



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

Recommendation: Set Public Hearing for July 19, 2016

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.

Vote: Unanimous in favor (6-0), motion carries.

M. Goldstein returned to the meeting.

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

provided in the staff report.
Second by: K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

The 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