



**MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, May 17th

**Call to Order**

Commissioners: Ginette Chapman, Kathy Corbett, Andy Duckett-Emke, Martin Goldstein, Ryan Holdorf (arrived at 1:40), Charles Jordy, Heather Vasquez, Doug Walter, and Amy Zimmer  
Staff: Brittany Bryant, Morgan Gardner, George Gause, Kara Hahn, Heidi Tippetts(CPD), Adam Hernandez (CAO)

**Approval of Meeting Record**

Approval of May 3rd, 2016 Meeting Record  
Motion by K. Corbett: I move to approve the May 3<sup>rd</sup> meeting record.  
Second by: D. Walter  
Vote: Unanimous in favor (8-0), motion carries.

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

Sue Glassmacher – Curtis Park

**Consent Agenda**

**2015-TAXC-013 515 Race Street**  
Description: Tax Credit Part 2

**2016-TAXC-010 357 Lafayette Street**  
Description: Tax Credit Part 1

Motion by C. Jordy: I move to approve the consent agenda for items 2015-TAXC-013 515 Race Street and 2016-TAXC-010 357 Lafayette Street consistent with the applicable guidelines, submitted documentation and information provided in the staff report.  
Second by K. Corbett  
Vote: Unanimous in favor (8-0), motion carries.

**Public Hearings**

**2016-LMDEMO-184 181 Race Street**  
Description: Roof Demolition  
Motion by K. Corbett: I move to set a Public Hearing for item 2016-LMDEMO-184 181 Race Street for June 21, 2016.  
Second by C. Jordy  
Vote: Unanimous in favor (8-0), motion carries.

**2016-LMDEMO-190 465 Williams Street**  
Description: Roof Demolition  
Motion by K. Corbett: I move to set a Public Hearing for 2016-LMDEMO-190 465 Williams Street for June 7, 2016.  
Second by: G. Chapman  
Vote: Unanimous in favor (8-0), motion carries.

**2016L-004 1899 York Street- Ghost/Rose House**  
Description: Individual Landmark Designation  
Chair Goldstein opened the public hearing.  
Staff report by Kara Hahn, Senior City Planner. Presentation by Applicant Ryan Rose, 1899 York.  
Summary:

- Historic and Physical Integrity - the property maintains its historic integrity and relates to the historic context or theme of Early 20<sup>th</sup> Century Architecture and the development and growth of Denver
- Geography Criteria – Located at the corner of York Street and 20<sup>th</sup> Street, the house has a prominent location across the street from Denver’s City Park.

- History Criteria – The house is associated Allen M. Ghost, a prominent developer in Denver, who is a person that influenced society. While it is one of the two remaining buildings he resided in, it is the building that is most associated with him.
- Architecture Criteria – Embodies a distinctive style, Mission Revival, and is an example of recognized architects, Wagner & Manning
- Ryan Rose purchased the property with the intent of saving and preserving the house. He wants to maintain its historic and architectural significance.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Annie Levinsky, Historic Denver	In favor, property meets historic and geographic criteria and needs preservation.
2	Natalie Lord, 2100 Downing, Humphries Poli-Architects	In favor, property meets geographic and architectural criteria.
3	Zach Florence – 1895 York	In favor, block is distinct and character needs preservation. Meets architectural and historic criteria.

Chair Goldstein closed the public hearing.

Motion by D. Walter: I move to recommend approval and forward to City Council for landmark designation of the structure 1899 York Street – Ghost/Rose House, application #2016L-004, based on History Criterion 1a., Architecture Criteria 2a. and b. and Geography Criterion 3a., citing as findings of fact for this recommendation the application form, public testimony, and the May 17, 2016 staff report.

Second by: A. Zimmer

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

**Design Review Projects**

**2016-COA-191 3021 Downing**

Description: Mass, Form & Context

Motion by A. Duckett-Emke: I move to deny application 2016-COA-191 for Mass, Form & Context of the proposed multi-unit infill structure at 3021 Downing Street as per presented testimony, submitted documentation, Intent Statement 4a and 4b, Guidelines 4.3b and 4.3c and information provided in the staff report.

Second by: K. Corbett

Friendly Amendment by K. Corbett: I offer a friendly amendment to include Intent Statement 4a and Mass & Form Building Height Characteristic Defining Feature of the Curtis Park Historic District.

Vote: Unanimous in favor (9-0), motion carries.

**2016-COA-196 3730 Decatur**

Description: Addition and ADU

Motion by D. Walter: I move to deny application 2016-COA-196 for porch reconstruction, addition and ADU/Garage construction at 3730 Decatur Street because of Guidelines 3.1 and 3.7, presented testimony, submitted documentation and information provided in the staff report.

Second by G. Chapman

Vote: 8 in favor, 1 opposed (A. Duckett-Emke), motion carries.

**2016-COA-188 410 Washington**

Description: Construct ADU

Motion by R. Holdorf: I move to deny application 2016-COA-188 for ADU garage construction 410 Washington Street per guideline 4.19, presented testimony, submitted documentation and information provided in the staff report.

Second by K. Corbett.

Vote: Unanimous in favor (9-0), motion carries.

**Business Items**

Five Points Design Guidelines Update

**Meeting Wrap Up and Announcements**

**Meeting Adjourned 5:28**