



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, June 18, 2019

Call to Order: 1:03

Commission: K. Corbett, G. Johnson, J. Johnson, M. Oaks, G. Petri, K. Wemple (Chair), A. Wattenberg.

Staff: B. Bryant, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, J. White (CPD); A. Hernandez (CAO)

Meeting Record for approval – May 21st, 2019 and June 4th, 2019

Motion by K. Corbett: I move to approve the meeting records from May 21st and June 4th, 2019.

Second: G. Johnson

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

Public Comment (limited to 2 minutes per speaker)

- Candy Roberts, 1720 Wazee Street – Historic preservation is vital to our cities

Consent Agenda

2019-TAXC-001 2841 Perry Street – Woodbury House

Description: Tax Credit: Part I

2019-COA-203 895 Gaylord Street – Morgan’s Subdivision

Description: Fence

2019-ZLAM-010 2317 Stout Street – Curtis Park

Description: Zone Lot Amendment

2019-COA-218 1009 Grant St – Grant Sherman

Description: Rear Alterations

Motion by K. Corbett: I move to approve the consent agenda items consisting of: 2019-TAXC-001 2841 Perry Street, 2019-COA-203 895 Gaylord St., 2019-ZLAM-010 2317 Stout St. and 2019-COA-218 1009 Grant St.

Second: G. Johnson

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

Public Hearings - none

Business Items

2019L-0007 5335 East 36th Avenue

Description: Individual Landmark Designation Application

Motion by K. Corbett: I move to approve the 5335 East 36th Avenue application (#2019L-007) for a public hearing based on information contained in sections of the application, provided information

regarding integrity and context, and the finding that the property is eligible for designation, citing as findings of fact for this recommendation the application form and public testimony.

Second: A. Wattenberg

Vote: 5 in favor, 2 opposed (K. Wemple and M. Oaks), 0 abstained (5-2-0), motion carries.

Design Review Projects

2019-COA-204 39 W. Cedar Avenue – Baker

Description: Window Replacement

Motion by G. Johnson: I move to approve application #2019-COA-204 for the replacement of three windows in the gable end at 39 W. Cedar Ave., as per design guidelines 2.20, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

Amendment by K. Wemple: Inset windows into the wall plane a minimum of 2”.

Accepted by motioner and seconder

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

2019-COA-221 2526 E. 7th Ave—E. Seventh Ave.

Description: Rear and Side Addition

Motion by K. Corbett: I move to approve application #2019-COA-221 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.

Second: J. Johnson

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

2019-COA-205 3229 W. 23rd Avenue – Witter-Cofield

Description: Front Porch

Motion by G. Petri: I move to conditionally approve application #2019-COA-205 for the construction of a new front porch at 3229 W. 23rd Ave., as per design guideline 2.36, character-defining features for the Witter-Cofield historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that details be returned to staff for review, along with confirmation that the front of the new porch lines up with the fronts of the porches of the adjacent structures.

Second: G. Johnson

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

Meeting took a short break

2019-COA-219 1111 E 3rd Ave – Alamo Placita

Description: Rear and Side Addition

Motion by G. Johnson: I move to conditionally approve application #2019-COA-219 for the addition at 1111 E 3rd Avenue, as per design guidelines 3.1-3.9, 2.14 and 2.18, character-defining features for the Alamo Placita historic district, presented testimony, submitted documentation and information provided in the staff report with three conditions;

1. That the roof of the north addition be revised to be subordinate to the eave of the historic structure.
2. The window spacing on the north elevation of the existing structure be adjusted in relationship to the new north addition for connection and to balance the symmetry there.

3. The siding on the existing garage of the north side be removed to allow the existing brick to be seen.
Second: J. Johnson
Vote: Unanimous in favor (7-0-0), motion carries

2019-COA-223 2321 Champa—Curtis Park

Description: Alterations

Motion by J. Johnson: I move to approve application #2019-COA-223 for alterations at 2321 Champa St, as per design guidelines 4.6, 4.21, and 5.17, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Johnson

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

2019-COA-224 827-837 Park Ave. West—Curtis Park

Description: Alterations

Motion by J. Johnson: I move to approve application #2019-COA-224 for the alterations at 827-837 Park Ave. West, as per design guidelines 4.6, 4.20, 4.29, and 5.17, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation, and information provided in the staff report with the conditions that the wall tile be laid horizontally.

Second: K. Corbett

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

2019-COA-222 2834 W 37th Ave—Potter Highlands

Description: Site Work

Motion by K. Corbett: I move to approve application #2019-COA-222 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 with the condition that the retaining wall be faced with material common in the district or compatible with the historic property—to be returned to staff.

Second: A. Wattenberg

Vote: 6 in favor, 1 opposed (K. Wemple), 0 abstained (6-1-0), motion carries.

2019-COA-225 532 Franklin Street – Driving Park

Description: Rear Addition

Motion by J. Johnson: I move to conditionally approve application #2019-COA-225 for the window replacements and rear two-story addition at 532 Franklin Street, as per design guidelines 3.1-3.3 and 3.5-3.9, character-defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report with the condition to incorporate window proportions and alignments based on the windows of the original home on the addition.

Second: G. Johnson

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

2019-COA-228 2200 Larimer Street – Ballpark

Description: Rooftop/Side Addition, Storefront Alterations, & Total Window Replacement

Motion #1 by K. Corbett: I move to set a public hearing for selective demolition at 2200 Larimer for July 23, 2019.

Second: G. Johnson

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

Motion #2 by K. Corbett: I move to deny application #2019-COA-228 for the total window replacement, storefront alterations, window/door alterations, rooftop/side addition, and site work at 2200 Larimer Street, as per design guidelines 2.13, 2.14, 2.16, 2.20, 2.41, 2.44, 2.55, 2.57, 2.58, 3.2, 3.3, 3.6, 3.11, 3.12, 5.13, 5.8, 5.9, character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report.

Second J. Johnson

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

Business Item:

LDDRB Nominations

Motion by K. Corbett: I move to certify Steve Weil from Rockmount Ranchwear as a qualified property owner for a position on the Lower Downtown Design Review Board.

Second: G. Petri

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

Executive Session:

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

Motion by K. Wemple: I move that we go into an executive session

Second: G. Petri

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

Reconvene Meeting

Meeting adjourned: 6:51pm