



MEETING RECORD
Landmark Preservation Commission
Tuesday, March 20, 2018

Call to Order 1:05

Commissioners: Ginette Chapman, Andy Duckett-Emke, Martin Goldstein (Chair), Ryan Holdorf, Kelly Wemple, Amy Zimmer, and Heather Vasquez
Staff: Brittany Bryant, Jenn Cappeto, Abbey Christman, Heidi Tippetts, Krystal Marquez, Becca Dierschow (CPD), and Nate Lucero (CAO)

Meeting Record for approval – None

Public Comment (limited to 2 minutes per speaker) - None

Consent Agenda

2018-COA-062 710 Columbine Street

Description: Over Height Fence

2018-COA-065 332 Vine Street

Description: Egress Window

2018-TAXC-023 1912 Logan Street

Description: Part 2 Tax Credit

Motion by H. Vasquez: I move to approve the consent agenda for 2018-COA-062 710 Columbine Street, 2018-COA-065 332 Vine Street, 2018-TAXC-023 1912 Logan Street, as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: R. Holdorf

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

Design Review Projects

2018-LMDEMO-103 3450 W Hayward Place

Description: Garage Demolition

Motion by A. Duckett-Emke: I move to conditionally approve application #2018-LMDEMO-103 for the demolition of the garage structure at 3450 W Hayward Place as per presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement structure be approved prior to demolition of the existing structure per Chapter 30-6(6) of the Landmark Ordinance.

Second by: K. Wemple

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

2018-COA-071 3450 W Hayward Place

Description: Garage Infill

Motion by G. Chapman: I move to approve application #2018-COA-071 for the garage construction at 3450 W Hayward Place as per guideline 4.6, 4.8, 4.18, 4.19, presented testimony, submitted documentation and information provided in the staff report

Second by: K. Wemple

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

2018-COA-077 2529 W 37th

Description: Rear addition

Motion by A. Duckett-Emke: I move to approve application 2018-COA-077 for a rear and side addition, dormer addition, and new garage as per guidelines 2.24, 2.26, 3.1, 3.2, 3.3, 3.6, 3.7, 3.9, 4.18, and 4.19 presented testimony, submitted documentation, and information provided in the staff report.

Second by: R. Holdorf

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

2018-COA-061 3007 California Street

Description: Replace 2 window sashes

Motion by A. Duckett-Emke: I move to approve application #2018-COA-061 for the window sash replacement with pocket windows at 3007 California Street as per guideline 2.14, 2.16, 2.19, presented testimony, submitted documentation and information provided in the staff report.

Second by: H. Vasquez

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

2018-COA-072 3636 Decatur Street

Description: Accessory Dwelling Unit

Motion by A. Duckett-Emke: I move to conditionally approve application 2018-COA-072 for the Accessory Dwelling Unit (ADU) at 3636 Decatur Street as per presented testimony, submitted documentation, guideline 4.6, 4.8, 4.18, 4.19, Potter Highland character defining features, and information provided in the staff report with the following conditions:

1. that the stepped cornice be simplified on the one-story portion of the ADU, with details to come back to staff for approval;
2. that the Certificate of Appropriateness for the ADU is only valid if the addition is also constructed.

Second by: K. Wemple

Vote: 5 in favor, 1 opposed (R. Holdorf), 1 abstained (M. Goldstein), motion carries.

2018-LMDEMO-097 709 Clarkson Street

Description: Rear Porch Demolition

Motion by G. Chapman: I move to find the rear porch structure located at 709 Clarkson St as noncontributing element to the Zang Mansion due to a loss of integrity and conditionally approve application #2018-LMDEMO-097 for the demolition of rear porch structure at 709 Clarkson St. 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 plan be approved prior to demolition of the existing porch structure.

Second by K. Wemple

Vote: 4 in favor, 2 opposed (R. Holdorf & A. Zimmer), 1 abstained (M. Goldstein), motion fails.

2018-COA-076 709 Clarkson Street

Description: Rear 2-story Additions

This agenda item was not heard because the previous related item was denied (2018-LMDEMO-097)

Meeting took a 5 minute break.

2018-COA-074 151 W 1st Ave

Description: Porch and Rear alterations

Motion by R. Holdorf: I move to approve application # 2018-COA-074 for the porch alterations, mudroom recladding, and rear deck at 151 W 1st Ave., as per Denver Landmark Structures and Districts Design Guidelines 2.30, 2.34, 2.35, 2.37, and 2.4, presented testimony, submitted documentation, and information provided in the staff report with the condition that the front porch steps remain concrete.

Second by H. Vasquez

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

2018-COA-079 1010 19th Ave. (Tammen Hall)

Description: Window replacement, courtyard

Motion by R. Holdorf: I move to approve application 2018-COA-079 for window/door alterations and courtyard design as per guidelines 2.14, 2.15, 2.16, 2.19, 2.20, 5.1, 5.3, 5.19, 5.21, and 5.23, presented testimony, submitted documentation and information provided in the staff report with the conditions that the lighting be submitted in

a separate application and window/door openings be restored to original configuration with minimally visible windows and that stucco infill be removed at the tower and that the final window details return to staff and that applicant provide photographic information of the lower sash to staff.

Second by A. Duckett-Emke

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

2018-COA-078 444 Gilpin St.

Description: Window replacement

Motion by K. Wemple: I move to deny application 2018-COA-078 for window replacement as per guidelines 2.14, 2.16, 2.18, and 2.19, presented testimony, submitted documentation and information provided in the staff report.

Second by R. Holdorf

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

Discussion Items

Meeting Adjourned 4:12