



FINAL MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, January 22, 2019

Call to Order: 1:00pm

Commission members: G. Chapman, K. Corbett, C. Jordy (Chair), E. Hummel, G. Petri, H. Vasquez Johnson, A. Wattenberg, K. Wemple, A. Zimmer

Staff: J. Cappeto, A. Christman, E. Ehr, K. Marquez, (CPD); A. Hernandez (COA)

Meeting Record for approval – December 18th, 2018

Motion by G. Petri: I move to approve the December 18th, 2018 meeting record.

Second: K. Wemple

Vote: (8-0-1), Anne abstained, motion carries

Public Comment: none.

Consent Agenda

2019-COA-014 2707-2709 Curtis St.—Curtis Park

Description: Window replacement

Motion by K. Wemple: I move to approve the consent agenda consisting of: #2019-COA-014 2707-2709 Curtis Street, for the window replacement.

Second: G. Petri

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

Design Review Projects

2019-COA-005 600 N High Street – East 7th Avenue

Description: Façade Alterations & Windows

Motion by K. Corbett: I move to conditionally approve application #2019-COA-005 for the façade alterations, mudroom addition and added front façade porches at 600 N High Street, as per design guidelines 4.6, 4.8, 4.15 and 4.16, presented testimony, submitted documentation and information provided in the staff report with the following condition:

1. New doors shall match what is shown on the elevations, not what is shown on page A2.4, Details 11 & 12 (guideline 4.8).

Second: H. Vasquez Johnson

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

2019-COA-012 3339 Bryant St.—Potter Highlands

Description: Phase 2—Design Detail

Motion by G. Chapman: I move to approve application 2019-COA-012 for the infill at 3339 Bryant Street, as per design guidelines 4.3, 4.5, 4.6, 4.8, and 5.3, character-defining features for the Potter Highlands

historic district, presented testimony, submitted documentation and information provided in the staff report with the following two conditions, that:

1. Porch be flat or very low pitch, subject to staff approval.
2. The technical and construction details match details and profiles shown in the submittal rather than the renderings, specifically that the plans call out the brick sizes, show the detailing of the bricks, cornice and the steps, as well as the other elements of construction, and that all the technical details be approved by staff before issuance of COA.

Second: G. Petri

Amendment by H. Vasquez Johnson: clarify that it is the porch roof that should be flat or very low pitch.

Accepted by motioner and seconder.

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

2019-LMDEMO-019 2524 Arapahoe Street – Curtis Park

Description: Demolition – Non-Contributing Structure & Garage

Motion by K. Corbett: I move to conditionally approve application #2019-LMDEMO-019 for the demolition of 2524 Arapahoe Street and associated garage, 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: G. Chapman

Vote: 6 in favor, 3 opposed (A. Zimmer, G. Petri, K. Wemple), 0 abstained; (6-3-0) motion carries

2019-COA-007 2524 Arapahoe Street – Curtis Park

Description: Phase I – Mass, Form & Context

Motion by K. Corbett: I move to deny application #2019-COA-007 for the mass, form, & context of the proposed infill structure at 2524 Arapahoe Street as per presented testimony, submitted documentation, guidelines 4.1, 4.3, 4.4, 4.5, 4.7 and 4.17, the Curtis Park Character Defining Features and information provided in the staff report.

Second: G. Petri

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

Meeting took a brief break

H. Vasquez Johnson left the meeting

2019-COA-010 1560 Race Street - Wyman

Description: Window, roof, and balcony violations

Executive Session

The purpose of this executive session was to receive legal advice that is attorney-client privileged.

Motion by K. Corbett: I move we enter an executive session.

Second: G. Petri.

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

Reconvene LPC meeting

Motion by K. Corbett: I move to approve application #2019-COA-010 for the window replacement, balcony, and changes in roofline at 1560 Race Street, as per design guidelines 2.12, 2.14, 2.16 and 2.19, character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report affirming conditions from the Landmark Preservation Commission meeting approval:

1. That leaded glass windows on the south elevation be returned to their historic size with the historic leaded glass pattern replicated.
2. Historic proportions of the arch on the third story balcony, on the north elevation be returned.
3. And adding the condition that staff analyze the drawings against the drawings from December 4th, 2018 and accepting the applicant's solution to condition 3 per drawing A104 dated 12/21/18.

Second: K. Wemple

Vote: 7 in favor, 1 opposed (G. Petri), 0 abstained; (7-1-0) motion carries

2019-COA-011 2839 W 37th Ave.—Potter Highlands

Description: ADU

Motion by G. Chapman: I move to deny application 2019-COA-011 for the ADU at 2837 W 37th Ave, as per design guidelines 4.3, 4.5, 4.6, and 4.8, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: A. Wattenberg

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

A. Zimmer left the meeting

2019-COA-013 151 W 4th St.—Baker

Description: Roofing

Motion by K. Wemple: I move to deny application 2019-COA-013 for the roof replacement at 151 W 4th Ave., as per design guidelines 2.4, 2.24, 2.25, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

Vote: 6 in favor, 1 opposed (G. Chapman), 0 abstained; (6-1-0), motion carries

2018-COA-524 765 Olive Street – Montclair

Description: Porch Rehabilitation and extension

Motion by K. Corbett: I move to postpone the design review of #2018-COA-524 765 Olive Street to February 12th, 2019.

Second: E. Hummel

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

Business Items

Discussion Items

Meeting Adjourned: 6:00pm