



**MEETING RECORD**  
**Landmark Preservation Commission**  
January 9, 2018

**Call to Order 1:05**

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

**Approval of Meeting Record**

**Approval of the November 21, 2017 Meeting Record**

**Approval of the December 19, 2017 Meeting Record**

Motion by K. Corbett: I move to approve the November 21<sup>st</sup> and the December 19<sup>th</sup>, 2017 meeting record.

Second by: K. Wemple

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

**Public Comment - None**

**Consent Agenda**

**2017-TAXC-023 1912 Logan Street**

Description: Part 1 Tax Credit

Motion by H. Vasquez: I move to accept the consent agenda for 2017-TAXC-023 1912 Logan Street, as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: K. Corbett

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

**Design Review Projects**

**2017-COA-491 3636 Decatur Street**

Description: Side & Rear Addition

Motion by K. Wemple: I move to approve application #2017-COA-491 for the proposed 2-story rear and side addition, porch modifications, site work, and new dormers at 3636 Decatur Street as per presented testimony, submitted documentation, guidelines 2.13, 2.26, 2.36 3.1-3.9, 4.6, and 5.8 and information provided in the staff report.

Second by: K. Corbett

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

**2017-COA-494 1650 East 7<sup>th</sup> Avenue**

Description: Phase II – Design Details

Motion by A. Duckett-Emke: I move to approve application #2017-COA-494 for the design details of the proposed infill structure at 1650 East 7th Avenue as per presented testimony, submitted documentation, guideline 4.3, 4.5, 4.6, 4.8, 5.3, 5.8, 5.9 and information provided in the staff report.

Second by: K. Wemple

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

*K. Wemple recused and left the meeting.*

**2017-COA-456 3002 Champa & 3003 Stout Street**

**Denver Housing Authority-Platte Valley Housing**

Description: Zone Lot Amendment

Motion by H. Vasquez: I move to recommend approve application #2017-COA-456 for the proposed zone lot amendment at 3002 Champa Street and 3003 Stout as per presented testimony, submitted documentation and information provided in the staff report based on the project scope meeting Design Guideline 4d.

Second by: K. Corbett

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

**2017-COA-498 3065 Stout St. (Bldg. A), 2017-COA-499 3064 Champa St. (Bldg. B), 2017-COA-500 3005 Stout St. (Bldg. C):**

**Denver Housing Authority-Platte Valley Housing**

Description: Façade modifications and Additions

Motion by A. Duckett-Emke: I move to conditionally approve application #2017-COA-498 for the design details of the proposed façade modifications and addition at 3065 Stout Street at the Platte Valley Site as per submitted documentation, guideline 4.3, 4.5, 4.6, 4.8, 4.20, 4.30, 5.9, 5.13, 5.15 and information provided in the staff report with the following conditions:

1. Design canopies on the named streets, at the end units, to extend fully across the door window/door bay;
2. Paint PTAC to match adjacent siding material; and
3. Ensure window type M, will have raised stiles and rails sized to give the appearance of a traditional double hung window.

Second by A. Zimmer.

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

Motion by A. Duckett-Emke: I move to conditionally approve application #2017-COA-499 for the design details of the proposed façade modifications and addition at 3064 Champa Street at the Platte Valley Site as per submitted documentation, guideline 4.3, 4.5, 4.6, 4.8, 4.20, 4.30, 5.9, 5.13, 5.15 and information provided in the staff report with the following conditions:

1. Design canopies on the named streets, at the end units, to extend fully across the door window/door bay;
2. Paint PTAC to match adjacent siding material; and; and
3. Ensure window type M, will have raised stiles and rails sized to give the appearance of a traditional double hung window.

Second by A. Zimmer.

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

Motion by A. Duckett-Emke: I move to conditionally approve application #2017-COA-500 for the design details of the proposed façade modifications and addition at 3005 Stout Street at the Platte Valley Site as per submitted documentation, guideline 4.3, 4.5, 4.6, 4.8, 4.20, 4.30, 5.9, 5.13, 5.15 and information provided in the staff report with the following conditions:

1. Design canopies on the named streets, at the end units, to extend fully across the door window/door bay;
2. Paint PTAC to match adjacent siding material; and; and
3. Ensure window type M, will have raised stiles and rails sized to give the appearance of a traditional double hung window.

Second by A. Zimmer.

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

*K. Wemple returned to the meeting.*

**2017-LMDEMO-600 1828 E 7<sup>th</sup> Avenue**

Description: Total Demolition

Motion by K. Corbett: I move to conditionally approve application #2017-LMDEMO-600 for the demolition of 1828 East Seventh Ave. as per presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement design be approved prior to demolition of the existing structure.

Second by G. Chapman.

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

**2017-COA-496 1828 E 7<sup>th</sup> Avenue**

Description: Mass, form, and Context

Motion by K. Wemple: I move to approve application 2017-COA-496 for the mass, form and context for the proposed infill at 1828 East Seventh Ave., as per design guidelines related to mass, form and context of new construction, the presented testimony, submitted documentation and information provided in the staff report with the condition that design elements such as the chimneys and entrance be simplified to be more of their

own time.  
Second by K. Corbett  
Vote: Unanimous in favor (7-0), motion carries.

**2017-COA-434 3230 Newton Street**

Description: Reroofing

Motion by A. Duckett-Emke: I move to approve application 2017-COA-434 for the replacement of roofing material at 3230 Newton Street with the conditions that the Metro Cottage weathered timber style is used as selected and that the rows are staggered to avoid pattern repetition as per Design Guidelines for Denver Landmark Structures and Districts 2.24a and 2.25 c and d, presented testimony, submitted documentation, and information provided in the staff report.

Second by K. Wemple.

Vote: 6 in favor, 1 opposed (H. Vasquez), motion carries.

**2017-COA-495 2020 E 4<sup>th</sup> Ave**

Description: Reroofing

Motion by H. Vasquez: I move to deny application 2017-COA-495 for the replacement of roofing material at 2020 E 4th Ave, as per Design Guidelines for Denver Landmark Structures and Districts 2.25 c and d, presented testimony, submitted documentation, and information provided in the staff report.

Second by A. Duckett-Emke

Vote: 4 in favor, 3 opposed (G. Chapman, A. Zimmer, C. Jordy), motion carries.

**Business Items - None**

**Meeting Adjourned 3:53**