



MEETING RECORD

Landmark Preservation Commission

Tuesday, July 24, 2018

Call to Order: 1:05pm

Commissioners:

G. Chapman, K. Corbett, E. Hummel, C. Jordy (Chair), A. Wattenberg, K. Wemple, and A. Zimmer

Staff:

Brittany Bryant, Jenn Cappeto, Becca Dierschow, Jessi White, Emily Ehr (CPD), Adam Hernandez (CAO)

Meeting Record for approval – none

Public Comment (limited to 2 minutes per speaker)

Wayne Steinhall – 3252 Tejon Street

K. Corbett arrived at meeting.

Consent Agenda

2017-TAXC-014 2105 Lafayette St

Description: Residential (R14) Tax Credit, Part 2

Motion by K. Wemple: I move to approve the consent agenda consisting of 2017-TAXC-014 2105 Lafayette Street for the tax credits.

Second by: K. Corbett

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

Design Review Projects

2018-COA-253 340 Lafayette Street

Description: Rear Addition

Motion by K. Wemple: I move to approve application 2018-COA-253 for the two-story rear addition and window alterations at 340 Lafayette Street, as per Denver design guidelines 2.14, 3.1 - 3.9, Country Club Design Guidelines B7, D4, E1 and F3, presented testimony, submitted documentation and information provided in the staff report.

Second by: E. Hummel

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

2018-COA-259 95 West Maple Ave

Description: Violations

Motion by K. Corbett: I move to approve application #2018-COA-259 for the window replacement, door replacement, and porch modifications at 95 W. Maple Ave. as per guideline 2.14, 2.19, 2.23, 2.35, presented testimony, submitted documentation and information provided in the staff report.

Second by: G. Chapman

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

2018-COA-260 2602 Welton Street

Description: Phase II – Design Details

Motion by K. Corbett: I move to approve application #2018-COA-260 for the design details of 2602 Welton Street as per presented testimony, guideline 4.5, 4.21, 4.22-4.30, 4.34, 4.37-4.40, 4.42-4.50, 4.52-4.53, 4.56-4.58, 4.60, 5.18-5.19, 5.23-5.24, 5.32, 5.67, 5.68 per submitted documentation and information provided in the staff report.

Second by: K. Wemple

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

2018-COA-258 2835 W. 32nd Avenue

Description: Mass, form and context for infill, and alterations to existing non-contributing buildings

Motion by K. Wemple: I move to conditionally approve application 2018-COA-258 for the mass, form and context review for the memory-care wing, the addition of the porte-cochere on the tower, the demolition of the one-story garage structure and the southern assisted-living wing, and the construction of a stair addition on the assisted-living wing to remain at the Gardens at St. Elizabeth campus with the condition that the windows in the center bay of the west elevation be simplified at 2835 W. 32nd Avenue, per design guidelines 4.3 through 4.5, 4.8, and 4.20 through 4.24, presented testimony, submitted documentation and information provided in the staff report.

Second by: G. Chapman

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

Meeting took a 5 minute break.

2018-COA-030* 748 Race Street

Description: Porch Reconstruction

Motion by K. Corbett: I move to conditionally approve application 2018-COA-030 for the reconstruction of porch at 748 Race Street, as per Design Guidelines for Denver Landmark Structures and Districts inset box on page 44, 2.35 and 2.36, presented testimony, submitted documentation, and information provided in the staff report, with the condition that the windows on the front façade maintain their original configuration.

Second by: E. Hummel

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

2018-COA-249 3101 E. 7th Avenue

Description: Violations

Motion by K. Corbett: I move to approve application #2018-COA-249 for the replacement of the roof tile, replacement of the original door, replacement of the entrance alcove brick, replacement of the windows, the addition of basement and egress windows, the addition of a rear fireplace vent, modifications to the east kitchen window, modifications to the rear addition, modifications to the addition balcony, modifications to the dormer additions, installation of a brick wall and wood fence, and request of a variance to the Board of Adjustment for the balcony in the rear 35% of the zone lot at 3101 E. 7th Avenue as per guidelines 2.24, 2.37, 2.31, 3.2, 3.3, 3.6, 3.7, 3.8, 3.9, Intent Statements 3a, 3b, 3c, 3d, Section 12.4.7.5.C of the Denver Zoning Code, presented testimony, submitted documentation and information provided in the staff report with the condition that the main addition roof height be the same height as the historic roof, that the west hyphen roof height be lower than the historic roof height, that the rear addition gable roof eave be flared, and that the proposed eave returns match the historic eave return or be enclosed rafters.

Second by: K. Wemple

G. Chapman: amendment to reference guideline 3.1 instead of 2.31

Amendment accepted by motioner and seconder.

Vote: 6 in favor, 1 opposed (C. Jordy), motion carries.

Business Items: Aug 21st meeting will be at 1:30pm

Meeting Adjourned 5:16pm