



DRAFT MEETING RECORD

Landmark Preservation Commission

Tuesday, August 21, 2018

Call to Order: 1:30pm

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

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

Meeting Record for approval – July 24, 2018

Motion by K. Corbett: I move to approve meeting record from July 24, 2018

Second: K. Wemple

Vote: in favor (6-0), 1 abstained (G. Petri), motion carries.

Consent Agenda

2018-COA-300 2009 Larimer Street

Description: Front Façade Alterations

Motion by G. Chapman: I move to approve application #2018-COA-300 2009 Larimer Street as per presented testimony, submitted documentation, and information provided in the staff report.

Second: K. Corbett

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

Public Hearings

2018L-005 Vassar School Bungalow Historic District

Description: Landmark Designation Application

Chair Jordy opened the public hearing.

Staff Report by Jenny Buddenborg, Senior City Planner

Applicant Presentation.

Public Speakers:

Shannon Stage – Historic Denver, Preservation Coordinator

1420 Ogden Street, Suite 202

In favor

Chair Jordy closed the public hearing. Board discussion.

Motion by K. Wemple: I move to recommend approval and forward to City Council for landmark designation of the Vassar School Bungalows Historic District, application #2018L-005, 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 August 14, 2018, staff report.

Second: K. Corbett

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

Design Review Projects

2018-COA-307 26 Fox Street

Description: Garage demo and ADU construction

Motion by K. Corbett: I move to approve application #2018-COA-307 for the demolition of the existing garage and construction of an ADU at 26 Fox Street, as per Denver Landmark Structures and Districts Design Guidelines 2.38, 4.3-4.6, 4.18, 4.19, presented testimony, submitted documentation, and information provided in the staff report.

Second: E. Hummel

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

2018-COA-285 3256 Curtis Street

Description: Porch Reconstruction

Motion by G. Chapman: I move to approve application #2018-COA-285 for the construction of a front porch and reinstallation of a second story window at 3256 Curtis Street as per presented testimony, submitted documentation, guidelines 2.13, 2.19, 2.36, Curtis Park character defining features, and information provided in the staff report with the condition that the second floor replacement window be either a wood or an aluminum-clad wood window

Second: A. Zimmer

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

2018-COA-286 635 Downing Street

Description: Window Replacement

Motion by A. Zimmer: I move to approve application #2018-COA-286 for the replacement of vinyl windows at 635 Downing St., as per design guidelines 2.14, 2.16, 2.19, 2.20, presented testimony, submitted documentation and information provided in the staff report with the condition that the new window frame be as thin as possible, that the sash profiles match the sash profile of window 7 as closely as possible, that all of the casement and awning windows not have divided lights, and that window 24 be replaced with either an aluminum clad wood or a low PVC/no PVC fiberglass window.

Second: K. Wemple

K. Corbett friendly amendment to add that window 31 be added into the motion/condition that it also be replaced with a low PVC/no PVC fiberglass window.

Amendment accepted by motioner and seconder

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

2018-COA-295 2115 East 4th Avenue

Description: Rear Addition

Motion by K. Corbett: I move to conditionally approve application #2018-COA-295 for the rear, one-story addition at 2115 East 4th Avenue as per presented testimony, submitted documentation, Guidelines for Country Club Historic District E2, and Design Guidelines 3.3, 3.4, 3.6, 3.7, 3.8, 4.6 and information provided in the staff report with the condition that the addition roof material be flat seam copper. And lower the roof to allow for a flashing band.

Second: G. Petri

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

2018-COA-302 2437 West 35th Avenue

Description: Tandem House, Phase II: Design Details

Motion by G. Petri: I move to conditionally approve application #2018-COA-302 for the design details of the proposed Tandem House at 2437 West 35th Ave. as per presented testimony, submitted documentation, guidelines 4.1, 4.3, 4.5, 4.6, 4.8, 4.16, 4.19 and information provided in the staff report with the following conditions:

1. Foundation height to be lowered to be either floor level or basement window header height to match district context;
2. Porch wall cladding to match primary cladding material with typical foundation height detail and material; and
3. Porch roof to have side fascia.

Second: E. Hummel

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

2018-COA-305 149 South Grant

Description: Window Violation

Motion by G. Petri: I move to conditionally approve the replacement of windows, with wood or aluminum clad windows, on application #2018-COA-305 at 149 South Grant Street as per design guidelines 2.14, 2.16a, b, and c, 2.19b, d, g, and k, presented testimony, submitted documentation, and information provided in the staff report. With the following conditions:

1. That the four corner windows on the second floor and the one window on the first floor, facing the street, maintain the original cottage window proportions.
2. That the side windows at the corners of the front be egress windows.
3. That the front facing windows are double-hung windows.

Second: K. Wemple

C. Jordy friendly amendment that the address is 149 South Grant St.

Amendment accepted by motioner and seconder

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

Discussion Items

October 30th Retreat - Fleming Mansion was chosen.

October 24th - Historic Denver Dinner at the Brown Palace

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); motion carries

Reconvene LPC meeting

2018-COA-249 3101 E. 7th Avenue -- Motion to Amend Something Previously Adopted

Motion by K. Corbett: I move to amend the motion relating to application #2018-COA-249, 3101 E. 7th Ave. adopted at the July 24, 2018 LPC meeting by removing references to guidelines 3.1, 3.7, 3.9, removing the condition that the main addition roof be the same height as the historic roof and removing the condition that the west hyphen roof height be lower than the historic roof height, but leaving in place all other conditions.

Second: G. Chapman

Vote: 6 in favor, 1 abstained (G. Petri), motion carries.

Meeting Adjourned: 4:45pm