



**DRAFT MEETING RECORD**  
**Landmark Preservation Commission**  
 Tuesday, July 18, 2017

**Call to Order**

Commissioners: Ginette Chapman, Andy Duckett-Emke, Charles Jordy (Chair), Kelly Wemple, Amy Zimmer  
 Staff: Brittany Bryant, Jenn Cappeto, Becca Dierschow, Kara Hahn, Krystal Marquez, Heidi Tippetts, Jessica White (CPD), Adam Hernandez (CAO)

**Public Comment (limited to 2 minutes per speaker): none.**

**Consent Agenda**

**2015-TAXC-16 1417 Gaylord Street**

Description: Tax Credit Part 2

**2017-COA-246 3028 Arapahoe Street**

Description: ADU

**2015-COA-093 2501 Curtis Street**

Description: Brick Color Change

Motion by K. Corbett: I move to approve the consent agenda for 2015-TAXC-16 1417 Gaylord Street, 2017-COA-246 3028 Arapahoe Street and 2015-COA-093 2501 Curtis Street as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: Ginette Chapman.

Vote: Unanimous in favor (6-0), motion carries.

*G. Chapman recused and left the meeting.*

**Public Hearings**

**2017L-002 Packard’s Hill Historic District**

Description: Designation application

C. Jordy opened the public hearing.

Staff Report by Kara Hahn, Senior City Planner.

Applicant Presentation by Eric Lane 3291 Osceola St, property owner in the district; Ivette Harrell 3425 Lowell Blvd, property owner in the district; Will Chester 3210 Osceola St, property owner in the district; and, Marie Benedix 3284 Osceola St, property owner in the district.

Summary:

Historic districts encourage the reuse of properties. Thirty percent of Denver’s landfill is from the demolition of structures and the district would be a sustainable way to help retain the character of the neighborhood, which is why they originally chose to live there. The Design Guidelines are flexible enough to allow change, while also reviewing infill for compatibility with historic district. The applicants had robust outreach ranging from walking tours, public meetings, block meetings, and multiple door knocking (varying from 5-25 times per door).

**Public Speakers:**

	Speaker Name, Address, Affiliation	Summary
1	Patricia Kunkle , 3417 Meade St.	In favor – Uniqueness and character of area.
2	Marilyn Quinn, WHNA	In favor – Council District 1 has high number demos, yet only 4 of the 52 districts in Denver. Old and new can coexist. The district would protect property values.
3	Paul Cloyd, 3033 Yates St.	In favor – Application meets high bar of

		Landmark ordinance and districts is a key element of a sense of place in the area.
4	Joan Balducc, 3033 Yates St.	In favor – Support designation and agrees with what others have said before her.
5	Jaclayn Youngblood, WHNA	In favor – WHNA letter of support.
6	Ray Defa, 2979 Raleigh St	In favor – In support and agree with others.
7	Dee Hayes, 3218 Newton St	Opposed – Strongly objects to designation. When she passes, she wants her beneficiary, a RN non-profit, to receive the most money possible from her house.
8	Paul Hudgens, 3344 Newton St	Opposed – Would be a usurpation of property rights and “do not sacrifice his rights on the altar of sustainability.”
9	Steve Gaty, 3247 Newton St	In favor – Values the historic character of neighborhood.
10	Kevin O’Connell, 3275 Osceola St	Opposed – Factual inaccuracies in application and fails to meet significance requirements. Urge LPC to resist.
11	Matt Rork, 1801 California St	Opposed – Echo previous speaker. Trolley line is not a good barometer and women’s suffrage is not a legitimate reason to designate a district. Should be individual designations.
12	Maddy O’Connell, 3273 & 3275 Osceola St	Opposed – Staff’s presentation discussed chronological order - incomprehensible that the period of significance stops at 1940. Why stop there?
13	Jessica Alizadeh, 1801 California St, represents Keep West Highland Free	Opposed – Procedural errors – staff report 15 minutes and applicants 10 minutes. History Colorado assisted with application and there are History Colorado people on the commission. Presentation did not discuss Design Guidelines enough. Application/district is an abuse.
14	Carolyn Snell, 3339 Lowell Blvd	Opposed – Unfair, this is the first time talk about it. Doesn’t like the name.
15	Kristina Hoderness, 3221 Osceola St	Opposed – Fails to see how it has historic significance.
16	Jennifer Vasilotis, 3439 Osceola St	In favor – Values neighborhood.
17	Jan Davis, 3209 W. Fairview Pl	In favor – Owner of Bosler House, appreciates how people in area have a passion for the broader neighborhood.
18	Betty Luce, 2660 Meade St	In favor – Relator, easily one of the most desirable aresa. Design Review does not place unnecessary burden.
19	Mary Margaret Jonsson, 3278 Meade St	In favor – Her 1906 house was developed/constructed by one of the women of the neighborhood.
20	William Holderness, 3221 Osceola St	Opposed – Overreach of mob rule, the minority should be protected and not subjected to the rule of others. Designation will cause loss of diversity of architecture.
21	Marie Edgar, 3532 W 39 <sup>th</sup> Ave	In favor – Packard’s Hill is one of the gems of Denver. Supports designation as it will support neighborhood stability.
22	Tony Julianelle, 3310 & 3316 Newton	Opposed – Questions how much consideration to diversity and gentrification was studied for this application.
23	John Olsen, 1460 Ogden, Historic Denver	In favor – Fully supports. HD assisted with the

		survey grant – neighborhood had to raise 7K plus application fee. Extensive outreach and public meetings that discussed application and design guidelines. Perhaps the most through designation application completed and submitted to city.
24	Kacey Mason, 3300-3308 Newton	In favor - Strongly in support. Gentrification happened in the 90s. Development is taking the character of her neighborhood.

Chair C. Jordy closed the public hearing. Commission deliberation.

Motion by K. Corbett: I move to recommend approval and forward to City Council for landmark designation of Packard’s Hill Historic District, application #2017L-002, based on History Criteria 1a and 1c, and Architecture Criteria 2a and 2b, citing as findings of fact for this recommendation the application form, public testimony, and the July 7, 2017 staff report.

Second by: A. Zimmer

Vote: 5 in favor, (G. Chapman recused), motion carries.

*G. Chapman returned to the meeting.*

**Design Review Projects**

**2017-COA-243 3017 Osceola Street**

Description: Window and Porch Replacement

Motion by A. Duckett-Emke: I move to approve project 2017-COA-243 for the window replacement and reconstruction of porch at 3017 Osceola St, as per Denver Guidelines for Denver Landmark Structures and Districts 2.14, 2.16, 2.19, 2.35, and 2.36, presented testimony, submitted documentation, and information provided in the staff report

Second by: A. Zimmer

Vote: Unanimous in favor, (6-0), motion carries.

**2017-COA-247 720 16<sup>th</sup> Street**

Description: Rooftop Addition

Motion by K. Wemple: I move to approve application 2017-COA-247 for the rooftop addition at 720 16th Street, Unit 521, as per design guidelines 3.11, 3.12, 3.2, 3.3, 3.5 and 3.7a, presented testimony, submitted documentation and information provided in the staff report.

Second by: K. Corbett

Vote: Unanimous in favor, (6-0), motion carries.

**2017-COA-250 3004 Arapahoe Street**

Description: ADU

Motion by A. Duckett-Emke: I move to approve application 2017-COA-250 for the ADU at 3004 Arapahoe Street with the conditions that a modular or standard brick is used in lieu of Norman brick, as per design guidelines 4.3, 4.5b, 4.8, and 4.4, the presented testimony, submitted documentation and information provided in the staff report.

Second by: G. Chapman

Friendly amendment offered by K. Corbett that the motion be based on guidelines 4.6 and 4.19. Amendment accepted by A. Duckett-Emke and G. Chapman.

Vote: Unanimous in favor, (6-0), motion carries.

**Discussion Items**

**Business Items**

**Meeting Adjourned 3:30**