



**MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, September 6th, 2016

**Call to Order 1:07**

Commissioners: Ginette Chapman, Kathy Corbett, Andy Duckett-Emke, Martin Goldstein, Charles Jordy, and Doug Walter  
Staff: Brittany Bryant, Jenn Cappeto, Abbey Christman, Morgan Gardner, George Gause, and Kara Hahn (CPD), Nate Lucero (CAO)

**Approval of Meeting Record**

**Approval of August 16th, 2016 Meeting Record**

Motion by K. Corbett: I move to approve the August 16<sup>th</sup>, 2016 meeting record.  
Second by: G. Chapman  
Vote: Unanimous in favor (6-0), motion carries.

**Public Comment - none**

**Consent Agenda**

**2016-COA-343 2822 Stout**

Description: Tandem House

**2016-TAXC-14 715 Lafayette**

Description: Part 1 tax credit/ roof replacement

**2015-TAXC-11 3052 West 23<sup>rd</sup> Ave**

Description: Part 2 tax credit/ roof replacement

Motion by G. Chapman: I move to approve the consent agenda, items 2016-COA-343 2822 Stout, 2016-TAXC-14 715 Lafayette, and 2015-TAXC-11 3052 West 23<sup>rd</sup> Ave, consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: K. Corbett

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

**Public Hearings**

**2016-LMDEMO-373 730 Gilpin**

Description: Set Public Hearing for October 4, 2016

Motion by C. Jordy: I move to set the public hearing for 2016-LMDEMO-373 730 Gilpin for October 4, 2016.

Second by: K. Corbett

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

**Design Review Projects**

*These are items that require individual consideration by the Commission.*

**2016-COA-349 3360 West Hayward** *(This item was removed from the consent agenda for design review)*

Description: Addition and Site Work

Motion by A. Duckett-Emke: I move to approve application #2016-COA-349 at 3360 West Hayward Place for the demolition of the existing rear addition, construction of a new rear addition, installation of privacy fence, and installation of an egress window as per guidelines 2.18, 3.1, 3.2, 3.3, 3.4, 3.5, 3.7 and 5.3, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. That the windows on the east elevation are not infilled per guideline 2.14 and 2.16
2. That the details of the south elevation come back to staff for review
3. That the shingles used on the addition have an aligned pattern and not a variable pattern per 3.2d

4. And to set the addition back 4 inches per 3.3a  
Second by: K. Corbett  
Vote: 5 in favor, 1 opposed (G. Chapman), motion carries.

**2016-COA-367 3209 W. Fairview Place**

Description: Attached garage

Motion by D. Walter: I move to approve application 2016-COA-367 for the attached garage at 3209 W. Fairview Place, as per Denver Landmark Structures and Districts Design Guidelines 3.1, 3.2, 3.3, 3.4 and 3.5, presented testimony, submitted documentation and information provided in the staff report with the sole condition that a dated brick or cornerstone be included on the garage.

Second by: K. Corbett

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

**2016-COA-357 3148 Stout**

Description: Mass, Form and Context Review of 12 Unit Structure

Motion by C. Jordy: I move to approve application 2016-COA-357 for mass, form and context of new infill construction at 3148 Stout Street as per guidelines 4.1, 4.2, 4.3 and 4.4, Curtis Park Character Defining Features, presented testimony, submitted documentation and information provided in the staff report. Final construction details will need further approval prior to commencing work.

Second by: K. Corbett

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

**2016-COA-357 3021 Downing**

Description: Mass, Form and Context Review of 17 Unit Structure

Motion by K. Corbett: I move to approve application 2016-COA-360 for mass, form and context of new infill construction at 3021 Downing Street as per guidelines 4.1, 4.2, 4.3 and 4.4, Curtis Park Character Defining Features, presented testimony, submitted documentation and information provided in the staff report. Final construction details will need further approval prior to commencing work.

Second by: D. Walter

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

**2016-COA-361 2775 California**

Description: Mass, Form and Context Review of Duplex Structure

Motion by G. Chapman: I move to approve application 2016-COA-361 for mass, form and context construction at 2775 California Street as per guidelines 4.1, 4.2, 4.3 and 4.4, Curtis Park Character Defining Features, presented testimony, submitted documentation and information provided in the staff report. Final construction details will need further approval prior to commencing work.

Second by: K. Corbett

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

**2016-COA-362 3036 Arapahoe**

Description: Mass, Form and Context Review of Duplex Structure

Motion by D. Walter: I move to approve application 2016-COA-362 for mass, form and context review of a single family structure at 3036 Arapahoe Street as per guidelines 4.1, 4.2, 4.3 and 4.4, Curtis Park character defining features, presented testimony, submitted documentation, and information provided in the staff report. Final construction details will need further approval prior to commencing work.

Second by: G. Chapman

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

**2016-COA-368 2821-2843 Welton**

Description: Mass, Form and Context Review of Commercial Structure

Motion by K. Corbett: I move to approve application #2016-COA-368 for the mass, form, and context of the proposed commercial infill structure at 2821-2843 Welton Street as per presented testimony, submitted documentation, standards and guidelines 4.1, 4.2, and 4.3, and information provided in the staff report. Final construction details will need further approval prior to commencing work.

Second by: C. Jordy

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

**2016-COA-358 141 N Marion**

Description: Roof replacement

Motion by D. Walter: I move to approve application #2016-COA-358 for the replacement of roofing material at 141 Marion Street, as per Denver Landmark Structures and Districts Design Guidelines 2.24a, 2.25c and d, Country Club Historic District Design Guidelines E2a and c, presented testimony, submitted documentation, and information provided in the staff report with the condition that the color of the tile is a mixture of 50% brown and 50% grey and be a varied size and shape tile.

Second by: K. Corbett

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

**Business Items**

**3321 Bryant Street**

Description: Zone Lot Amendment

*Chair M. Goldstein recused himself and left the room. Co-Chair C. Jordy stepped in as Chair.*

Motion by K. Corbett: I move to recommend approval of the proposed zone lot amendment at 3321 Bryant Street to the Zoning Administrator as per presented testimony, submitted documentation and information provided in the staff report.

Second by D. Walter

Vote: Unanimous in favor (5-0, M. Goldstein recused), motion carries.

*M. Goldstein returned to the meeting.*

**43 Elati Street**

Description: Zone Lot Amendment

Motion by D. Walter: I move to recommend approval to the Zoning Administrator that the proposed zone lot amendment at 43 Elati Street does not adversely affect the historic character of the neighborhood, as per presented testimony, submitted documentation and information provided in the staff report.

Second by: K. Corbett

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

**Adjourned 4:02**