



DRAFT MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, October 2nd, 2018

Call to Order: 1:03pm

Commission members: K. Corbett, C. Jordy, G. Petri, A. Wattenberg, K. Wemple, A. Zimmer

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

Meeting Records for approval – August 21st and September 4th, 2018

Motion by K. Corbett: I move to approve the meeting records for August 21st and September 4th, 2018.

Second: K. Wemple

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

Public Comment - None

Consent Agenda

2018-COA-363 3525 Clay Street

Description: Addition

Motion by K. Corbett: I move to approve application #2018-COA-363 for the demolition of an existing rear addition and the construction of a new addition at 3525 Clay St., as per design guidelines 3.1, 3.2, 3.3, 3.4, 3.6, 3.9, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

Public Hearings

2018L-008 630-638 East 16th Ave, Essex Apartments

Description: Landmark Designation Application

Public Speaker: Annie Levinsky – *Historic Denver – 1420 Ogden Street, In favor*

Motion by K. Wemple: I move to recommend approval and forward to City Council for landmark designation of the Essex Apartments at 630-638 East 16th Avenue, application #2018L-008, based on History Criterion 1a and Architecture Criterion 2b, citing as findings of fact for this recommendation the application form, public testimony, and the September 24, 2018 staff report.

Second A. Zimmer

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

Design Review Projects

2018-COA-375 3023 Newton Street

Description: Addition

Motion by K. Corbett: I move to approve application #2018-COA-375 for the rear addition at 3023 Newton Street, as per design guidelines 3.2-3.8, presented testimony, submitted documentation, and information provided in the staff report.

Second: K. Wemple

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

2018-COA-374 444 Franklin Street

Description: Addition

Motion by G. Petri: I move to approve application #2018-COA-374 for the side addition, rear addition, and rear deck at 444 Franklin Street, as per design guidelines 3.2-3.8, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

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

2018-COA-364 2533 West 36th Avenue

Description: Addition

Motion by K. Wemple: I move to approve application #2018-COA-364 for the demolition of an existing rear addition and the construction of a new addition at 2533 W. 36th Ave., as per design guidelines 3.4, 3.7, 3.9.c, presented testimony, submitted documentation and information provided in the staff report with the condition that the one-story portion of the addition be shifted back so that it is flush with the two-story portion of the addition so that a 10' hyphen depth be maintained on the east and west elevations, and that the sunken patio area be reduced to 3'w x 6'l around each of the egress doors.

Second: G. Petri

Amendment by G. Petri: Include the additional condition that the approval does not include alterations to the front porch.

Accepted by K. Wemple.

Vote: 5 in favor, 1 opposed (A. Wattenberg), 0 abstained, motion passes

2018-COA-376 144 West Colfax Avenue – McNichols Building

Description: Addition

Motion by G. Petri: I move to conditionally approve the infill, mass and scale application #2018-COA-376 for the terrace addition at 144 West Colfax Ave – McNichols Building, as per Denver Civic Center design guidelines II, IV, VI, Denver design guidelines 3.1-3.3 and 3.5-3.6, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Design the fenestration pattern and vertical and horizontal articulation of the glass to better compliment the pattern, dimension, and scale of the existing south façade.
2. Emphasize the existing symmetry of the building and door placement.
3. Reduce and restudy the canopy.
4. Ensure the chimney stacks are reconstructed to be historically accurate.
5. Design the transition of the stone to curtain wall joint to emphasize the massive character of the stone
6. Retain and salvage existing stone and brick/masonry materials
7. The balustrade should emphasize transparency.

Second: K. Corbett

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

Commission took a 5-minute break

2018-COA-373 2103 West 28th Avenue

Description: Site & Window Violations, Curb Cut & Fencing

Motion by K. Corbett: I move to conditionally approve application #2018-COA-373 for the front door replacement, window replacement, retaining wall, shed demolition, rear patio and site paving, curb cut and privacy fencing at 2103 W. 28th Ave., as per design guidelines 2.14, 2.15, 2.16, 2.19, 2.23, 5.3, 5.9, 5.12, character-defining features for the W. 28th Ave. historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Replace front door with a wood door of similar design to 2115 and 2117 W. 28th Ave.;
2. Replace front façade windows with new double hung, wood or aluminum clad wood, one-over-one windows to match 2115 or 2117 W. 28th Ave., or replace front façade windows with simulated wood sash windows;
3. Properly document and verify existing window conditions on all windows on secondary elevations; and
4. Add a stone cap in excess of 2" thickness to the top of the existing retaining wall.

Second: A. Wattenberg

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

Business Items

Discussion Items

Update on Progress of the Landmark Ordinance Update Task Force

Meeting adjourn: 5:10pm