



MEETING RECORD
Landmark Preservation Commission
Tuesday, January 5th, 2016

Call to Order 1:05

Members Present:

Commissioners: A. Christman, K. Corbett, A. Duckett-Emke, , M. Goldstein (Chair), R. Holdorf, C. Jordy, D. Walter, A. Zimmer
Staff: B. Bryant, J. Cappeto, M. Gardner, G. Gause, K. Hahn, B. Stocklin-Steely, H. Tippetts (CPD); N. Lucero (CAO)

Approval of Meeting Record

Approval of December 15, 2015 Meeting Record

Motion by: K. Corbett: I move to approve the meeting record from December 15, 2015.

Second by: R. Holdorf

Vote: Unanimous in favor (8-0), motion carries.

Public Comment (limited to 2 minutes per speaker):

None

Consent Agenda

2015-TAXCR-14 145 Lafayette Street

Description: Tax Credit Part 2

2015-TAXC-13 515 Race Street

Description: Tax Credit Part 1

2015-TAXC-15 3311 W. 29th Avenue

Description: Tax Credit Part 2

2015-TAXC-16 1417 Gaylord Street

Description: Tax Credit Part 1

2015-COA-569 Red Rocks

Description: Renovation to 1st Aid area

2015-COA-560 2012 East 4th

Description: Rear Addition and Garage Construction

A. Duckette-Emke recused himself from the vote but remained in the room.

Motion by K. Corbett: I move to approve the consent agenda 2015-TAXCR-14 145 Lafayette Street, 2015-TAXC-13 515 Race Street, 2015-TAXC-15 3311 W. 29th Avenue, 2015-TAXC-16 1417 Gaylord Street, 2015-COA-569 Red Rocks, 2015-COA-560 2012 East 4th consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: C. Jordy

Vote: Unanimous in favor (7-0, A. Duckett-Emke recused), motion carries.

Public Hearings

2015-COA-566 510 Humboldt

Description: Demolish garage

Motion by C. Jordy: I move to set the Public Hearing for February 2, 2016 for project 2015-COA-566 510 Humboldt St.

Second by: A Zimmer
Vote: Unanimous in favor (8-0), motion carries.

2015-LMDEMO-312 181 Race Street

Description: Demolish over 40% of the existing walls and roof
Motion by: C. Jordy: I move to set the Public Hearing for February 2, 2016 for project 2015-LMDEMO-312 for 181 Race Street.
Second by: A. Zimmer
Vote: Unanimous in favor (8-0), motion carries.

Design Review Projects

These are items that require individual consideration by the Commission.

2015-COA-558 3470 West Hayward Place

Description: Design Detail Review of Infill Construction
Motion by C. Jordy: I move to approve application number 2015-COA-558 for infill construction at 3470 West Hayward Place as per intent statement 4c, guidelines 4.03 and 4.06, presented testimonies, submitted documentation and information provided in the staff report with the condition that all the exterior windows be in a 4-over-1 configuration.
Second by: K. Corbett
Vote: Unanimous in favor (8-0), motion carries.

2015-COA-540 500 Circle Drive

Description Reroof
Motion by D. Walter: I move to approve the replacement roofing material at 500 Circle Street, as per Denver Landmark Structures and Districts design guidelines 2.25 c and d, and Country Club Historic District design guidelines E2 a and c, presented testimony, submitted documentation and information provided in the staff report with the condition that the replacement roof tiles be Ludowici Brittany red color
Second by: A. Zimmer
Vote: Unanimous in favor (8-0), motion carries.

2015-COA-563 3029 Perry Street

Description: 2nd Floor Addition
Motion by A. Duckett-Emke: I move to approve application #2015-COA-563 for the addition of dormers and rear window at 3029 Perry Street as per presented testimony, Intent Statement 3f and Guidelines 3.8, 3.9, and 3.10, submitted documentation, and information provided in the staff report.
Second by: K. Corbett
Vote: Unanimous in favor (8-0), motion carries.

2015-COA-561 583 High Street

Description: Rear Addition and Garage Construction
Motion by R. Holdorf: I move to approve application #2015-COA-561 at 583 High Street for the construction of a new rear addition as per guidelines 3.2 and 3.3, presented testimony, submitted documentation and information provided in the staff report with the condition that the retaining wall shown in the plans is not a part of this application.
Second by: K. Corbett
Vote: Unanimous in favor (8-0), motion carries.

2015-COA-567 771 Franklin Street

Description: Porch Addition
Motion by D. Walter: I move to approve application #2015-COA-567 for construction of a front porch at 771 Franklin Street as per guidelines 2.30 and 2.36, presented testimony, submitted documentation and information provided in the staff report with final detail plans returning to staff for review and with the further condition that there be half-timbering on the south gable and gable returns to match the existing house as well as tapered, round columns.
Second by: K. Corbett

Vote: Unanimous in favor (8-0), motion carries.

2015-COA-568 2737 Welton Street

Description: Mass, Form and Context

Motion by D. Walter: I move to conditionally approve application #2015-COA-568 for the mass, form & context of the proposed infill structure at 2737 Welton Street as per presented testimony, submitted documentation, guidelines 4a, 4b, 4.2, 4.3, 4.4, 4.5, 4.22, 4.23, 4.24 and information provided in the staff report with the following conditions:

1. If the Mass, Form, and Context of the building change as a result of Zoning, Wastewater, Building or Fire code, a new Phase 1 infill proposal will need to be reviewed by the LPC.
2. The second floor fenestration solid/void relationships and the mullion or header details be restudied as part of the next submittal
3. Final design details return to LPC for review and approval

Second by: A. Christman

Vote: Unanimous in favor (8-0), motion carries.

2015-COA-559 2834 West 37th Avenue

Description: 2nd Floor Addition to Garage

Motion by A. Christman: I move to conditionally approve application #2015-COA-559 for the garage ADU addition at 2834 West 37th Avenue as per guidelines 4.19, presented testimony, submitted documentation and information provided in the staff report with the condition that the roof material be asphalt.

Second by: K. Corbett

Vote: Unanimous in favor (8-0), motion carries.

Business Items: None

Discussion Items

Eric Shaffran and Barb Frommell National Western Center Update

Meeting Wrap Up and Announcements

Meeting Adjourned 3:42