



MEETING RECORD
Landmark Preservation Commission
Tuesday, October 17, 2017

Call to Order

Commissioners: Ginette Chapman, Kathy Corbett, Andy Duckett-Emke, Martin Goldstein (Chair), Charles Jordy, Heather Vasquez, Kelly Wemple, Amy Zimmer
Staff: Brittany Bryant, Jenn Cappeto, Abbey Christman, Becca Dierschow, Krystal Marquez, Heidi Tippetts, Jessi White (CPD), Adam Hernandez (CAO)

Approval of Meeting Record

Approval of the October 3, 2017 Meeting Record

Motion by H. Vasquez: I move to approve the October 3, 2017 meeting record.
Second by K. Corbett
Vote: Unanimous in favor (8-0), motion carries.

Public Comment (limited to 2 minutes per speaker): Becky Chacez

Consent Agenda

2017-COA-392 361 Lafayette St
Description: Over-height fence

2017-TAX-016 801 Vine Street
Description: Tax Credit Part 2

2017-TAX-018 1100 E. 7th Ave
Description: Tax Credit Part 1

Motion by K. Corbett: I move to approve the consent agenda for 2017-COA-392 361 Lafayette Street, 2017-TAX-016 801 Vine Street, 2017-TAX-018 1100 E 7th Avenue as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.
Second by H. Vasquez
Vote: Unanimous in favor (8-0), motion carries.

Public Hearings

3295 Meade Street

Description: Demolition of contributing structure in Packard's Hill Historic District
Set Public Hearing for November 21, 2017
Motion by C. Jordy: I move to set the public hearing for November 21, 2017.
Second by K. Wemple
Vote: Unanimous in favor (8-0), motion carries.

2017-LMDEMO-428 3036 W. 22nd Avenue

Description: Replacement/reconstruction of exterior facades
Motion by K. Corbett: I move to postpone the public hearing for application #2017-LMDEMO-428 3036 W 22nd Avenue to November 7th, 2017.
Second by: H. Vasquez
Vote: Unanimous in favor (8-0), motion carries.

Design Review Projects

2017-COA-395 3154 Champa

Description: ADU

Motion by H. Vasquez: I move to approve application # 2017-COA-395 for the ADU at 3154 Champa Street, as per Denver Landmark Structures and Districts Design Guidelines 4.3, 4.4, 4.5, 4.6, 4.18, 4.19, presented testimony, submitted documentation, and information provided in the staff report.

Second by: G. Chapman

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

2017-COA-397 3355 Bryant

Description: Rear Addition and Garage

Motion by H. Vasquez: I move to approve application #2017-COA-0000397 for the demolition of the existing garage at 3355 Bryant; the enclosure of the rear porch; addition of a rear deck; and construction of a new garage, as per Denver Landmark Structures and Districts Design Guidelines 2.34, 2.37, 2.38c, 4.18, 4.19, presented testimony, submitted documentation, and information provided in the staff report with the condition that the clap board siding have a four inch reveal.

Second by: K. Wemple

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

2017-COA-398 151 W 1st Ave.

Description: Carriage house alterations

Motion by K. Wemple: I move to approve application #2017-COA-0000398 for the alterations to the carriage house at 151 W. 1st Ave., as per Denver Landmark Structures and Districts Design Guidelines 2.38, presented testimony, submitted documentation, and information provided in the staff report.

Second by: K. Corbett

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

2017-COA-400 1142-1148 Humboldt

Description: New entrance at basement

Motion by K. Corbett: I move to approve application #2017-COA-0000400 for the new basement entrance at 1142-1148 Humboldt, as per Denver Landmark Structures and Districts Design Guidelines 2.10 and 2.14, presented testimony, submitted documentation, and information provided in the staff report.

Second by: A. Duckett-Emke

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

K. Wemple recused and left the room

2017-LMDEMO-100 3002-3004 Champa St./855-869 30th St., 3020-3034 Champa St., 3040-3058 Champa St., 3067 Stout St.:

Denver Housing Authority-Platte Valley Housing

Description: Demolition of Non-Contributing Structures

Motion by C. Jordy: I move to conditionally approve application #2017-LMDEMO-100 for the demolition of the three non-contributing structures, two accessory structures, and a surface parking lot at 3002-3004 Champa Street/855-869 30th Street, 3020-3034 Champa Street, 3040-3058 Champa Street, and 3067 Stout Street as per presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement structure or site development be approved prior to demolition of the existing structures per Chapter 30-6(6) of the Landmark Ordinance.

Second by: G. Chapman

Vote: Unanimous in favor (7-0, K. Wemple recused), motion carries.

2017-COA-386 3065 Stout St. (Bldg. A), 2017-COA-387 3064 Champa St. (Bldg. B), 2017-COA-388 3005 Stout St. (Bldg. C):

Denver Housing Authority-Platte Valley Housing

Description: Façade modifications and Additions

Motion by C. Jordy: I move to conditionally approve application #2017-COA-386 for the mass, form, & context of the proposed façade modifications and addition at 3065 Stout Street at the Platte Valley Site as per presented testimony, submitted documentation, guideline 4.2, 4.4, 4.7, 4.8, 4.20, 4.21, 4.23, 4.30, 5.13, and 5.15 and information provided in the staff report with the following conditions:

1. Reduce the height of the penthouse to diminish the apparent height;
2. Make the proportions of the ground floor windows on the named street façade compatible with the tall narrow windows found in the district; and
3. Design the canopies to be more compatible with the district.

Final construction details and site details will need further approval prior to commencing work.

Second by: G. Chapman

Vote: Unanimous in favor (7-0, K. Wemple recused), motion carries.

Motion by K. Corbett: I move to conditionally approve application #2017-COA-387 and for the mass, form, & context of the proposed façade modifications and addition at 3064 Champa Street and application #2017-COA-388 for the mass, form, & context of the proposed façade modifications and addition at 3005 Stout Street at the Platte Valley Site per, presented testimony, submitted documentation, guideline 4.2, 4.4, 4.7, 4.8, 4.20, 4.21, 4.23, 4.30, 5.13, and 5.15 and information provided in the staff report with the following conditions:

1. Reduce the height of the penthouse to diminish the apparent height;
2. Make the proportions of the ground floor windows on the named street façade compatible with the tall narrow windows found in the district; and
3. Design the canopies to be more compatible with the district.

Final construction details and site details will need further approval prior to commencing work.

Second by: H. Vasquez

Vote: Unanimous in favor (7-0, K. Wemple recused), motion carries.

Meeting took a five minute break

K. Wemple returned to the meeting

2017-COA-389 2437 West 35th Avenue

Description: Tandem House, Phase I: Mass, Form, and Context

Motion by G. Chapman: I move to deny application #2017-COA-389 for the mass, form, & context of the proposed Tandem House at 2437 W. 35th Ave. as per presented testimony, submitted documentation, guideline 4.3, 4.4, 4.8 and information provided in the staff report.

Second by: A. Duckett-Emke

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

2017-COA-390 718 25th Street

Description: Porch and Door Violations

Motion by A. Duckett-Emke: I move to deny application #2017-COA-390 for the porch demolition, replacement stoop, and replacement door at 718 25th Street as per guideline 2.21, 2.23, and 2.36, presented testimony, submitted documentation and information provided in the staff report.

Second by: A. Zimmer

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

2017-COA-385 245 Bannock St

Description: Window replacement

Motion by K. Corbett: I move to deny application #2017-COA-385 for window replacement at 245 Bannock Street as per guideline 4.6 and 4.24b, presented testimony, submitted documentation and information provided in the staff report.

Second by: K. Wemple

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

Business Items

Downtown Historic District Tax Rebate Applications

Description: 2017 Recommendations to Office of the Controller

Motion by C. Jordy: I move to certify as qualifying structures all 24 of the properties in the Downtown Historic District which applied for the Downtown Denver Historic District tax rebate program in 2017, as per presented testimony and information provided in the staff report.

Second by: H. Vasquez

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

Meeting adjourned 4:45

