



MEETING RECORD
Landmark Preservation Commission
 Tuesday, June 5, 2018

Call to Order: 1:06pm

Commissioners: Kathy Corbett, Charles Jordy (Chair), Gary Petri, Kelly Wemple, Heather Vasquez Johnson, Anne Wattenberg
 Absent: Ginette Chapman, Earen Hummel, Amy Zimmer
 Staff: Brittany Bryant, Jenn Cappeto, Abigail Christman, Becca Dierschow, Emily Ehr (CPD), Nate Lucero (CAO), Heidi Tippetts (CPD), Jessi White

Meeting Records for approval –

May 1st, 2018

May 15th, 2018

Motion by K. Corbett: I move to approve the May 1st and May 15th meeting records.
 Second by: H. Vasquez Johnson
 Vote: Unanimous in favor (6-0), motion carries.

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

Consent Agenda

2018-TAXC-005 460 Westwood Dr
 Description: Residential (R14) Tax Credit, Part 1

2017-TAXC-0022 2969 Julian Street
 Description: Residential (R14) Tax Credit, Part 2

2017-COA-494* 1650 East 7th Avenue
 Description: Board of Adjustment Variance Recommendation

2018-COA-153 2721 Curtis Street
 Description: Accessory Dwelling Unit & Board of Adjustment Variance Recommendation

Motion by K. Wemple: I move to approve the consent agenda for 2018-TAXC-005, 460 Westwood Dr., 2017-TAXC-0022 2969 Julian Street, 2017-COA-494*, 1650 East 7th Avenue, 2018-COA-153, and 2721 Curtis Street as consistent with the applicable guidelines, submitted documentation and information provided in the staff report.
 Second by: K. Corbett
 Vote: Unanimous in favor (6-0), motion carries.

Public Hearings

2018-LMDEMO-237 635 Fillmore Street
 Description: Demolition of 40% or more of a contributing structure
 Chair Jordy opened the public hearing. Staff presentation. Applicant presentation. Questions from Commission to staff and applicant.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Lawrence Frank – 645 Fillmore St	Proxy speaker for Jane and Joe Crystal at 639 Fillmore St, not in favor.
2	Suzanne Frank – 645 Fillmore St	Not in favor
3	Bessie Chachas – 400 Pennsylvania St	Proxy speaker for Bruce Granger at 626 Fillmore St, Not in favor

Chair Jordy closed the public hearing. Commission discussion.

Motion by K. Corbett: I move to deny application #2018-LMDEMO-237 for the roof demolition and rear elevation demolition at 635 Fillmore Street as per presented testimony, submitted documentation, guidelines 2.24, 2v, and 2.55 and information provided in the staff report.

Second by: G. Petri

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

Design Review Projects

2018-COA-197 635 Fillmore Street

Description: Pop-top Addition

Project was not heard because of denial of demolition (2018-LMDEMO-237).

2018-COA-199 435 Washington Street

Description: Phase II – Design Details

Motion by K. Wemple: I move to approve application #2018-COA-199 for the Phase II-Design Details of the proposed infill structure at 435 Washington Street as per presented testimony, submitted documentation, guideline 4.2, 4.3, 4.5, 4.6, 4.8, 4.19, 5.3, 5.9, Alamo Placita character-defining features, and information provided in the staff report.

Second by: H. Vasquez Johnson

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

2018-COA-138 652 Harrison St.

Description: Rear addition

Motion by G. Petri: I move to recommend a bulk plane administrative adjustment for the addition, per section 12.4.5.3 of the Denver Zoning Code to the zoning administrator, and approval of application 2018-COA-138 for the construction of a rear addition, installation of an egress window, and erection of a fence, as per design guidelines 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.9, 2.18, and 5.9, the presented testimony, submitted documentation and information provided in the staff report.

Added condition that the cedar shingle siding needs to be treated.

Second by: K. Corbett

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

2018-COA-162 409-411 Emerson St.

Description: Egress windows on front of house

Motion by K. Corbett: I move to approve application 2018-COA-162 for the installation of egress windows on the front of the house as per design guideline 2.18 the 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-171 2401 California St. / 2400 Stout St.

Description: Infill - Design Detail Review

Motion by K. Corbett: First Motion: I move to approve application 2018-COA-171 for the design detail review for the infill building at 2401 California Street and 2400 Stout Street, as per design guidelines 4.3 4.4e, 4.6, 4.8 4.13, 4.14, 4.19c and the Character-Defining Feature for the Curtis Park Historic District, and recommend to the Zoning Administrator approval of an administrative adjustment for height and bulk plane violations in the rear 35% of the zone lots per Section 12.4.5.3 of the Denver Zoning Code, presented testimony, submitted documentation and information provided in the staff report with the suggestion that the doors be redesigned to have a vertical light pattern.

Second by: K. Wemple

Friendly amendment by K. Corbett: Revised to replace the word “suggestion” with “condition”

Amendment accepted by K. Wemple

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

Second Motion by K Corbett: I move to recommend approval of a variance to the Board of Adjustment for the decks in the rear 35% of the zone lots at 2401 California Street and 2400 Stout Street, and the

encroachment into the rear setback at 2401 California Street, based on Section 12.4.7.5.C of the Denver Zoning Code.

Second by: K. Wemple

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

2018-COA-173 2500 Arapahoe Street

Description: Infill – Mass, Form and Context Review

Motion by: K. Wemple: I move to approve application 2018-COA-173 for the mass, form and context review for the infill building at 2500 Arapahoe Street with the conditions that the sunken basement patios on 25th Street are omitted and the three square windows on the north façade have a more vertical orientation, as per design guidelines 4.1, 4.2, 4.9, 4.3a and 4.4b, presented testimony, submitted documentation and information provided in the staff report.

Second by: K. Corbett

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

C. Jordy recused and left the meeting, H. Vasquez Johnson chaired.

2018-COA-189 2636 Walnut Street

Description: Rooftop Mechanical & Skylights

Motion by: K. Corbett: I move to continue application #2018-COA-189 for the rooftop units, skylight reglazing and new skylights at 2636 Walnut Street to the July 10th LPC meeting as per presented testimony, submitted documentation.

Second by: G. Petri

Vote: Unanimous in favor (5-0), motion carries

C. Jordy returned to the meeting, resumed as chair.

2018-COA-191 2721 Curtis Street

Description: Rooftop Addition and Window/Door Modifications

Motion by: G. Petri: I move to conditionally approve application 2018-COA-191 for the rooftop addition and window/door modifications at 2721 Curtis Street as per presented testimony, submitted documentation, guidelines, 2.14, 2.21, 3.2-3.8, and 4.6, Curtis Park character defining features, and information provided in the staff report with the following conditions:

1. Shingle siding have a 4-inch reveal;
2. The rear door opening retains a door/transom configuration; and
3. The header and sill details of the new window openings be simplified, and existing double hung window north of the rear door be retained.

Second by: H. Vasquez Johnson

Friendly amendment by K. Wemple: stained glass not be replicated

Amendment accepted by G. Petri and H. Vasquez Johnson

Friendly amendment by A. Wattenberg: simplify the dormer by simplifying the brackets

Amendment accepted by G. Petri and H. Vasquez Johnson

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

2018-COA-182 2721 Curtis Street

Description: Porch Modifications

Motion by: K. Wemple: I move to deny application 2018-COA-182 for the front porch modifications at 2721 Curtis Street as per presented testimony, submitted documentation, guidelines 2.10, 2.13, 2.16 and 2.36, Curtis Park character defining features, and information provided in the staff report.

Second by: A. Wattenberg

Vote: 5 in favor, 0 opposed, 1 abstained (K. Corbett), motion carries

Business Items

Discussion Items

Adjourned time: 5:50