MEETING RECORD FINAL  
Landmark Preservation Commission  
1:00 p.m., Tuesday, May 7, 2019

Call to Order: 1:02 pm


Staff: B. Bryant, J. Cappeto, A. Christman, B. Dierschow, V. Herrera, E. Ehr, J. White (CPD); N. Lucero (CAO)

Meeting Record for approval – none

Public Comment - none

Consent Agenda

Kelly Wemple recused herself and left the meeting, Ginette Chapman took over as chair.

2018-COA-504*  577 High Street—Driving Park  
Description: BOA recommendation  
Motion by K. Corbett: I move to approve consent agenda item #2018-COA-504 at 577 High Street.  
Second: E. Hummel  
Vote: Unanimous in favor (7-0-0), motion carries

Design Review Projects

2019-COA-136  1019 York Street – Boettcher Memorial Center  
Description: Mechanical alterations  
Motion by G. Petri: I move to deny application #2019-COA-136 for the mechanical work at 1019 York Street, as per design guidelines 2.19i, 2.60 and 2.61, presented testimony, submitted documentation and information provided in the staff report.  
Second by A. Wattenberg  
Vote: Unanimous in favor (7-0-0), motion carries

Kelly Wemple returned to the meeting and took over as chair.

2019-COA-135  2838 Arapahoe Street – Curtis Park  
Description: Porch and Site Work Violations  
Motion by G. Petri: I move to approve application #2019-COA-135 for the porch modifications, site work, and retaining wall at 2838 Arapahoe Street, as per design guidelines 2.36, 5.1, 5.12, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:  
1. That the upper portion of the column be at least 5” square.
2. The details of the pedestal be similar to pedestals in the district.
3. The top of the column capital be detailed to be more historically appropriate
Second: K. Corbett
Amendment by G. Chapman: The pedestal must be similar to the pedestal at 1001 30th St.
Accepted by motioner and seconder.
Vote: Unanimous in favor (8-0-0), motion carries

2019-COA-141 965 Pennsylvania St.—Quality Hill
Description: Fireplace vents
Motion by K. Corbett: I move to approve application #2019-COA-141 for the installation of fireplace wall and chimney vents at 965 Pennsylvania, as per design guidelines 2.10, 2.60, and 2.61, presented testimony, submitted documentation and information provided in the staff report.
Second: E. Hummel
Vote: Unanimous in favor (8-0-0), motion carries

2019-COA-101 753 Steele St. – East Seventh Avenue
Description: Garage
Motion by G. Petri: I move to conditionally approve application #2019-COA-101 for the construction of a new garage at 753 Steele St., as per design guidelines 4.18 and 4.19, presented testimony, submitted documentation and information provided in the staff report with the condition that the brick wrap the south elevation of the garage.
Second: J. Johnson
Vote: Unanimous in favor (8-0-0), motion carries

G. Petri left the meeting

2019-COA-132 2634 Curtis St. – Curtis Park
Description: Window replacement and porch and chimney review
Motion by K. Corbett: I move to conditionally approve application #2019-COA-132 for the replacement of 19 windows, restoration of the front porch, restoration of the south facing chimney, removal of the rear north chimney, demolition of the existing side mud room, demolition of the rear porch, and construction of a new rear porch and mudroom at 2634 Curtis Street, as per design guidelines 2.16 and 2.19, presented testimony, submitted documentation and information provided in the staff report with the following conditions:
1. That all proposed replacement windows be simulated divided light windows with a spacer bar, and that the applicant restore the missing muntin bars on window 205 so that it matches the original configuration.
2. That the fence design and material be shown in the application.
3. That all the drawings be carefully coordinated and checked for consistency and returned to staff.
Second: J. Johnson
Amendment by G. Chapman: motion shall design guidelines 2.16 and 2.19, 2.13, 2.14, 2.2, 2.20, 2.34, 2.4, 2.55, 3.1, 3.2, 3.3, 3.5, 3.6, 3.9.
Accepted by motioner and seconder.
Vote: Unanimous in favor (7-0-0), motion carries

Meeting took a short break, G. Petri returned to the meeting.
2018-CSP-018  Lowry Hangar 2 Site – Lowry Technical Training Center
Description: Comprehensive Sign Plan
Motion by K. Corbett: I move to recommend conditional approval of application #2018-CSP-018 for the Comprehensive Sign Plan at the Lowry Hangar 2 Site to the zoning administrator. As per design guidelines 6.7 and 6.15, presented testimony, submitted documentation and information provided in the staff report, with the conditions that limiting language be added to page 6 “Maximum Quantity” that allows retail/office tenants no more than 3 total signs per use or 2 signs for each frontage, and building/site identification conform to zoning regulations, and that the applicant show the Rocket Building in elevation drawings in the application packet.
Second G. Johnson
Vote: Unanimous in favor (8-0-0), motion carries

2019-COA-143  177 West Cedar Avenue – Baker
Description: Recladding and Addition Alterations
Motion by A. Wattenberg: I move to conditionally approve application #2019-COA-143 for the recladding, reconstruction of the half timbering detail in the gable face, and rebuilding of the rear addition at 177 West Cedar Avenue, as per design guidelines 2.1, 2.5, 2.6, 2.13, 2.19, 4.8, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:
1. That the existing doors will reused on the rear addition or a high quality material be used for new doors; and
2. That all window and door jamb, sill and head details be submitted to staff for review.
Second: J. Johnson
Amendment by G. Johnson: design guideline 2.29 instead of 2.19.
Amendment approved by motioner and seconder.
Vote: Unanimous in favor (8-0-0), motion carries

2019-COA-137  2558 Champa Street – Curtis Park
Description: Rehabilitation
Motion by K. Corbett: I move to approve application #2019-COA-137 for the rehabilitation of the store front, demolition of the rear addition and site work at 2558 Champa Street, as per design guidelines 2.4, 2.12, 2.14, 2.15, 2.19, 2.24, 2.26, 2.40, and 2.41, presented testimony, submitted documentation and information provided in the staff report.
Second: E. Hummel
Amendment by G. Petri: add condition that detailed additional documentation for the windows and air-conditioning unit be submitted for staff review.
Amendment approved by motioner and seconder.
Vote: Unanimous in favor (8-0-0), motion carries

2019-LMDEMO-169  1111 E. 3rd Avenue – Alamo Placita
Description: Demolition of an accessory structure
Motion by G. Chapman: I move to approve application #2019-LMDEMO-169 for the demolition of an existing accessory structure at 1111 E 3rd Avenue, as per design guideline 2.55, presented testimony, submitted documentation and information provided in the staff report with the condition that the replacement plan be approved before demolition.
Second A. Wattenberg
Vote: 7 in favor, 1 opposed (G. Petri), 0 abstained (7-1-0), motion carries
2019-COA-133  1111 E. 3rd Avenue – Alamo Placita
Description: Addition
Motion by K. Corbett: I move to deny application #2019-COA-133 for the addition at 1111 E 3rd Avenue, as per design
guidelines 3.1, 3.4 and 3.8, character-defining features for the Alamo Placita historic district, presented testimony,
submitted documentation and information provided in the staff report.
Second: J. Johnson
Amendment by G. Chapman: add design guideline 3.6 to the motion.
Amendment approved by motioner and seconder.
Vote: Unanimous in favor (8-0-0), motion carries

2019-COA-134  765 Olive Street – Montclair
Description: Porch and Window Modifications
Motion by J. Johnson: I move to deny application #2019-COA-134 for the porch extension and window modifications
at 765 Olive Street, as per design guidelines 2.10, 2.14 and 2.34, character-defining features for the Montclair historic
district, presented testimony, submitted documentation and information provided in the staff report.
Second: G. Johnson
Vote: Unanimous in favor (8-0-0), motion carries

2019-COA-108  2834 W. 37th Ave—Potter Highlands
Description: Site work
Motion by K. Corbett: I move to deny application #2019-COA-108 for the proposed retaining wall at 2834 West 37th
Avenue, as per design guidelines 5.3 and 5.12, and intent statements 5b, 5c and 5f, presented testimony, submitted
documentation and information provided in the staff report.
Second: E. Hummel
Vote: Unanimous in favor (8-0-0), motion carries

2019-COA-142  2526 E. 7th Ave—E. Seventh Ave.
Description: Garage and rear additions
Motion by G. Johnson: I move to deny application #2019-COA-142 for the attached garage and rear addition at 2526 E
7th Ave, as per design guidelines 3.4, 3.6-3.9, 4.18, and 4.19, presented testimony, submitted documentation and
information provided in the staff report.
Second: K. Corbett
Vote: Unanimous in favor (8-0-0), motion carries

Business Items
Certification of Real-Estate Developer Nominees to Lower Downtown Design Review Board
Motion by K. Corbett: I move to certify Fred Glick and Bill Parkhill as qualified nominees of the Lower Downtown
Design Review Board.
Second: J. Johnson
Vote: Unanimous in favor (8-0-0), motion carries

Discussion Items
Meeting adjourned: 7:02pm