MEETING RECORD
Landmark Preservation Commission
Tuesday, December 6th, 2016

Call to Order 1:02
Commissioners: Ginette Chapman, Kathy Corbett, Andy Duckett-Emke, Martin Goldstein, Heather Vasquez, Doug Walter, and Amy Zimmer
Staff: Brittany Bryant, Jenn Cappeto, Abbey Christman, George Gause, Kara Hahn, Heidi Tippetts (CPD), Nate Lucero (CAO)

Approval of Meeting Record
Approval of November 15th, 2016 Meeting Record
Motion by H. Vasquez: I move to approve the corrected November 15th meeting record.
Second by: D. Walter
Vote: Unanimous in favor (7-0), motion carries.

Public Comment (limited to 2 minutes per speaker)

Consent Agenda

2016-COA-486 2528 California
Description: Demo Garage & Construct ADU

2016-TAXC-024 220 S Dahlia
Description: Tax Credit Part 2, Traditional Program

2015-TAXC-9 2217 Grove Street
Description: Tax Credit Part 2

Motion by K. Corbett: I move to approve the consent agenda for 2016-COA-486 2528 California Street, 2016-TAXCR-024 220 S Dahlia Street, and 2015-TAXCR-09 2217 Grove Street, as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.
Second by: H. Vasquez
Vote: Unanimous in favor (7-0), motion carries.

Public Hearings

390 Marion
Description: Demolition of Over 40% of Roof
Second by A. Zimmer
Vote: Unanimous in favor (7-0), motion carries.

565 Circle Drive
Description: Demolition of Over 40% of Roof
Second by K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

Design Review Projects

2016-COA-493 3036 Arapahoe Street
Description: Phase II: Design Details
Motion by D. Walter: I move to approve application #2016-COA-493 for the design details of 3036 Arapahoe Street as per presented testimony, guidelines 4a, 4b, 4c, 4i, 4.5, 4.6 and 4.8, per submitted documentation and
information provided in the staff report with the condition that the front columns be 6x6.
Second by: K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

This agenda item was taken out of order
Public Comment (limited to 2 minutes per speaker)
- Sue Glassmacher on behalf of Curtis Park RNO

Design Review Projects

2016-COA-501  2775 California
Description: Design Detail of New Infill
Motion by D. Walter: I move to approve application #2016-COA-501 for the design detail of infill duplex
construction and a historic hardship for building height at 2775 California Street as per guidelines 4.6, 4.8, 4.19,
Curtis Park character defining features, presented testimony, submitted documentation and information
provided in the staff report with the condition that the applicant submit windows to staff for final approval.
Second by: H. Vasquez
Vote: Unanimous in favor (7-0), motion carries.

2016-COA-489  2432-36 West 38th Ave
Description: Install Egress Windows
Motion by A. Duckett-Emke: I move to continue application #2016-COA-489 for egress window installation at
2432-2436 West 38th Avenue. The following information is to be submitted within 120 calendar days: provide
window product information in submittal, provide dimensioning of first and second floor windows and final
window placement of egress windows, and positioning of windows in relationship to lower level and first floor.
Second by: K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

D. Walter recused and left the room
2016-COA-477  3101 East 7th Ave
Description: Reconstruct Rear Addition and Dormers
Motion by K. Corbett: I move to approve application #2016-COA-477 for addition & dormers construction and
front dormer reconstruction at 3101 East 7th Avenue as per guidelines 3.3, and 3.5, presented testimony,
submitted documentation and information provided in the staff report.
Second by: H. Vasquez
Vote: Unanimous in favor (6-0, D. Walter recused), motion carries.

2016-COA-498  3101 East 7th Ave
Description: Replace Roof Material
Motion by G. Chapman: I move to deny application #2016-COA-498 for roof material change at 3101 East 7th
Avenue as per guideline 2.24, presented testimony, submitted documentation and information provided in the
staff report.
Second by: A. Zimmer
Vote: Unanimous in favor (6-0, D. Walter recused), motion carries.

Meeting took a five minute break
D. Walter returned to the meeting

2016-COA-499  2150 Grove
Description: Demo rear addition, construct garage
Motion by D. Walter: I move to approve demolition and addition construction portion of application #2016-
COA-499 per guidelines 3.1, 3.2, and 3.3, Witter-Cofield character defining features, presented testimony,
submitted documentation and information provided in the staff report with the condition that the garage roof
pitch be raised to 12x12 to match the existing house, per Guideline 3.7.
Second by: K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

2016-COA-481  2150 Grove
Description: Window Replacement
Motion by H. Vasquez: I move to continue the window replacement portion of application #2016-COA-481 per guideline 2.16, Witter-Cofield character defining features, presented testimony, submitted documentation and information provided in the staff report with the request that the applicant prepare additional information including photographs and dimension drawings and replacement information.
Second by: K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

**2016-COA-492  348 Lafayette Street**
Description: 2-story addition, attached garage, rear addition alterations
Motion by K. Corbett: I move to approve application #2016-COA-492 for the two-story side addition and modification to the existing rear addition per presented testimony, submitted documentation guidelines B1, B2, B3, B7, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, and 3.9 and information provided in the staff report with the following conditions:
1. The proposed lap siding feature a four-inch exposure.
Second by: H. Vasquez
Vote: Unanimous in favor (7-0), motion carries.

**2016-COA-497  348 Lafayette Street**
Description: Window Replacement
Motion by K. Corbett: I move to approve the window replacement of application #2016-COA-497 as per guideline 2.16, and 2.19, Country Club character defining features, presented testimony, submitted documentation and information provided in the staff report with the following conditions:
1. That the brick mould come back to staff for approval and;
2. That five eight inch muntins be employed.
Second by: G. Chapman
Vote: Unanimous in favor (7-0), motion carries.

**2016-COA-490  1927-35 East 6th Ave**
Description: Change Roof Material
Motion by D. Walter: I move to deny application #2016-COA-490 for installation of a tile roof material at 1927-1935 East 6th Avenue as per presented testimony, guideline 2.10, 2.24 and 2.25, submitted documentation and information provided in the staff brief.
Second by: K. Corbett
Vote: Unanimous in favor (7-0), motion carries.

**Business Items**
**2017 Meeting Calendar**

**Discussion Items**

**Meeting Wrap Up and Announcements 4:45**