015-TAXCR-09 2217 Grove Street, as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: H. Vasquez

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

**Public Hearings**

**390 Marion**

Description: Demolition of Over 40% of Roof

Motion by D. Walter: I move to Set Public Hearing for January 3<sup>rd</sup>, 2017.

Second by A. Zimmer

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

**565 Circle Drive**

Description: Demolition of Over 40% of Roof

Motion by G. Chapman: I move to Set Public Hearing for January 3<sup>rd</sup>, 2017.

Second by K. Corbett

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

**Design Review Projects**

**2016-COA-493 3036 Arapahoe Street**

Description: Phase II: Design Details

Motion by D. Walter: I move to approve application #2016-COA-493 for the design details of 3036 Arapahoe Street as per presented testimony, guidelines 4a, 4b, 4c, 4i, 4.5, 4.6 and 4.8, per submitted documentation and

information provided in the staff report with the condition that the front columns be 6x6.

Second by: K. Corbett

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

***This agenda item was taken out of order***

**Public Comment (limited to 2 minutes per speaker)**

- Sue Glassmacher on behalf of Curtis Park RNO

**Design Review Projects**

**2016-COA-501 2775 California**

Description: Design Detail of New Infill

Motion by D. Walter: I move to approve application #2016-COA-501 for the design detail of infill duplex construction and a historic hardship for building height at 2775 California Street as per guidelines 4.6, 4.8, 4.19, Curtis Park character defining features, presented testimony, submitted documentation and information provided in the staff report with the condition that the applicant submit windows to staff for final approval.

Second by: H. Vasquez

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

**2016-COA-489 2432-36 West 38<sup>th</sup> Ave**

Description: Install Egress Windows

Motion by A. Duckett-Emke: I move to continue application #2016-COA-489 for egress window installation at 2432-2436 West 38<sup>th</sup> Avenue. The following information is to be submitted within 120 calendar days: provide window product information in submittal, provide dimensioning of first and second floor windows and final window placement of egress windows, and positioning of windows in relationship to lower level and first floor.

Second by: K. Corbett

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

*D. Walter recused and left the room*

**2016-COA-477 3101 East 7<sup>th</sup> Ave**

Description: Reconstruct Rear Addition and Dormers

Motion by K. Corbett: I move to approve application #2016-COA-477 for addition & dormers construction and front dormer reconstruction at 3101 East 7<sup>th</sup> Avenue as per guidelines 3.3, and 3.5, presented testimony, submitted documentation and information provided in the staff report.

Second by: H. Vasquez

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

**2016-COA-498 3101 East 7<sup>th</sup> Ave**

Description: Replace Roof Material

Motion by G. Chapman: I move to deny application #2016-COA-498 for roof material change at 3101 East 7<sup>th</sup> Avenue as per guideline 2.24, presented testimony, submitted documentation and information provided in the staff report.

Second by: A. Zimmer

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

*Meeting took a five minute break*

*D. Walter returned to the meeting*

**2016-COA-499 2150 Grove**

Description: Demo rear addition, construct garage

Motion by D. Walter: I move to approve demolition and addition construction portion of application #2016-COA-499 per guidelines 3.1, 3.2, and 3.3, Witter-Cofield character defining features, presented testimony, submitted documentation and information provided in the staff report with the condition that the garage roof pitch be raised to 12x12 to match the existing house, per Guideline 3.7.

Second by: K. Corbett

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

**2016-COA-481 2150 Grove**

Description: Window Replacement

Motion by H. Vasquez: I move to continue the window replacement portion of application #2016-COA-481 per guideline 2.16, Witter-Cofield character defining features, presented testimony, submitted documentation and information provided in the staff report with the request that the applicant prepare additional information including photographs and dimension drawings and replacement information.

Second by: K. Corbett

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

**2016-COA-492 348 Lafayette Street**

Description: 2-story addition, attached garage, rear addition alterations

Motion by K. Corbett: I move to approve application #2016-COA-492 for the two-story side addition and modification to the existing rear addition per presented testimony, submitted documentation guidelines B1, B2, B3, B7, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, and 3.9 and information provided in the staff report with the following conditions:

1. The proposed lap siding feature a four-inch exposure.

Second by: H. Vasquez

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

**2016-COA-497 348 Lafayette Street**

Description: Window Replacement

Motion by K. Corbett: I move to approve the window replacement of application #2016-COA-497 as per guideline 2.16, and 2.19, Country Club character defining features, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. That the brick mould come back to staff for approval and;

2. That five eight inch muntins be employed.

Second by: G. Chapman

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

**2016-COA-490 1927-35 East 6<sup>th</sup> Ave**

Description: Change Roof Material

Motion by D. Walter: I move to deny application #2016-COA-490 for installation of a tile roof material at 1927-1935 East 6<sup>th</sup> Avenue as per presented testimony, guideline 2.10, 2.24 and 2.25, submitted documentation and information provided in the staff brief.

Second by: K. Corbett

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

**Business Items**

**2017 Meeting Calendar**

**Discussion Items**

**Meeting Wrap Up and Announcements 4:45**