



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, December 18, 2018 at Parr-Widener Room

Call to Order: 1:05pm

Commission members: G. Chapman, K. Corbett, C. Jordy (Chair), E. Hummel, G. Petri, H. Vasquez Johnson, K. Wemple, A. Zimmer

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

Meeting Records for approval – November 20th, 2018

Motion by K. Corbett: I move to approve the meeting records for November 20th, 2018.

Second: K. Wemple

Vote: Unanimous in favor (8-0-0), motion carries.

Public Comment- none

Consent Agenda

2018-TAXC-004 1421 Gilpin St (C90) - Wyman

Description: Tax Credit Part 2

2018-TAXC-003 1421 Gilpin St (R14) -Wyman

Description: Tax Credit Part 2

2018-COA-500 Red Rocks Amphitheater and Trading Post

Description: Lighting

2018-COA-497 Red Rocks Amphitheater

Description: Alterations to Loading Dock Walls and Repair at Row 69

2017-TAXC-020 801 Vine Street (R14) – Morgan’s Subdivision

Description: Tax Credit Part 2

2018-TAXC-008 3144 Newton Street (R14) – Wolff Place

Description: Tax Credit Part 1

2018-ZLAM-151 101 Race Street – Country Club

Description: Zone Lot Amendment

Motion by K. Corbett: I move to approve consent agenda items consisting of: #2018-TAXC-004 1421 Gilpin St (C90), #2018-TAXC-003 1421 Gilpin St (R14), #2018-COA-500 Red Rocks Amphitheater and Trading Post, #2018-COA-497 Red Rocks Amphitheater, #2017-TAXC-020 801 Vine Street (R14), #2018-TAXC-008 3144 Newton Street (R14), #2018-ZLAM-151 101 Race Street.

Second: H. Vasquez Johnson

Vote: Unanimous in favor (8-0-0), motion carries.

Public Hearings

Charles Jordy opened the public hearing

2018L-007 5001 Packing House Road – Armour & Co. Admin Building

Description: Landmark Designation Application

Motion by H. Vasquez Johnson: I move to recommend approval, and forwarding to City Council, the landmark designation

application for the Armour & Company Administration Building, 5001 Packing House Road (application #2018L-007), based on History Criteria 1a and 1c, Architecture Criterion 2a, and Geography Criteria 3b and 3c, citing as findings of fact for this recommendation the application form, public testimony, and the December 10, 2018 staff report.

Second: K. Corbett

Vote: Unanimous in favor (8-0-0), motion carries.

2018L-010 637 Galapago Street – Samsonite House

Description: Landmark Designation Application

Public Speaker: *Doug Walter, 1525 S. Spruce St. – In support*

Charles Jordy closed the public hearing

Motion by A. Zimmer: I move to recommend approval and forward to City Council for landmark designation of 637 Galapago Street, application #2018L-010, based on History Criteria 1a and 1c and Architecture Criterion 2a, citing as findings of fact for this recommendation the application form, public testimony, and December 11, 2018, staff report.

Second E. Hummel

Vote: Unanimous in favor (8-0-0), motion carries.

Design Review Projects

2018-COA-493 2541 Curtis Street – Curtis Park

Description: Window Replacement

Motion by G. Petri: I move to approve application #2018-COA-493 for the replacement of 19 windows at 2541 Curtis St., as per design guidelines 2.14, 2.16, 2.19, presented testimony, submitted documentation and information provided in the staff report with the condition that the existing exterior trim or brick mold either be retained and reused or replicated as closely as possible.

Second: K. Wemple

Vote: Unanimous in favor (8-0-0), motion carries.

2018-COA-494 56 W. Maple Avenue – Baker

Description: Rear Addition and new dormer windows

Motion by K. Wemple: I move to approve application #2018-COA-494 for the construction of a new rear addition and modification of non-historic windows on the east, west, and south elevations at 56 W. Maple Ave., as per design guidelines 2.14, 2.20, 3.1, 3.2, 3.3, 3.6, 3.9, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. That the new addition be offset at least 4" from the face of the original wall on the inside of the house, Guideline 3.3a.
2. That all new and replacement windows be set into the wall at the same depth as the original windows, Guideline 2.19c.

Second: K. Corbett

Vote: Unanimous in favor (8-0-0), motion carries.

2018-COA-495 3425 Eliot Street – Potter Highlands

Description: ADU

Motion by K. Corbett: I move to approve application #2018-COA-495 at 3425 Eliot St., for the construction of a new ADU at the back of the property as per design guidelines 4.6, 4.8, 4.18, 4.19, Character Defining Features for the Potter Highlands Historic District about out-buildings.

Second: K. Wemple

Amendment by G. Chapman: include presented testimony, submitted documentation and information provided in the staff report.

Accepted by motioner and seconder.

Vote: Unanimous in favor (8-0-0), motion carries.

Commission took a short break

2018-COA-502 2500 Arapahoe Street – Curtis Park

Description: Infill – Design Details

Motion by K. Wemple: I move to approve application #2018-COA-502 for the design details of the infill construction at 2500 Arapahoe Street, as per design guidelines 4.3c and e, 4.4e, 4.6, 4.8, f.19, 4.21b, 5.21 and 5.23, 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. A brick soldier course header be provided at the windows on the south side of the west elevation to match that shown on the south elevation, Guideline 4.20.
2. Doors and windows located along walls clad with lap-siding to have a minimum 4” trim surrounding the opening, Guideline 4.20.
3. Full depth brick is used throughout.

Second: K. Corbett

Vote: Unanimous in favor (8-0-0), motion carries.

2018-COA-504 577 High Street—Driving Park

Description: Garage demo and addition

Motion by K. Corbett: I move to approve application 2018-COA-504 for the garage demolition, new additions, new garage, and window replacement at 577 High Street, as per design guidelines 2.20, 2.30, 2.38, 3.4, 3.6-3.9, 4.18, and 4.19, presented testimony, submitted documentation and information provided in the staff report with the conditions that the connector to the garage be removed, one-story addition be clad with brick, and egress moved to south side.

Second: G. Petri

Vote: 7 in favor, 1 opposed (G. Chapman), 0 abstained, (7-1-0) motion carries

Heather Vasquez Johnson left the meeting

2018-COA-505 1651 Emerson Street—Swallow Hill

Description: Window replacement and rear deck

Motion by K. Corbett: I move to approve application 2018-COA-505 for the window replacements, rear porch/deck, and roof deck at 1651 Emerson, as per design guidelines 2.14, 2.18, 2.20, 2.30, and 2.37, presented testimony, submitted documentation and information provided in the staff report with the conditions that basement window be changed to be more historically appropriate and that replacement windows fit existing openings without fillers or panning.

Second: G. Petri

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

Heather Vasquez Johnson returned to the meeting

Commission took a short break

2018-COA-498 378 Lafayette Street – Country Club

Description: Addition

Motion by: G. Petri: I move to conditionally approve application #2018-COA-498 for the new additions and new window openings at 378 Lafayette Street as per Country Club design guidelines B2, B3, B4, B7, C, design guidelines 2.14, 3.1-3.4, 3.6-3.8, and 4.18-4.19, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Confirm material construction of the new garage door, (guideline 4.19)
2. Align the new ground floor window on the north elevation with the existing jack arch.
3. Align the head and sill of the new upper floor window on the north elevation with the adjacent window.

Second: E. Hummel

Vote: Unanimous in favor (8-0-0), motion carries.

2018-COA-501 390 Humboldt Street – Country Club

Description: Addition

Motion by K. Corbett: I move to approve application #2018-COA-501 for the new additions at 390 Humboldt Street as per Country Club design guidelines B2, B3, Denver design guidelines 3.1, 3.2, 3.7 and 4.18, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report, with the following conditions:

1. Eliminate the Palladian window in the design at the rear.
2. Align the kitchen and study windows on the north elevation with the upper sash of the original windows on the north elevation of the house.
3. Differentiate the brick on the upper story addition from the brick on original house, either with a bonding pattern difference or possibly a brick-width recess.
4. The windows in the connector to match the proportions of the original windows.
5. Design details be shown accurately on the drawings submitted to staff.

Second: G. Chapman

Amendment by K. Wemple: That the garage door be made of high quality materials such as wood or metal.

Accepted by motioner and seconder

Vote: Unanimous in favor (8-0-0), motion carries.

2018-COA-385 2838 Arapahoe Street – Curtis Park

Description: Porch, Site Work, & Retaining Wall Violations

Recommendation: Continue to February 12, 2019 Meeting

Motion by K. Corbett: I move to continue #2018-COA-385 2838 Arapahoe Street to the February 12, 2019 LPC meeting.

Second: G. Petri

Vote: Unanimous in favor (8-0-0), motion carries.

Business Items

Discussion Items

Meeting Adjourned: 5:23pm