Call to Order 1:09
Commissioners: Ginette Chapman, Andy Duckett-Emke, Martin Goldstein (Chair), Charles Jordy, Doug Walter, and Amy Zimmer
Staff: Brittany Bryant, Jenn Cappeto, Abbey Christman, Kara Hahn, Heidi Tippetts (CPD), Nate Lucero (CAO)

Approval of Meeting Record
Approval of April 18, 2017 Meeting Record
Motion by C. Jordy: I move to approve the April 18th, meeting record.
Second by: A. Zimmer
Vote: Unanimous in favor (6-0), motion carries.

Public Comment (limited to 2 minutes per speaker) none

Consent Agenda
2017-TAXC-007  560 Circle Drive
Description: Tax Credit Pt II

2017-TAXC-008  235 West 1st Ave.
Description: Tax Credit Pt II

2017-TAXC-009  645 Lafayette Street
Description: Tax Credit Pt I

Motion by D. Walter: I move to approve the consent agenda for 2017-TAXC-007 560 Circle Drive, 2017-TAXC-008 235 West 1st Avenue, 2017-TAXC-009 645 Lafayette Street as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.
Second by: G. Chapman
Vote: Unanimous in favor (6-0), motion carries.

Design Review Projects

2017-LMDEMO-177  3345 Bryant Street
Description: Garage Demolition
Motion by G. Chapman: I move to conditionally approve application 2017-LMDEMO-177 for the garage demolition of 3345 Bryant Street per submitted documentation, and information provided in the staff report with the condition that a replacement plan be approved prior to demolition of the existing structure.
Second by: C. Jordy
Vote: Unanimous in favor (6-0), motion carries.

2017-COA-119  3345 Bryant Street
Description: Zone Lot Amendment
Motion by C. Jordy: I move to recommend approval of the proposed zone lot amendment at 3345 Bryant Street to the Zoning Administrator as per presented testimony, submitted documentation, and information provided in the staff report based on the project scope meeting Design Guideline 4d.
Second by: G. Chapman
Vote: Unanimous in favor (6-0), motion carries.

2017-LMDEMO-186  101 Broadway
Description: Total Demolition of an Addition
Motion by A. Duckett-Emke: I move to find the addition located at 101 Broadway as non-contributing to the First and Broadway Building due to a loss of integrity and conditionally approve application #2017-LMDEMO-186 for the
demolition of the addition at Broadway per presented testimony, submitted documentation, guideline 2v, 2.55, 2.56, and 2.57, and information provided in the staff report with the condition that a replacement structure be approved prior to demolition of the existing structure.
Second by: G. Chapman
Vote: Unanimous in favor (6-0), motion carries.

2017-COA-129  101 Broadway
Description: Phase I: Mass, Form and Context for an Addition
Motion by D. Walter: I move to continue application #2017-COA-129 for the mass, form & context of the proposed addition at the First and Broadway Building, 101 Broadway to the June 6th, 2017 meeting, as per presented testimony, submitted documentation, Guideline 3.1, thru 3.7 and 3.11 thru 3.12 and information provided in the staff report with the request that more study and information be provided reading the fifth floor penthouse and the stair towers.
Second by: C. Jordy
Vote: Unanimous in favor (6-0), motion carries.

2017-COA-127  49 Elati Street
Description: Infill
Motion by A. Duckett-Emke: I move to approve application 2017-COA-127 for the mass, form and context for the proposed infill and garage at 49 Elati Street, as per presented testimony, submitted documentation, and information provided in the staff report.
Second by: D. Walter
Vote: Unanimous in favor (6-0), motion carries.

Meeting took a short break
C. Jordy recused and left the meeting

2017-COA-134  1701 Wynkoop Street
Description: Railing for Patio Enclosure
Motion by G. Chapman: I move to approve application 2017-COA-134 for the patio railing at 1701 Wynkoop Street, as per Denver Union Station Urban Design Standards and Guidelines noted under 3.3.1, 3.6.1 and 3.4.2.2, presented testimony, submitted documentation, and information provided in the staff report.
Second by: A. Zimmer
Vote: Unanimous in favor (5-0, C. Jordy recused), motion carries.

C. Jordy returned to the meeting

2017-COA-135  3522 Alcott Street
Description: ADU and Rear Addition
Motion by A. Duckett-Emke: I move to approve application 2017-COA-135 for the ADU and rear addition at 3522 Alcott Street, as per Denver Guidelines for Denver Landmark Structures and Districts 3.1, 3.9, 4.1, 4.3, 4.4, 4.5, 4.6, 4.7, 4.18 and 4.19, presented testimony, submitted documentation, and information provided in the staff report.
Second by: G. Chapman
Vote: Unanimous in favor (6-0), motion carries.

2017-COA-131  3625 Alcott Street
Description: Phase I: Mass, Form, and Context for a Tandem House
Motion by D. Walter: I move to conditionally approve application 2017-COA-131 for the mass, form & context of the proposed Tandem House at 3625 Alcott Street as per presented testimony, submitted documentation, Guideline 4.1 thru 4.8 and 4.19 and information provided in the staff report, with the condition that the dormer be restudied to be less dominant prior to design review and design details. Final construction details will need further approval prior to commencing work.
Second by: A. Duckett-Emke
Friendly amendment offered by A. Duckett-Emke that dormer study reference Guideline 4.3.
Amendment accepted by D. Walter.
Vote: 5 in favor, 1 opposed (G. Chapman), motion carries.

C. Jordy recused and left the meeting

2017-COA-128  2625-2635 Walnut Street
Description: Remodel, façade alterations
Motion by A. Duckett-Emke: I move to deny application #2017-COA-128 for the remodeling of 2625-2635 Walnut Street, as per Denver Landmark Structures and Districts Design Guidelines 2.1, 2.10, 2.14, 2.15, 2.23, 2.42, 2.43, 2.44, 2.45, presented testimony, submitted documentation and information provided in the staff report.
Second by: A. Zimmer
Vote: Unanimous in favor (5-0), motion carries.

Discussion Items
- First Unitarian Society of Denver
- National Register Nomination

Business Items
- Denver Academy Library restoration project

Meeting Adjourned 4:54