



## **MEETING RECORD**

### **Landmark Preservation Commission**

Tuesday, July 10, 2018

#### **Call to Order: 1:04pm**

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

Staff: Emily Ehr, Brittany Bryant, Jenn Cappeto, Abbey Christman, Jessi White, and Nate Lucero (CAO)

#### **Meeting Records for approval –**

##### **June 5<sup>th</sup>, 2018 and June 19<sup>th</sup>, 2018-**

K. Corbett: I move to approve meeting records from June 5<sup>th</sup> and 19<sup>th</sup>, 2018.

Second by K. Wemple

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

#### **Public Comment (limited to 2 minutes per speaker)**

Craig Supplee – 2120 Glenarm Place

#### **Consent Agenda**

##### **2018-COA-191\* 2721 Curtis Street**

Description: Bulk Plane Administrative Adjustment

Recommendation for Rooftop Addition

K. Wemple: I move to approve the consent agenda for 2018-COA-191\* 2721 Curtis Street as consistent with the applicable guidelines, submitted documentation, and information provided in the staff report.

Second by: E. Hummel

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

#### **Design Review Projects**

##### **2015-COA-347\* 425 West 1st Avenue**

Description: Design Detail Modifications

Recommendation: Approval

G. Chapman: I move to approve application #2015-COA-347\* for the design detail modification, including lap siding cladding, a gable porch roof and new porch light fixture at 425 West 1st Ave. as per presented testimony, submitted documentation, guidelines 4.6, 4.16, and 5.23 and information provided in the staff report.

Second by: K. Corbett

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

##### **2018-COA-245 740 High Street**

Description: Selective window replacement

Recommendation: Approval

K. Wemple: I move to approve application 2018-COA-245 for eighteen replacement windows, one new basement window at the original coal chute, and one replacement basement door at 740 High Street, as per design guidelines 2.16, 2.19 and 2.23, presented testimony, submitted documentation and information provided in the staff report.

Second by: K. Corbett

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

*K. Wemple recused and left the room.*

**2018-COA-243 2061-2071 Glenarm Place**

Description: Accessory Structures

Recommendation: Approval

K Corbett: I move to deny application 2018-COA-243 for the temporary structures at 2061-2071 Glenarm Place, as per design guidelines 4.1c, 4.2d, 4.5, 4.6c, 4.7b, 4.8b, 4.18 and 4.19c and d, presented testimony, submitted documentation and information provided in the staff report.

Second by: E. Hummel

K. Corbett: amendment to motion that referenced guidelines are 4.1, 4.2 and 4.3.

Accepted by E. Hummel

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

*K. Wemple returned to the meeting.*

**2018-COA-241 1250 Welton Street**

Description: Phase I Adaptive Reuse

Recommendation: Approval with Conditions

K. Corbett: I move to conditionally approve application #2018-COA-241 for the proposed Phase I Adaptive Reuse at 1250 Welton, The Emily Griffith Opportunity School, as per presented testimony, submitted documentation, standards & guidelines for Emily Griffith Opportunity School A, B, and D, the guidelines for Denver Landmark Structures and Districts 2.10, 2.14, 2.29, 2.47, 2.48, 2.57, 2.60, 3.1, 3.3, 3.5, 3.7, 3.11, and information provided in the staff report with the following conditions: 1. Eliminate the glass structure around the "Opportunity Bay;" 2. Do not alter the window opening sizes on the Welton Street façade; and 3. Final construction details to return for approval.

Second by: G. Petri

Vote: 7 in favor, 1 opposed (A. Wattenberg), motion carries

*C. Jordy recused and left the room.*

G. Petri: I nominate Kelly Wemple as Chair Pro-tem.

Second by: G. Chapman

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

*K. Wemple chaired meeting as Chair Pro-Tem*

**2018-COA-189 2636 Walnut Street**

Description: Rooftop Mechanical & Skylights

Recommendation: Approval with Conditions

G. Petri: I move to conditionally approve application #2018-COA-189 for the rooftop units, skylight reglazing and new skylights at 2636 Walnut Street as per presented testimony, submitted documentation, guidelines 2.26, 4.6, and 2.60 and information provided in the staff report with the condition the skylight glazing be glass or wire glass.

Second by: G. Chapman

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

*C. Jordy returned to the meeting and resumed as Chair.*

**2018-COA-240 1563 High St**

Description: Removal of Porch Infill and Window Replacement

Recommendation: Approval with Conditions

G. Chapman: I move to approve application #2018-COA-240 for removal of the first-floor porch infill on the west and south

elevations, reinstallation of an arched window in the first-floor arched window opening, replacement of the windows on the second-floor porch, and replacement of the second-floor one-over-one double-hung window at 1563 High Street as per guideline 2.1, 2.4, 2.14, 2.16, 2.19, 2.29, Intent Statements 2m, presented testimony, submitted documentation and information provided in the staff report with the condition that the first-floor arched window have an arched upper sash instead of a transom, and the second-floor porch windows match the appearance, patterning, and operation of the previous six-light casement windows.

Second by: A. Zimmer

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

**2018-COA-246 2926 Glenarm Place**

Description: Window Replacement

Recommendation: Denial

K. Wemple: I move to deny application 2018-COA-246 for eighteen replacement windows on the primary structure and five windows on the ADU at 2926 Glenarm Place, as per design guidelines 2.19c and 2.19k, presented testimony, submitted documentation and information provided in the staff report.

Second by: G. Petri

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

**2018-COA-147 3040 Osceola Street**

Description: Violations

Recommendation: Denial

K. Corbett: I move to deny application #2018-COA-147 for replacement of the roof, replacement of the front doors, replacement of the windows, replacement of the balcony railing, addition of a front yard walkway, and installation of a front and rear yard fence at 3040-3044 Osceola Street as per guideline 2.1, 2.4, 2.14, 2.15, 2.16, 2.19, 2.21, 2.23, 4.6, 4.8, 5.3, 5.8, 5.9, character defining features for the Wolff Place Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second by: E. Hummel

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

**Discussion Items:**

**Meeting Adjourned:** 6:17pm