



**MEETING RECORD**  
**Landmark Preservation Commission**  
Tuesday, April 03, 2018

**Call to Order 1:02**

Commissioners: Ginette Chapman, Kathy Corbett (arrived at 1:07), Earen Hummel, Charles Jordy (Chair), Heather Vasquez-Johnson, Gary Petri, Anne Wattenberg, Kelly Wemple, and Amy Zimmer.  
Staff: Brittany Bryant, Jenny Buddenborg, Jenn Cappeto, Abbey Christman, Becca Dierschow, Kara Hahn, Krystal Marquez, Heidi Tippetts, White (CPD), and Nate Lucero (CAO)

**Business Item**

**Landmark Preservation Commission Elections – Chair and Vice Chair**

Motion by G. Chapman: I move to elect Charles Jordy as Chair of the Landmark Preservation Commission.

Second by K. Wemple

Vote: Unanimous in favor (8-0, K. Corbett not present for vote), motion carries.

Motion by G. Chapman: I move to elect Heather Vasquez as Vice Chair of the Landmark Preservation Commission.

Second by K. Corbett

Vote: Unanimous in favor (9-0), motion carries.

**Meeting Record for approval –**

**February 20, 2018**

**March 6<sup>th</sup>, 2018**

Motion by K. Wemple: I move to approve the February 20<sup>th</sup>, and the corrected March 6<sup>th</sup> meeting records.

Second by: H. Vasquez

Vote: Unanimous in favor (9-0), motion carries.

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

**Consent Agenda**

**2018-COA-082 2820 California Street**

Description: Accessory Dwelling Unit (ADU)

**2018-COA-089 2746 Curtis Street**

Description: Accessory Dwelling Unit (ADU)

**2018-COA-086 *Tree of Transformation* sculpture in Civic Center Park**

Description: Extension of installation timeframe

**2018-TAXC-002 3017 Osceola**

Description: Tax Credit Part 1

Motion by G. Chapman: I move to approve the consent agenda for 2018-COA-082 2820 California Street, 2018-COA-089 2746 Curtis Street, 2018-COA-086 Tree of Transformation sculpture in Civic Center Park, and 2018-TAXC-002 3017 Osceola Street as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: H. Vasquez

Vote: Unanimous in favor (9-0), motion carries.

**Business Items**

**2018L-002 1201 Jackson St**

Description: Individual Landmark Designation Application

Motion by K. Corbett: I move to deny the 1201 South Adams Street application (#2018L-002) for a public hearing based on History criterion 1C, and Architecture criteria 2A and B, and Geography criteria 3A, B, and C as well as the integrity, citing as findings of fact for this recommendation the application form, public testimony, and the staff report.

Second by: K. Wemple

Vote: Unanimous in favor (9-0), motion carries.

**2018L-003 Capitol Heights/Kortz Historic District**

Description: Historic District Designation Application

Motion by H. Vasquez: I move to deny the Capitol Heights or Kortz District Historic District application (#2018L-003) for a public hearing based on History criterion 1C, and Architecture criteria 2A and B, and Geography criteria 3A, B, and C as well as the integrity statement, citing as findings of fact for this recommendation the application form, public testimony, and the staff report.

Second by: K. Corbett

Vote: Unanimous in favor (9-0), motion carries.

**Public Hearings**

**635 Fillmore Street**

Description: Demolition of 40% or more of a Contributing Structure

Withdrawn

**Design Review Projects**

**2018-COA-090 2422 Champa Street**

Description: Addition, ADU, façade Modifications, Window & Door Replacement

Motion by K. Wemple: I move to recommend a bulk plane variance and conditionally approve application 2018-COA-090 for the rear one-story addition, dormer addition, window and door replacement, and accessory dwelling unit (ADU) at 2422 Champa Street as per presented testimony, submitted documentation, guidelines 2.20, 2.26, 3.2-3.9, 4.6, 4.8, 4.18, 4.19, Curtis Park character defining features, and information provided in the staff report with the following condition:

1. Eliminate the roof corbel and porch bracket from the proposal.

Second by: H. Vasquez

Vote: Unanimous in favor (9-0), motion carries.

**2625 E. Colfax Avenue – Lowenstein Theater**

Description: Comprehensive Sign Plan

Motion by K. Corbett: I move to recommend approval to the Planning Board of application 2017-CSA-005 AMEND for the proposed Comprehensive Sign Plan at 2526 E. Colfax Avenue, the Bonfils Memorial Theater / Lowenstein Theater as per presented testimony, submitted documentation, guidelines about signage planning, materials, illumination and design, and information provided in the staff report.

Second by: G. Petri

Vote: Unanimous in favor (9-0), motion carries.

**2018-COA-097 345 Gaylord Street**

Description: Addition, Garage, and Reroof

Motion by G. Petri: I move to approve application #2018-COA-0000097 for the demolition of the addition and garage at 345 Gaylord Street, construction of a new addition and attached garage, and roof replacement as per the Design Guidelines for Country Club Historic District (B4, B7, E1, E2, F3, F4), District Denver Landmark Structures and Districts Design Guidelines (2.38, 3.2, 3.3, 3.6-3.9, 4.18, 4.19 and 2.18 for egress windows), presented testimony, submitted documentation, and information provided in the staff report with the condition that the roofing be asphalt shingle or another material design to replicate wood shingle in appearance and that the new siding on the secondary facades have a four inch exposure.

Second by: K. Wemple

Vote: Unanimous in favor (9-0), motion carries.

**2018-COA-096 595 Circle Drive**

Description: Addition, Garage, and Reroof

Motion by G. Chapman: I move to approve application #2018-COA-0000096 for the demolition of the rear addition at 595 Circle Drive, construction of a new addition and attached garage, and roof replacement as per the Design Guidelines for Country Club Historic (B4, B7, E1, E2, F3), District Denver Landmark Structures and Districts Design Guidelines (2.38, 3.2, 3.3, 3.6-3.9, 4.18, 4.19), presented testimony, submitted documentation, and information provided in the staff report with the conditions that roofing tile closely match the existing roof tile and design of replacement doors on second-story match existing doors.

Second by: K. Corbett

Vote: Unanimous in favor (9-0), motion carries.

*K. Wemple recused and left the meeting.*

**2018-COA-087 2061-2071 Glenarm Place**

Description: Infill – Mass, Form and Context

Motion by K. Corbett: I move to deny application 2018-COA-087 for the mass, form and context review for the infill building at 2061-2071 Glenarm Place, as per design guidelines 4.21, 4.23, 4.4 and 4.7, presented testimony, submitted documentation and information provided in the staff report.

Second by: E. Hummel

Vote: 5 in favor, 2 opposed (G. Chapman, H. Vasquez), 1 abstention (C. Jordy), motion carries.

*K. Wemple returned to the meeting.*

**2018-COA-091 3410 Osceola Street**

Description: Standing Seam Garage Roof

Motion by K. Corbett: I move to approve application 2017-COA-091 for the change in roofing material at 3410 Osceola St, as per Denver Landmark Structures and Districts Design Guideline 4.19c 'materials that are similar colors, texture and scale, to the materials of the primary structure', presented testimony, submitted documentation, and information provided in the staff report.

Second by: G. Chapman

Vote: Unanimous in favor (9-0), motion carries.

**2018-COA-095 3325 W 31<sup>st</sup> Ave.**

Description: Metal porch roof

Motion by G. Chapman: I move to deny application #2018-COA-0000095 for the reroofing of the porch at 3325 W 31st Ave. as per District Denver Landmark Structures and Districts Design Guideline 2.25, presented testimony, submitted documentation, and information provided in the staff report.

Second by: H. Vasquez

Vote: Unanimous in favor (9-0), motion carries.

**2018-COA-094 735 Gilpin Street**

Description: Addition

Motion by K. Wemple: I move to approve application #2018-COA-0000094 for demolition of part of the side colonnade and all of the rear single-story section at 735 Gilpin Street and replacement with a new addition, as per the District Denver Landmark Structures and Districts Design Guidelines (3.2, 3.5, 3.8, 3.9), presented testimony, submitted documentation, and information provided in the staff report with the conditions that the siding be painted and the kitchen window on the south elevation of the addition be relocated so it does not conflict with the historic roof.

Second by: H. Vasquez

Vote: Unanimous in favor (9-0), motion carries.

**Meeting adjourned 6:05**

