



MEETING RECORD
Landmark Preservation Commission
Tuesday, May 1, 2018

Call to Order 1:05

Commissioners: Ginette Chapman, Earen Hummel, Charles Jordy (Chair), Gary Petri, Kelly Wemple, Heather Vasquez, Anne Wittenberg, Amy Zimmer
Staff: Jenn Cappeto, Brittany Bryant, Becca Dierschow, Kara Hahn, Heidi Tippetts, Krystal Marquez, Jessi White (CPD), Adam Hernandez (CAO).

**Meeting Record for approval –
April 17th, 2018**

Motion by H. Vasquez: I move to approve the April 17th meeting record.
Second by: K. Wemple
Vote: Unanimous in favor (8-0), motion carries.

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

J. Cappeto left the meeting.

Consent Agenda

2018-COA-113 1663 Race St
Description: Over Height Fence

2018-COA-124 3040 Meade St
Description: Rear Addition

2018-COA-130 2905 Curtis St
Description: Zone Lot Amendment

2018-TAXC-003 1421 Gilpin St
Description: Residential (R14) Tax Credit, Part I

2018-TAXC-004 1421 Gilpin St
Description: Commercial (C90) Tax Credit, Part I

2018-COA-132 144 W. Colfax Avenue – McNichols Building
Description: Lighting at Secondary Entries
Motion by K. Wemple: I move to approve the consent agenda for 2018-COA-113 1663 Race Street, 2018-COA-124 3040 Meade Street, 2018-COA-130 2905 Curtis Street, 2018-TAXC-003 1421 Gilpin Street and 2018-TAXC-004 1421 Gilpin Street as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.
Second by: G. Petri
Vote: Unanimous in favor (8-0), motion carries.

J. Cappeto returned to the meeting.

Public Hearings

635 Fillmore Street
Description: Demolition of more than 40% of the existing roof and walls
Motion by A. Zimmer: I move to set the public hearing for 635 Fillmore St for June 5th, 2018
Second by: G. Chapman
Vote: Unanimous in favor (8-0), motion carries.

Design Review Projects

2018-COA-121 2503 W 37th Ave

Description: Garage

Motion by K. Wemple: I move to approve application #2018-COA-121 for the garage construction at 2503 W 37th Ave as per guideline 4.1, 4.6, 4.8, 4.18, 4.19, presented testimony, submitted documentation and information provided in the staff report.

Second by: H. Vasquez

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

2018-COA-108 3257 Bryant St.

Description: Garage Addition

Motion by G. Chapman: I move to deny application 2018-COA-108 for the demolition of rear additions and construction of an attached garage, as per design guidelines 2v, 2.29, 2.55, 2.57, 3.5, 4.18, and 4.19.d, Potter Highlands Historic District Character-Defining Features, the presented testimony, submitted documentation and information provided in the staff report.

Second by A. Zimmer

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

2018-COA-090 2422 Champa Street

Description: Setback Variance Recommendation

Motion by H. Vasquez: I move to recommend a setback variance for the for the rear one-story addition and Accessory Dwelling Unit (ADU) at 2422 Champa Street to the Board of Adjustment, per guidelines 3.5, 4.18 and 4.19, Section 12.4.7.5.C of the Denver Zoning Code, presented testimony, submitted documentation, and information provided in the staff report.

Second by K. Wemple

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

2018-COA-128 3445 Alcott Street

Description: Accessory Dwelling Unit, Egress Windows, & Rear Porch

Motion by H. Vasquez: I move to recommend a bulk plane administrative adjustment for the Accessory Dwelling Unit (ADU), per section 12.4.5.3 of the Denver Zoning Code, to the zoning administrator and approve application 2018-COA-128 for the Accessory Dwelling Unit (ADU), egress windows, and rear porch at 3445 Alcott Street as per presented testimony, submitted documentation, guideline 2.18, 3.1, 3.5, 4.6, 4.8, 4.18, 4.19, Potter Highlands Character defining features, and information provided in the staff report with the condition that the ship lap siding have a four inch width on the board or the siding be altered to a lap siding with a four inch exposure.

Second by K. Wemple

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

2018-COA-133 435 Washington Street

Description: Phase I-Mass, Form, and Context

Motion by K. Wemple: I move to conditionally approve application #2018-COA-133 for the mass, form, & context of the proposed infill structure at 435 Washington Street as per presented testimony, submitted documentation, guideline 4.1 thru 4.5 and 4.7 thru 4.8 and information provided in the staff report with the following conditions:

1. Match the front yard setback to align with the contributing structures on the block;
2. Lower the second-floor string course to be consistent with horizontal articulation within the district and align with the porch roof;
3. Width of grouped windows on the first and second floor, at the east elevation, match;
4. The string course on the south elevation be uninterrupted by openings; and
5. Final construction details will need further approval prior to commencing work.

Second by G. Petri

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

Meeting Adjourned 3:00

