



MEETING RECORD
Landmark Preservation Commission

Tuesday, June 19, 2018

Call to Order: 1:04pm

Commissioners: Ginette Chapman, Gary Petri, Kathy Corbett, Charles Jordy (Chair), Kelly Wemple, Amy Zimmer, Heather Vasquez Johnson, and Earen Hummel

Staff: Emily Ehr, Brittany Bryant, Jenn Cappeto, Kara Hahn, Abbey Christman, Becca Dierschow, Jessi White, Jennifer Buddenborg (CPD), and Adam Hernandez (CAO)

Meeting Record for approval – none

Public Comment (limited to 2 minutes per speaker) - None

Consent Agenda

2018-COA-207 600 S. Marion Parkway

Description: Replace exterior lights

2018-TAX-006 1061 Humboldt St

Description Residential (R14) Tax Credit, Part 1

Motion by K. Corbett: I move to approve the consent agenda for 2018-COA-207 600 S. Marion Parkway and 2018-TAX-006 1061 Humboldt St as consistent with the applicable guidelines, submitted documentation and information provided in the staff reports.

Second by: H. Vasquez Johnson

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

Public Hearings

2900 South University Boulevard

Description: Individual Landmark Designation

Chair Jordy opened the public hearing.

Staff report by Kara Hahn, Principal Planner.

Presentation by James Steely and Spencer Wynant, on behalf of owner.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Shannon Schaefer, Historic Denver	In favor

Chair Jordy closed the public hearing. Board discussion

Motion by K. Corbett: I move to recommend approval and forward to City Council of application #2018L-004 for landmark designation of 2900 South University Boulevard, based on History criterion 1a, Architecture criterion 2a, and Geography criterion 3b, citing as findings of fact for this recommendation the application form, public testimony, and the June 12, 2018 staff report.

Second by: K. Wemple

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

Business Items

Short presentation about Certified Local Governments as part of Denver Landmark Preservation’s 2018 CLG evaluation *Mark Rodman, Deputy State Historic Preservation Officer, History Colorado*

Mark presented information from History Colorado about historic preservation and the Certified Local Government program. He also distributed the State Preservation Plan and encouraged Landmark staff and the Landmark

Preservation Commission to review it carefully and provide feedback as they begin the process for developing a new preservation plan beginning in 2019.

Design Review Projects

2018-COA-193 2815 Champa Street

Description: Rear Second-floor Addition

Recommendation: Approval

K. Wemple: I move to recommend a setback variance for the rear addition to the Board of Adjustment, per Section 12.4.7.5.C of the Denver Zoning Code and recommend a bulk plane administrative adjustment for the stair overrun, per section 12.4.5.3 of the Denver Zoning Code and approve application 2018-COA-193 for the rear second floor addition at 2815 Champa Street as per presented testimony, submitted documentation, guidelines 2.37, 3.3, 3.4, 3.6-3.9, 4.6, Curtis Park character defining features, and information provided in the staff report. Comment: The material is a little atypical yet high quality.

Second by: H. Vasquez Johnson

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

2018-COA-212 2624 W 34th Avenue

Description: Rear Fence

Recommendation: Approval with Conditions

G. Chapman: I move to conditionally approve application 2018-COA-212 for the rear yard fence at 2624 w 34th Ave as per design guideline 5.9, presented testimony, submitted documentation and information provided in the staff report with the condition that the material of the fence be wood.

Second by: H. Vasquez Johnson

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

2018-COA-208 620 Clayton Street

Description: 14 Window Replacements, rear addition, new garage

Recommendation: Approval with Conditions

K. Corbett: I move to approve application #2018-COA-208 for the demolition of a rear bay window, construction of a rear addition, replacement of the existing windows, and construction of a garage as per guideline 2v, 2.29, 2.57, 3.5, 3.1, 3.2, 3.3, 3.6, 3.7, 3.9, 2.14, 4.18, 4.19, presented testimony, submitted documentation and information provided in the staff report.

Second by: E. Hummel

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

2018-COA-210 3101 E 7th Avenue

Description: Violations- Basement windows, Kitchen window, skylights, addition changes

Recommendation: Denial

E. Hummel and G. Petri left before vote was taken. (approx. 4:35pm)

K. Corbett: I move to deny application #2018-COA-210 for removal of the roof tile, removal of the original door, removal of the entrance alcove brick, the addition of basement and egress windows, the addition of skylights, modifications to the east kitchen window and modifications to the rear addition and dormer additions at 3101 E. 7th Avenue as per guideline 2.1, 2.3, 2.14, 2.15, 2.18, 2.21, 2.24, 2.25, 2.26, 3.1, 3.2, 3.3, 3.6, 3.7, 3.9, Intent Statements 3a, 3b, 3c, 3d, presented testimony, submitted documentation and information provided in the staff report.

Second by H. Vasquez Johnson

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

2018-COA-217 61 Elati Street

Description: Violation—Window

Recommendation: Approval

H. Vasquez Johnson: I move to approve application 2018-COA-217 for the addition of a horizontal bar resembling a window rail to the dormer window at 61 Elati as per guideline 3.6, presented testimony, submitted documentation and information provided in the staff report.

Second by G. Chapman

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

2018-COA-220 61 Elati Street

Description: Violation—Fence

Recommendation: Approval with Condition

K. Wemple: I move to approve application 2018-COA-220 for fence replacement at 61 Elati Street as per guidelines 5.8 and 5.9, presented testimony, submitted documentation and information provided in the staff report with the condition that gate at the southeast corner be moved at least one foot behind the façade or lowered to 48” with 50% open space.

Second by H. Vasquez Johnson

C. Jordy: friendly amendment to add “in its current location” in reference to lowering the gate to 48” with 50% open space.

Accepted: K. Wemple and H. Vasquez Johnson

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

2018-COA-221 61 Elati Street

Description: Violation—Shingles and Trim

Recommendation: Denial

G. Chapman: I move to deny application 2018-COA-221 for the replacement of the shingles and trim on the façade of 61 Elati St. as per guidelines 2.1, 2.3, 2.4, 2.8, 2.10, and 2.12, presented testimony, submitted documentation and information provided in the staff report.

Second by A. Zimmer

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

2018-COA-216 2403 Champa Street

Description: Site Lighting

Recommendation: Denial

K. Corbett: I move to approve application 2016-COA-216 for the site lighting at 2403 Champa Street as per presented testimony, submitted documentation, guideline 5.22 and information provided in the staff report.

Second by: K. Wemple

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

Discussion Items

Business Items

Meeting Adjourned: 5:41pm