



DRAFT MEETING RECORD

Landmark Preservation Commission

Tuesday, September 4, 2018

Call to Order: 1:01pm

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

Staff: B. Bryant, J. Cappeto, A. Christman, B. Dierschow, E. Ehr (CPD); N. Lucero (CAO)

Meeting Record for approval – August 7, 2018

Motion by G. Chapman: I move to approve meeting record from August 7, 2018

Second: E. Hummel

Vote: 6 in favor, 0 opposed, 1 abstained (K. Wemple), motion carries.

Design Review Projects

2018-COA-324 315 Humboldt Street

Description: Dormer Additions/Window Modifications

Motion by K. Wemple: I move to approve application #2018-COA-324 for the dormer/window modifications at 315 Humboldt Street, as per Country Club design guidelines E1 and E2, Denver Landmark design guidelines 2.26, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

G. Petri: Friendly amendment to add a condition that the sides of the dormers are stucco faced.

Amendment accepted by motioner.

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

2018-COA-312 3142 Champa Street

Description: Accessory Dwelling Unit

Motion by K. Wemple: I move to approve application #2018-COA-312 for the proposed accessory dwelling unit at 3142 Champa Street, as per design guidelines 4.4, 4.5, 4.6, 4.8, 4.18 and 4.19, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report with the conditions that the pair of doors on the west elevation align with the windows, the roof material matches the primary roofing, and brick be incorporated on the west elevation.

Second: G. Chapman.

G. Chapman: Friendly amendment that the brick be incorporated into the west elevation and wrapped at least 2' onto the north and south facades.

Amendment accepted by motioner.

Vote: 5 in favor, 0 opposed, 2 abstained (G. Petri and A. Wattenberg), motion carries.

2018-COA-318 1541 Race Street

Description: Front Yard Fence

Motion by G. Chapman: I move to approve application #2018-COA-318 for the installation of a front yard fence at 1541 Race Street per design guidelines 5.7 and 5.8, character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

2018-COA-328 677 Emerson Street

Description: Garage/sunroom, side porch, and windows

Motion by G. Petri: I move to approve application #2018-COA-0000328 for the garage/sunroom addition, side porch, window replacements, egress windows, HVAC, and site work at 677 Emerson Street, as per design guidelines 2.14, 2.18, 2.19, 2.20, 2.60, 3.2-3.8, 4.18, and 5.3, presented testimony, submitted documentation and information provided in the staff report with the conditions that the mechanical equipment be provided with permanent screening, that the cheek walls or the side masonry walls to the new side entry be cut back, and that the infilled window on the west elevation have recessed brick to retain the appearance of the original opening.

Second: K. Wemple

E. Hummel: Amendment that the connector material be differentiated from the garage material.

Amendment not accepted by motioner or seconder.

K. Wemple: Amendment that the connector be either broken up from the mass of the garage by a change in wall plane, change in material or addition of windows.

Amendment accepted by motioner and seconder.

G. Chapman: Amendment that the mechanical equipment be moved to a more inconspicuous location or covered with screening.

Amendment accepted by motioner and seconder.

Vote: 6 in favor, 0 opposed, 1 abstained (A. Wattenberg), motion carries.

3:10pm – The commission took a short break

2018-COA-327 625 Clayton Street

Description: Windows, garage demolition, and fence

Motion by A. Zimmer: I move to approve application #2018-COA-327 for the windows replacements, window infill, egress window, garage demolition, HVAC installation, and front yard fence at 625 Clayton Street, as per design guidelines 2.14, 2.18, 2.19, 2.38, 2.60, 5.5, 5.7, 5.8, and 5.10, presented testimony, submitted documentation and information provided in the staff report with the conditions that: 1. Replace vinyl windows at basement level with wood or aluminum clad wood windows. 2. Cover exposed concrete block at egress well with brick or stucco. 3. Retain pattern of window openings on the north side either by reopening and installing windows to match those removed or by showing the location of the original openings with brick sills and recessed brick where the windows were located. Mortar should match the historic mortar in appearance and composition.

Second: G. Petri

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

2018-COA-329 3035 W 23rd Ave

Description: Siding

Motion by K. Wemple: I move to deny application #2018-COA-329 for the siding at 3035 W 23rd Ave, as per design guidelines 2.10, 2.12, 2.13, character-defining features for the Witter-Cofield historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

Meeting Adjourned: 4:17pm