



**MEETING RECORD**  
**Landmark Preservation Commission**  
August 2nd, 2016

**Call to Order 1:04**

Commissioners: Ginette Chapman, Kathy Corbett, Andy Duckett-Emke, Martin Goldstein, Ryan Holdorf, Heather Vasquez, Doug Walter, and Amy Zimmer  
Staff: Brittany Bryant, Jenn Cappeto, George Gause, Kara Hahn, Heidi Tippetts(CPD), Nate Lucero (CAO)

**Approval of Meeting Record**

**Approval of July 19th, 2016 Meeting Record**

Motion by K. Corbett: I move to approve the June 21st meeting record.

Second by: C. Chapman

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

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

**Consent Agenda**

**2016-TAXCR-3 330 Gilpin Street**

Description: Tax Credit Part 2

**2016-TAXCR-013 191 Race Street**

Description: Tax Credit Part 1

**2016-COA-284 1726 Champa Street**

Description: Entry gate

**2016-COA-315 410 Washington Street**

Description: ADU Construction

Motion by G. Chapman: I move to approve the consent agenda 2016-TAXC-3 330 Gilpin Street, 2016-TAXCR-013 191 Race Street, 2016-COA-284 1726 Champa Street and 2016-COA-315 410 Washington Street as 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**

***Five Points Historic Cultural District Design Standards and Guidelines***

Description: Customized Design Standards and Guideline

EFFECTIVE DATE OF AUGUST 9, 2016

Motion by K. Corbett: I move to adopt the proposed customized Five Points Historic Cultural District Design Standards and Guidelines per presented testimony, submitted documentation and information provided in the staff report with effective date of August 9, 2016.

Second by H. Vasquez

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

**2016-LMDEMO-195 620 St. Paul Street**

Description: Demolish 52% of existing roof

Chair Goldstein opened the public hearing. Staff presentation. Applicant presentation. Questions from commission to staff.

Public Speakers:

	Speaker Name, Address, Affiliation	Summary
1	Mike Anderson, 613 St. Paul St.	Opposed, does not meet design guidelines
2	Kristen Condon, 669 Lafayette St.	In favor, meets design guidelines
3	Daniel Moran, 628 St. Paul St.	Opposed, does not meet design guidelines
4	Angie Panos, 628 St. Paul St.	Opposed, does not meet design guidelines
5	Michael Kinzer, 621 St. Paul St.	Opposed, does not meet design guidelines
6	Caristine Jubin, 621 St. Paul St.	Opposed, does not meet design guidelines

Chair Goldstein closed the public hearing. Board discussion.

Motion by D. Walter: I move to conditionally approve application 2016-LMDEMO-195 for the demolition of approximately 52% of existing roof at 620 Saint Paul Street as per presented testimony, submitted documentation, and information provided in the staff report.

Second by: H. Vasquez

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

### Design Review Projects

#### **2016-LMDEMO-324 2420 Welton Street**

Description: Demolition of a Non-Contributing Structure

Motion by H. Vasquez: I move to conditionally approve application #2016-LMDEMO-324 for the demolition of the structure at 2420 Welton Street as per presented testimony, submitted documentation, and information provided in the staff report with the condition that a replacement structure be approved prior to demolition of the existing structure per Chapter 30-6(6) of the Landmark Ordinance.

Second by: A. Duckett-Emke

Vote: 7 in favor, 1 opposed (D. Walter), motion carries.

#### **2016-COA-314 2420 Welton Street**

Description: Phase I: Mass, Form, and Context

Motion by K. Corbett: I move to conditionally approve application #2016-COA-314 for the mass, form and context of the proposed infill structure at 2420 Welton Street with the following conditions

- 1) Phase II: Design Details return to the Landmark Preservation Commission for review and approval;
- 2) In Phase II: Design Details, the left storefront window is redesigned to match the right storefront window;
- 3) In Phase III: Design Detail; the additional scale/articulation elements around the side windows are incorporated into the design;

As per presented testimony, submitted documentation, guideline 4.2, 4.3, 4.4, 4.5, 4.22, 4.23, 4.24 and information provided in the staff report.

Second by: H. Vasquez

Vote: 7 in favor, 1 opposed (A. Zimmer), motion carries.

*Meeting took a short break*

#### **2016-COA-275 620 St. Paul Street**

Description: Second Floor Addition

Motion by D. Walter: I move to approve application #2016-COA-275 for the second floor addition at 620 St. Paul Street as per presented testimony, intent statement 3f, guidelines 3.1a, 3.2a, 3.6, 3.7, 3.8d, and 3.10a & b, submitted documentation, and information provided in the staff report with the condition that the rear gable be clipped, and return to staff for approval.

Second by: G. Chapman

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

#### **2016-COA-319 3631 East Seventh Avenue**

Description: Side Porch and Fence

Motion by R. Holdorf: I move to conditionally approve application #2016-COA-319 for the construction of a side porch/addition, reconfiguration of the primary entrance steps, and replacement of the fence at 3631 East Seventh Avenue Parkway, as per Denver Guidelines for Denver Landmark Structures and Districts 3.1, 3.2, 3.3a and c, 5.8a, and 5.9c and f, presented testimony, submitted documentation, and information provided in the

staff report.  
Second by: H. Vasquez  
Vote: Unanimous in favor (8-0), motion carries.

*H. Vasquez recused and left the meeting.*

**2016-COA-307 1701 Wynkoop (Union Station)**

Description: Construct Valet Stop

Motion by R. Holdorf: I move to continue application 2016-COA-307 for a period of time not to exceed 120 days, in order for the applicant to provide additional information to the Commission as based on the testimony provided today.

Second by: G. Chapman

Vote: Unanimous in favor (7-0, H. Vasquez recused), motion carries.

**Business Items**

**Discussion Items**

**Meeting Wrap Up and Announcements 5:37**