MEETING RECORD
Landmark Preservation Commission
Tuesday, June 21st, 2016

Call to Order 1:08
Commissioners: Ginette Chapman, Kathy Corbett, Martin Goldstein, Charles Jordy, Heather Vasquez, Doug Walter, and Amy Zimmer
Staff: Brittany Bryant, Abbey Christman, George Gause, Kara Hahn, Morgan Gardner and Adam Hernandez (CAO)

Approval of Meeting Record
Approval of June 7th, 2016 Meeting Record
Motion by K. Corbett: I move to approve the June 7th meeting record.
Second by: D. Walter
Vote: Unanimous in favor (7-0), motion carries.

Public Comment (limited to 2 minutes per speaker) None.

Consent Agenda

2016-TAXCR-001 737 Franklin Street
Description: Part I Tax Credit Application
Recommendation: Approval

2016-COA-256 372 Ogden Street
Description: Porch and helical piers
Recommendation: APPROVAL

2016-COA-251 Red Rocks Amphitheater
Description: Cell antennas
Recommendation: APPROVAL

Motion by C. Jordy: I move to approve the consent agenda consisting of project 2016-TAXCR-001 737 Franklin Street, 2016-COA-256 372 Ogden Street, and 2016-COA-251 Red Rocks Amphitheater as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.
Second by: K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

Public Hearings

Five Points Historic Cultural District Design Standards and Guidelines
Description: Public Review Draft
Motion by H. Vasquez: I move to set the public hearing for July 19th, 2016 for a public review draft of Five Points Historic Cultural District Design Standards and Guidelines.
Second by K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

2016-LMDEMO-196 465 Williams
Description: Demolition of over 40% of roof structure
Recommendation: APPROVAL
Chair M. Goldstein recused himself and left the meeting.
Motion by K. Corbett: I move to conditionally approve application #2016-LMDEMO-196 for demolition of a rear portion of existing roof at 465 Williams Street as per presented testimony, submitted documentation and information provided in the staff report with the condition that Approval of replacement structure occur prior to demolition.
Second by: D. Walter
Vote: Unanimous in favor (6-0, M. Goldstein recused), motion carries.

M. Goldstein returned to the meeting.

2016-LMDEMO-228 181 Race Street
Description: Total Roof Demolition
Recommendation: APPROVAL
Motion by D. Walter: I move to approve application #2016-LMDEMO-228 for the total demolition of the roof area and roof structure with the condition that design approval be obtained and further documentation be provided of the existing conditions and measurements of the existing roof before it is demolished
Second by: K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

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

2016-COA-035* 181 Race Street
Description: Addition & Roof reconstruction
Recommendation: APPROVAL
Motion by C. Jordy: I move to approve application #2015-COA-035 for rear addition and roof reconstruction as per presented testimony, submitted documentations, guidelines 2.24, 2.25, 3.2, 3.6, 3.8, and 3.9 and information provided in the staff report.
Second by: H. Vasquez
Vote: Unanimous in favor (7-0), motion carries.

2016-COA-257 1560 Race Street
Description: Rear addition and ADU
Recommendation: APPROVAL WITH CONDITIONS
*Item was delayed to end of Design Review agenda.

2016-COA-165 465 Williams
Description: Second Floor Addition
Recommendation: DENIAL
M. Goldstein recused himself and left the meeting.
Motion by D. Walter: I move to approve application #2016-COA-165 for the second floor addition at 465 Williams Street as per presented testimony, submitted documentation, and information provided in the staff report.
Second by: K. Corbett
Amended motion by D. Walter: I move to amend my previous motion add that they've met the requirements of Guidelines 3.1, 3.2, 3.3, and 3.5.
Seconded by: K. Corbett
Vote: Unanimous in favor (6-0), motion carries.

2016-COA-252 2850-2862 Curtis
Description: Design Detail Review of 4-plex
Recommendation: APPROVAL
Motion by H. Vasquez: I move to approve application #2016-COA-252 for the final design detail review of the proposed single family structure with detached garage at 2850-2862 Curtis Street as per presented testimony, submitted documentation and information provided in the staff report with the condition that the final landscape plan come back to staff for approval.
Second by: G. Chapman
Vote: Unanimous in favor (7-0), motion carries.

2016-COA-253 660 Logan
Description: Mass & Scale of Commercial Building
Recommendation: DENIAL
Motion by D. Walter: I move to deny application #2016-COA-253 for the mass, form and context of the proposed infill at 660 Logan Street as per presented testimony, Guideline 4.31 and 4.3, submitted documentation and information
Meeting took a short break.

**2016-COA-258 1801 Wynkoop Street**
Description: Projecting Blade Sign
Recommendation: DENIAL
Motion by G. Chapman: I move to deny application #2016-COA-258 for the projecting blade sign at 1801 Wynkoop Street as per presented testimony, submitted documentation, guideline 6.8, 6.10, 6.20, and 6.21 and information provided in the staff report.
Second by: H. Vasquez
Vote: Unanimous in favor (7-0), motion carries.

**2016-COA-257 1560 Race Street**
Description: Rear addition and ADU
Recommendation: APPROVAL WITH CONDITIONS
*Project was delayed to end of Design Review agenda.*
Motion by K. Corbett: I move to approve application #2016-COA-257 for the ADU, rear addition, and additional work at 1560 Race Street as per presented testimony, Design Guidelines 2.14a and b, 2.16 a, b, and c, 2.19a and b, 3.1a, 3.2a, c, d, and e, 3.3b, 4.18a and b, and 4.19a and c, submitted documentation, and information provided in the staff report with the following conditions:
1. Alter the addition base stone to be smooth base,
2. Remove the window alterations and additional windows on the front façade of the third story gable from the project,
3. Replace only the northern of the existing windows with a door on the front façade of the main floor,
4. Retain and rehabilitate the repairable windows
5. Require testing to ensure that paint removal will not damage stone or brickwork
Second by: H. Vasquez
Vote: Unanimous in favor (7-0), motion carries.

**Business Items**

**Discussion Items**

*Five Points Historic Cultural District Design Standards and Guidelines*

**Meeting Wrap Up and Announcements**