MEETING RECORD
Landmark Preservation Commission
Tuesday, October 6, 2015

Call to Order 1:03
Members Present:
Staff: B. Bryant, J. Cappeto, G. Gause, K. Hahn, B. Stocklin-Steely, H. Tippetts (CPD); A. Hernandez (CAO)

Approval of Meeting Record
Approval of September 15, 2015 Meeting Record
Motion by K. Corbett: I move to approve the September 15th, 2015 meeting record.
Second by: S. Elfenbein
Vote: Unanimous in favor (9-0), motion carries.

Public Comment (limited to 2 minutes per speaker) None

Consent Agenda

#2015-COA-413  182 West Bayaud
Description: Window Replacement

#2015-TAXCR-6  3162 Champa
Description: Tax Credit Part 2

#2015-COA-415  11 Fox Street
Description: Addition

#2015-COA-423  2732 Arapahoe Street
Description: Window Replacement

#2015-COA-425  2858 California
Description: Window Replacement and renovation

Motion by S. Elfenbein: I move to approve the consent agenda, #2015-COA-413 182 West Bayaud, #2015-TAXCR-6 3162 Champa, #2015-COA-415 11 Fox St, #2015-COA-423 2732 Arapahoe St, #2015-COA-425 2858 California as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.
Second by: A. Zimmer
Vote: Unanimous in favor (9-0), motion carries.

Public Hearings on Design Review and Guidelines

C. Jordy recused himself and left the meeting
#488-15  2329 Eliot Street (a.k.a. 2323 W. 23rd Ave)
Description: Public Hearing on Landmark Preservation of Structure
Charles Jordy announced a conflict of interest and removed himself from the meeting room.
Chair Goldstein opened the public hearing.
Staff Report by Barbara Stocklin-Steely, Principal Planner

Presentation by Applicants, Jerry Olson, 2195 Decatur St., and Robert Caskey, 2321 Clay St., on behalf of John Bancroft (the remaining co-applicant)
Summary:
- 270 Residents living within four miles of the property at 2329 Eliot St., signed the petitions of support submitted for the record.
• The number of unpaid volunteers in attendance shows support for the designation.
• On the afternoon of May 28th, 2015 Adams Development was granted a Certificate of Non-historic status on the property. We filed the designation application on May 28th, 2015 in the last few hours of the posting period. Mr. Adams then sued CPD for rescinding the Non-historic Status permit. On August 14th, 2015 District Court Judge Bruce Jones ruled in the City’s favor and the Landmark designation process continued.
• History Criteria – 2329 Eliot St was the home of attorney William Anderson. Anderson is notable because he shot Tammen and Bonfils over the opportunity to represent Alfred Packer and secure his parole from prison. Packer was later bailed out for $10,000. This event is important because it has had an impact on our culture. Numerous books and articles have been published. The Adams Mystery Playhouse in Denver is in the process of writing a melodrama play about these events.
• Architecture Criteria – This house is one of the few remaining examples of Queen Anne architecture in the Jefferson Park neighborhood. We toured the house, it is in fairly sound shape from what we observed. The house is a gem in the neighborhood and deserves to be saved.

Presentation by Nathan Adams of Adams Development, 2899 N. South Speer Blvd. representing Owner – Jim Sonnleitner, 2329 Eliot St.

Summary:
• I have worked in Denver for 11 years, personally renovated over 200 homes, lived in Potter Highlands and renovated in Historic Districts, including a Landmark structure
• History Criteria - This is an attempt to preserve for the wrong reasons. The claim that Anderson was Packer’s defense attorney is untrue. Anderson never filed any documents or paperwork on Packer’s behalf. Landmark staff published their recommendation before receiving our response and before fact checking the applicant’s claims. The question is if Anderson’s behavior influences society. Landmark ordinance requires that the history criteria be met through an influence on society. The news articles are only evidence that the characters of the time made headlines. This property does not meet the history criteria.
• Architecture Criteria – Applicants have referenced the home as the last Queen Anne home in the neighborhood. Denver and Jefferson Park are not without examples of Queen Anne architecture. Some Queen Anne examples are the Neef house, Bliss house, and multiple houses on Vine Street. This is against Jim’s wishes as the home owner. This is not a notable example of Queen Anne.
• Geography Criteria – The staff report indicates that the application does not meet this criteria.

<table>
<thead>
<tr>
<th>Speaker Name and Affiliation</th>
<th>Summary</th>
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<tbody>
<tr>
<td>1 Amanda Sandoval - On behalf of Councilman Espinoza, Council District 1</td>
<td>Read letter from Councilman into the record, the Councilman has been in contact with the applicant, believes the property merits consideration by the Commission.</td>
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<td>2 Dennis Gallagher – 5097 Meade St.</td>
<td>In favor, the City gave land to this developer and what has the developer offered in return for the land. The exchange of land should benefit the tax payers.</td>
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<td>3 Marie Edgar – 3532 W 39th Ave</td>
<td>In favor, property meets history criteria.</td>
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<td>4 Betty Luce – 2660 Meade St</td>
<td>In favor, neighborhood context is being lost, house contributes to the current context.</td>
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<td>5 Anita Lynch, 227 S. Lincoln St</td>
<td>In favor, there is no real Queen Anne style, therefore the property does not fail to meet said style.</td>
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<td>6 Jan Stice – 3843 Vallejo St</td>
<td>In favor, opposition to designation is based on greed. Preservation can provide variety in Denver neighborhoods.</td>
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<td>7 Marie Benedia – 3284 Osceola St</td>
<td>In favor, northwest Denver is losing the historic fabric of neighborhoods.</td>
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<td>8 Mark Barnhouse – 3324 W 34th Ave</td>
<td>In favor, preservation should not be reserved only for very expensive and elaborate homes.</td>
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<td>9</td>
<td>Pat Defa</td>
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<td>Roy Loehr</td>
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<td>John Collins</td>
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<td>Jacalyn Youngblood</td>
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<td>Jerry Moline</td>
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<td>14</td>
<td>Annie Levinsky – Historic</td>
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<td>15</td>
<td>Andre Couvillion – Developer</td>
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<td>16</td>
<td>Matthew Rork</td>
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<td>Michael Ayre</td>
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<td>David Berton – Owner</td>
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<td>Keith Painter</td>
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<td>Jared Seidenberg</td>
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<td>Marcia Zayas</td>
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<td>Lisa Porter - Developer</td>
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<td>Kevin Wulfkühler – representing Ricardo Rodriguez</td>
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<td>Jesse Rolla - Developer</td>
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<td>25</td>
<td>Jillian Crandall – Developer</td>
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<td>26</td>
<td>James Dejuilio – 4485 Decatur St</td>
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<td>27</td>
<td>Shawn Bookout – Developer</td>
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<td>28</td>
<td>Travis Sperr</td>
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<td>29</td>
<td>Nick Garcia</td>
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<td>Jim Langley</td>
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<td>31</td>
<td>Jae Edwards – Developer</td>
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<td>32</td>
<td>Kevin Amolsch – 10200 W. 44th Ave., Wheat Ridge, CO</td>
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<td>33</td>
<td>Justin Archuleta – Developer</td>
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<td>34</td>
<td>Linda Kukulski Miller –</td>
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In favor, read letters from Betty Jaramillo stating that property deserves preservation and Gail Wheeler stating that the so many homes are being destroyed and the home should be preserved. The Commission is responsible for protecting heritage of the community.

** Developer representative. These are individuals associated with Adams Development.

Motion by S. Elfenbein: I move to recommend landmark designation of a structure for application #488-15, the William W. Anderson House, 2329 Eliot Street, to City Council based on History criterion (1)c. and Architecture criterion (2)a., and further recommend that the application be modified to incorporate supplemental information in the June 25th, 215, addendum and to omit references to History Criterion (1)a., citing as finding of fact for this recommendation, the application form, as amended, public testimony and the October 6th, 2015 staff report.

Second by: A. Christman
Amendment offered by M. Goldstein that the addendum cited was from June 25th, 2015.
Amendment accepted by S. Elfenbein and A. Christman.
Vote: 6 in favor, 1 opposed (D. Walter), 1 recused (C. Jordy), motion carries.

Meeting took a short break
Chair Goldstein closed the public hearing.

C. Jordy returned to the meeting

Set Public Hearing on Design Guideline Updates
Description: Set public hearing for Dec. 15, 2015
Second by: R. Holdorf
Vote: Unanimous in favor (9-0), motion carries.

Rule-making on Design Review Improvements
Description: Pre-application meetings, two-step infill process, and Registered Neighborhood Organization notification. Chair Goldstein opened the public hearing. Public Comment:
Sue Glassmacher – Curtis Park Neighbors, 1037 29th St. Consideration should be given to the funding, structure, membership and agenda of RNO’s when identifying which RNO is the primary RNO.
Steve Harley – Baker Historic Neighborhood, 101 W Archer Pl. The current structure of the Baker RNO doesn’t identify only one point of contact. Also the current meeting structure of the RNO is problematic in regard to the proposed 3-week noticing.

Chair Goldstein closed the public hearing.
Motion by K. Corbett to continue the discussion on Rule making on Design Review Improvements to the October 20th, 2015 meeting.
Second by: D. Walter
Vote: Unanimous in favor (9-0), motion carries.

Business Item

Infill and Quick Customer Guide with Application Forms
Recommendation: Continue until Oct. 20, 2015 meeting
Motion by C. Jordy: I move to continue the Infill and Quick Customer Guide with Application Forms to the October 20, 2015 meeting.
Second by K. Corbett
Vote: Unanimous in favor (9-0), motion carries.

Design Review Projects
These are items that require individual consideration by the Commission.

#2015-COA-404 3600 Tejon Street
Description: Over-height fence
Motion by A. Christman: I move to approve application 2015-COA-404 for the over-height fence at 3600 Tejon Street, as per presented testimony, submitted documentation, Guidelines 5.7, and 5.8, and information
Second by K. Corbett
Vote: 7 in favor, 2 opposed (R. Holdorf and A. Duckett-Emke), motion carries.

### #2015-COA-372  3118 Stout
Description: Construct ADU
Motion by R. Holdorf: I move to approve application 2015-COA-372 for the garage ADU construction at 3118 Stout Street Avenue as per guideline 4.19, Character Defining Features for Curtis Park, presented testimony, submitted documentation and information provided in the staff report.
Second by A. Duckett-Emke
Vote: Unanimous in favor (9-0), motion carries.

This item was taken out of order.
M. Goldstein recused himself and left the meeting. C. Jordy sat as chair.

### #2015-COA-405  518 17th Street
Description: Entrance and Façade Alterations
Motion by D. Walter: I move to deny application 2015-COA-405 for the replacement of the storefront glazing and cast-stone panels on the two street facades, and the reconfiguration of the entrance bay and adjacent storefront bay on the 17th St façade at 518 17th Street, as per presented testimony, submitted documentation, Guidelines 2.31, 2.32, 2.40, 2.41, 2.50 and 2.51, Intent Statements 2p, 2b and 2s, and information provided in the staff report.
Second by: A. Duckett-Emke
Vote: Unanimous in favor (8-0, M. Goldstein recused), motion carries.

M. Goldstein returned to the meeting and sat as Chair.

### #2015-COA-379  2252 Larimer Street
Description: Projecting Sign
Motion by C. Jordy: I move to deny application 2015-COA-379 for the projecting sign at 2252 Larimer Street, as per presented testimony, submitted documentation, Guidelines 6.20 and 6.10, and information provided in the staff report.
Second by: R. Holdorf
Vote: 8 in favor, 1 opposed (S. Elfenbein), motion carries.

### #2015-COA-424  1010 East 5th Avenue
Description: Violation: Renovation Work to Structure
Motion by S. Elfenbein: I move to deny application 2015-COA-424 for the retention of the porch enclosure and siding work as not being in compliance with guidelines 2.3, 2.4, 2.30, 2.34 and intent statement 2r, per presented testimony, submitted documentation and information provided in the staff report.
Second by: A. Christman
Vote: Unanimous in favor (9-0), motion carries.

### Business Items

**Certified Local Government Annual Report**
Motion by D. Walter: I move to approve the 2015 Certified Local Government Annual Report, per presented testimony and information provided in the staff brief.
Second by: A. Christman
Vote: Unanimous in favor (9-0), motion carries.

**Downtown Historic District Tax Rebate Program**
Description: 2015 Applications
Motion by K. Corbett: I move to certify as qualifying structures the 24 properties in the Downtown Historic District which applied for the Downtown Denver Historic District tax rebate program in 2015, per presented testimony, submitted documentation and information provided in the staff report.
Second by: A. Duckett-Emke
Vote: Unanimous in favor (9-0), motion carries.
Meeting Wrap Up and Announcements

Meeting Adjourned 6:22