



## **MEETING RECORD FINAL**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, May 7, 2019

**Call to Order:** 1:02 pm

**Board:** G. Chapman, K. Corbett, E. Hummel, G. Johnson, J. Johnson, G. Petri, A. Wattenberg, K. Wemple (Chair)

**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. 3<sup>rd</sup> 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. 3<sup>rd</sup> 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. 37<sup>th</sup> 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. 7<sup>th</sup> 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**