



MEETING RECORD
Landmark Preservation Commission
Tuesday, February 20, 2018

Call to Order 1:07

Commissioners: Ginette Chapman, Kathy Corbett, Martin Goldstein (Chair), Kelly Wemple, Amy Zimmer, and Heather Vasquez

Staff: Brittany Bryant, Jenn Cappeto, Kara Hahn, Abbey Christman, Heidi Tippetts, Krystal Marquez, Becca Dierschow, Jessi White (CPD), and Adam Hernandez (CAO)

Meeting Record for approval – None

Public Comment - None

Consent Agenda

2017-TAXC-013 3600 Clay St.

Description: Tax Credit Part II

2018-TAXC-001 745 Lafayette St.

Description: Tax Credit Part II

2017-TAXC-009 645 Lafayette St.

Description: Tax Credit Part II

Motion by H. Vasquez: I move to approve the consent agenda for 2017-TAXC-013 3600 Clay Street, 2018-TAXC-001 745 Lafayette Street, 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.

Public Hearings

2018L-001 2145 South Adams Street - Ormleigh

Description: Individual Landmark Designation

Chair Goldstein opened the public hearing.

Staff report by Kara Hahn, Principal Planner.

Presentation by Annie Levinsky of Historic Denver and Rosemary Stoffel of University Park Community Council, on behalf of owner;

Summary:

- Rita Hill, only the second owner of the property, was unable to attend the LPC meeting due to health and weather. She has been wanting to designate for years and in the last year reached out to the RNO about designation. Historic Denver and the RNO worked with R. Hill on this designation application. A. Levinsky read an excerpt of an oral history with R. Hill, which was taken while working on the designation application, that spoke of her desire to designate and preserve her home.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Matt Westen, 2174 S. Columbine	In favor
2	Joyce Meyers, 2180 S. Adams	In favor
3	Janet Bardwell, 2201 S. Harrison	In favor
4	Carolyn Etter, 2278 S. Milwaukee	In favor

Chair Goldstein closed the public hearing. Board discussion

Motion by K. Corbett: I move to recommend approval, and forward to City Council, of 2145 South Adams Street (application #2018L-001) for landmark designation based on History Criteria 1c, and Architecture Criteria 2a, and Geography 3b citing as findings of fact for this recommendation the application form, public testimony, and the February 13, 2018 staff report.

Second by: K. Wemple

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

Design Review Projects

2018-COA-005 821 17th St.

Description: Façade Improvements

Motion by K. Corbett: I move to continue application #2018-COA-005 for the façade improvements at 821 17th Street to March 6, 2018 meeting.

Second by: A. Zimmer

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

2018-COA-030 748 Race St

Description: Porch Construction

Motion by K. Wemple: I move to approve application 2018-COA-030 for the reconstruction of porch at 748 Race Street, as per Design Guidelines for Denver Landmark Structures and Districts, inset box on page 44, 2.35 and 2.36, presented testimony, submitted documentation, and information provided in the staff report.

Second by: H. Vasquez

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

2018-COA-032 3722 Alcott Street

Description: Façade Improvements

Motion by G. Chapman: I move to conditionally approve application #2018-COA-032 for the façade modification and site work at 3722 Alcott Street as per presented testimony, submitted documentation, guidelines 4.3, 4.6, 4.8, 4.12, 4.15, 5.3, 5.8, and 5.9 and information provided in the staff report with the following conditions:

1. Traditional lap siding with a 4-inch reveal to be used in place of the proposed cedar planks on the front façade;
2. Any front yard fencing to have a vertically oriented picket; and
3. Rear yard fencing is setback 1-foot behind the front façade.

Second by: K. Corbett

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

2018-COA-033 2437 W. 35th Avenue

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

Motion by G. Chapman: I move to conditionally approve application #2018-COA-033 for the mass, form, & context of the proposed Tandem House at 2437 W. 35th Ave. as per presented testimony, submitted documentation, guideline 4.3 and 4.4 and information provided in the staff report with the following conditions:

1. Align the front façade elements including the porch entrance, the front door, and the second-floor window;
2. Adjust the structure to have a symmetrical primary gable in character with the structures in Potter Highlands;
3. Adjust the window details on the east façade and the window proportions on the west and north facades.

Second by K. Wemple

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

2018-COA-035 3301-3305 Downing Street

Description: Mixed use infill, Phase 1: Mass, Form, & Context

Motion by K. Wemple: I move to approve application 2018-COA-035 for the mass, form and context review for the infill at 3301-3305 Downing Street, as per design guidelines 4.1- 4.5, 4.7, 4.8, 4.11, and 4.17, presented testimony, submitted documentation and information provided in the staff report

Second by K. Corbett

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

2018-COA-028 574 Pennsylvania St.

Description: HVAC Violation

Motion by G. Chapman: I move to deny application 2018-COA-028 for retroactive approval of an HVAC unit at 574 Pennsylvania St., as per presented testimony, submitted documentation, Guidelines 2.60e, 2.60f., 2.60.g, 2.61.a, 2.61.c, 2.61.d, and information provided in the staff report.

Second by: H. Vasquez

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

Discussion Items

Update on Green Roof Initiative

Meeting Adjourned 4:24