



**MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, June 20, 2017

**Call to Order 1:08**

Commissioners: Ginette Chapman, Andy Duckett-Emke, Martin Goldstein, Ryan Holdorf, Charles Jordy, Heather Vasquez, and Amy Zimmer  
Staff: Brittany Bryant, Jenn Cappeto, Abbey Christman, Kara Hahn, Heidi Tippetts, (CPD), Adam Hernandez (CAO)

**Approval of Meeting Record**

**Approval of June 6, 2017 Meeting Record**

Motion by R. Holdorf: I move to approve the June 6, 2017 meeting record.  
Second by: H. Vasquez  
Vote: Unanimous in favor (7-0), motion carries.

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

**Consent Agenda**

**2017-COA-188 2520 Stout Street**

Description: Accessory Dwelling Unit

**2017-COA-189 2710 California Street**

Description: Accessory Dwelling Unit

**2017-COA-190 2441 Broadway**

Description: Rooftop Deck

**2016-TAXC-007 3209 W. Fairview Place**

Description: Tax Credit Part 2 Certification

Motion by C. Jordy: I move to approve the June 6<sup>th</sup> consent agenda for 2017-COA-188 2520 Stout Street, 2017-COA-189 2710 California Street, 2017-COA-190 2441 Broadway and 2016-TAXC-007 3209 W. Fairview Place.

Second by: G. Chapman

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

**Public Hearings: none.**

**Design Review Projects**

**2017-COA-191 181 Race Street**

Description: Façade Modifications & Rear Addition Modifications

Motion by H. Vasquez: I move to approve application 2017-COA-191 for the two-story rear addition and façade modifications at 181 Race Street as per presented testimony, submitted documentation, guidelines B1, B2, B7, 3.1 thru 3.4, 3.6 thru 3.9 and information provided in the staff report.

Second by: R. Holdorf

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

**2017-COA-206 3625 Alcott Street**

Description: Tandem House Phase II: Design Details

Motion by A. Duckett-Emke: I move to approve application 2017-COA-206 for the design details of the proposed Tandem house at 3625 Alcott street as per presented testimony, submitted documentation, guidelines 4.3, 4.5, 4.6, 4.8, 4.19 and information provided in the staff report.

Second by: C. Jordy  
Vote: 6 in favor, 1 opposed (G. Chapman), motion carries.

**2017-COA-211 555 High Street**

Description: Removal of existing porch and replication of historic porch

Motion by R. Holdorf: I move to approve application 2017-COA-211 for the replacement porch at 555 High Street, as per design guideline 2.36, the presented testimony, submitted documentation and information provided in the staff report.

Second by: A. Zimmer

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

**2017-COA-212 320 Humboldt Street**

Description: Rear addition

Motion by A. Duckett-Emke: I move to conditionally approve application 2017-COA-212 for the addition at 320 Humboldt Street, as per design guidelines for additions, presented testimony, submitted documentation and information provided in the staff report with the condition that the windows in the addition have a punched appearance consistent with Country Club guideline F3a and Design Guideline 3.2e.

Second by: G. Chapman

Vote: 6 in favor, 1 opposed (R. Holdorf), motion carries.

*Meeting took a short break*

**2017-COA-214 3008 Arapahoe Street**

Description: Accessory Dwelling Unit

Motion by C. Jordy: I move to approve application 2017-COA-0000214 for the ADU at 3008 Arapahoe Street, as per Denver Landmark Structures and Districts Design Guidelines 4.3, 4.4, 4.5, 4.6, 4.18, 4.19, presented testimony, submitted documentation, and information provided in the staff report.

Second by: H. Vasquez

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

**2017-COA-213 3209 W. Fairview Place**

Description: Replication windows and doors

Motion by A. Duckett-Emke: I move to approve application 2017-COA-213 for the replication windows and doors at 3209 W. Fairview Place, as per Denver Landmark Structures and Districts design guidelines 2.14, 2.20 and 2.23, presented testimony, submitted documentation, and information provided in the staff report with the condition that the transom be a simple glass transom per page 23, graphic 2 – Simplified Historic Representation.

Second by: G. Chapman

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

**2017-COA-194 707 Williams Street**

Description: Gate Violation

Motion by C. Jordy: I move to conditionally approve application 2017-COA-194 for the gate at 707 Williams Street as per presented testimony, submitted documentation, and information provided in the staff report with the condition that the gate and posts on either side not exceed 72 inches in height and that it have a square top.

Second by: R. Holdorf

Friendly amendment offered by M. Goldstein that the motion be based on guidelines 5.7a-c and 5.8a.

Amendment accepted by C. Jordy and R. Holdorf.

Vote: 6 in favor, 1 opposed (A. Duckett-Emke), motion carries.

*C. Jordy recused and left the meeting*

**2017-COA-179 2625-2635 Walnut Street**

Description: Remodel

Motion by A. Duckett-Emke: I move to conditionally approve application 2017-COA-0000179 for the remodeling of 2625-2635 Walnut Street, as per Denver Landmark Structures and Districts Design Guidelines 2.1, 2.4, 2.14, 2.15, 2.23, 2.42, 2.43, 2.44 and 2.45, presented testimony, submitted documentation, and information provided in the staff report with the condition that final structural detailing for the store front and remaining brick come back to staff for approval.

Second by: G. Chapman

Vote: Unanimous in favor (6:0, C. Jordy recused), motion carries.

*C. Jordy returned to the meeting. G. Chapman left the meeting.*

**2017-COA-205 407 Corona**

Description: Wraparound porch

Motion by R. Holdorf: I move to conditionally approve application 2017-COA-205 for the construction of a porch at 407 Corona Street as per Denver Landmark Structures and Districts Guidelines 2.35, 2.36, and 3.5, presented testimony, submitted documentation, and information provided in the staff report with the condition that the porch remain at the front, that the material be of hard wood and final details come back to staff for approval.

Second by: C. Jordy

Vote: Unanimously opposed (0:6, G. Chapman not present for vote), motion fails. Application denied by default.

**Discussion Items: none.**

**Business Items: none.**

**Meeting Adjourned 5:12**