



DRAFT MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, October 16th, 2018

Call to Order: 1:02pm

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

Staff: B. Bryant, J. Cappeto, B. Dierschow, E. Ehr, K. Hahn, K. Marquez (CPD); A. Hernandez (COA)

Meeting Records for approval – none

Public Comment - none

Consent Agenda

2018-COA-366 48 W Bayaud Avenue

Description: ADU

2018-COA-392 2545 Stout Street

Description: ADU

2018-COA-379 3395 30th Avenue

Description: Zone Lot Amendment

2017-TAXC-019 3631 East 7th Ave

Description: Tax Credit Part II

2018-COA-407 18300 W Alameda Pkwy – Red Rocks

Description: Structural Stabilization of Seating Area

Motion by G. Chapman: I move to approve consent agendas consisting of: #2018-COA-366 48 W. Bayaud Ave., #2018-COA-392 2545 Stout Street, #2018-COA-379 3395 30th Ave., #2017-COA-019 3631 East 7th Ave and #2018-COA-407 18300 W. Alameda Parkway – Red Rocks.

Second: K. Wemple

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

Public Hearings

2018L-009 2600 Milwaukee, Henderson House

Description: Landmark Designation Application

Staff presentation by K. Hahn

Applicant presentation by L. Henderson and S. Stage

Public Speakers:

Tom Norris, 1250 Humboldt St. – In favor

Minnie Jackson, 2680 Milwaukee St. – In favor

Motion by K. Wemple: I recommend approval and forwarding to City Council for landmark designation of the Henderson House at 2600 Milwaukee Street, application #2018L-009, based on History Criteria 1a, and Architecture Criterion 2a and 2b, citing as findings of fact for this recommendation the application form, public testimony, and the October 9, 2018 staff report.

Second: G. Petri

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

Business Items

Downtown Historic District Tax Rebate Applications

Description: 2018 Recommendations to the Office of the Controller

Motion by G. Petri: I move to certify as qualifying structures all 21 of the properties in the Downtown Historic District which applied for the Downtown Denver Historic District tax rebate program in 2018, as per presented testimony and information provided in the staff report.

Second: E. Hummel

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

Design Review Projects

2018-COA-408 2835 W 32nd Avenue – Gardens at St. Elizabeth

Description: Infill – Design Details of Memory-Care Wing

Motion by A. Wattenberg: I move to approve application #2018-COA-408 for the design review for the memory care wing and the addition of the porte-cochere on the tower at the Gardens at St. Elizabeth campus at 2835 W. 32nd Avenue, per design guidelines 4.3e, 4.4e, 4.6, 4.20c and d, 4.21b, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Wemple

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

2018-COA-412 625 Clayton Street

Description: Attached Garage

Motion by G. Petri: I move to approve application #2018-COA-412 garage addition and sunroom connector at 625 Clayton Street, as per design guidelines 3.2-3.4, 3.8, and 4.18, presented testimony, submitted documentation and information provided in the staff report with the condition that the sunroom connector be inset from the north wall of the house and garage at least 8 inches.

Second: A. Wattenberg

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

2018-COA-397 2847 Welton Street

Description: Rehabilitation

Motion by G. Petri: I move to conditionally approve application #2018-COA-397 for the façade rehabilitation and restoration at 2847 Welton Street, as per design guidelines 3.22-3.24, 4.42-4.43, 4.47, 5.48, 5.69, character-defining features for the Five Points Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Ensure the stucco is a traditional cementitious stucco system;
2. For tenant 104, conceal the steel header behind the masonry to respect the bay configurations.

Second: A. Wattenberg

Amendment by G. Petri to strike “and restoration” because the project is a rehabilitation.

Accepted by seconder

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

2018-COA-385 2838 Arapahoe Street

Description: Porch, Site Work, & Retaining Wall Violations

Motion by K. Wemple: I move to continue application #2018-COA-385 for the porch modifications, site work, and retaining wall at 2838 Arapahoe Street to the November 6th Landmark Preservation Commission meeting.

Second: E. Hummel

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

2018-COA-414 295 Bannock Street

Description: Phase I - Mass, Form, & Context for Infill

Motion by G. Chapman: I move to deny application #2018-COA-414 for the Phase I: Mass, Form and Context for the proposed addition (building A) and infill (building B) at 295 Bannock Street, as per design guidelines 3.1, 3.2, 3.4, 3.8, 4.1, 4.2 and 4.3 presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

2018-COA-395 644 Harrison Street

Description: Roof tile replacement

Motion by K. Wemple: I move to approve application #2018-COA-395 for the replacement of the concrete tile roof at 644 Harrison St, as per design guidelines 2.25.d, presented testimony, submitted documentation and information provided in the staff report with the condition that the new roof tile match the historic concrete roof tile in color, size, and profile.

Second: G. Petri

Amendment by K. Wemple to add the word “closely” for the match of the roof tile.

Accepted by seconder.

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

2018-COA-413 2640 Curtis Street

Description: Porch violation

Motion by K. Wemple: I move to conditionally approve application #2018-COA-413 for the porch work at 2640 Curtis Street, as per design guidelines 2.10, 2.34 a & c, and 2.35, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Replace skirting with framed lattice skirting
2. Remove composite wood decking
3. Install wood trim at the column bases

Second: G. Petri

Amendment by A. Wattenberg to add the condition to straighten the stairs.

Accepted by motioner and seconder.

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

Discussion Items

Meeting adjourned: 5:10pm