Call to Order: 1:02pm

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

Staff: B. Bryant, J. Cappeto, B. Dierschow, E. Ehr, K. Hahn, K. Marquez (CPD); A. Hernandez (COA)

Meeting Records for approval – none

Public Comment - none

Consent Agenda

2018-COA-366   48 W Bayaud Avenue
Description: ADU

2018-COA-392   2545 Stout Street
Description: ADU

2018-COA-379   3395 30th Avenue
Description: Zone Lot Amendment

2017-TAXC-019   3631 East 7th Ave
Description: Tax Credit Part II

Description: Structural Stabilization of Seating Area

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

Public Hearings

2018L-009 2600 Milwaukee, Henderson House
Description: Landmark Designation Application
Staff presentation by K. Hahn
Applicant presentation by L. Henderson and S. Stage
Public Speakers:
Tom Norris, 1250 Humboldt St. – In favor
Minnie Jackson, 2680 Milwaukee St. – In favor

Motion by K. Wemple: I recommend approval and forwarding to City Council for landmark designation of the Henderson House at 2600 Milwaukee Street, application #2018L-009, based on History Criteria 1a, and Architecture Criterion 2a and 2b, citing as findings of fact for this recommendation the application form, public testimony, and the October 9, 2018 staff report.
Second: G. Petri
Vote: Unanimous in favor (7-0-0), motion carries

Business Items

Downtown Historic District Tax Rebate Applications
Description: 2018 Recommendations to the Office of the Controller
Motion by G. Petri: I move to certify as qualifying structures all 21 of the properties in the Downtown Historic District which applied for the Downtown Denver Historic District tax rebate program in 2018, as per presented testimony and information provided in the staff report.
Second: E. Hummel
Vote: Unanimous in favor (7-0-0), motion carries

Design Review Projects

2018-COA-408  2835 W 32nd Avenue – Gardens at St. Elizabeth
Description: Infill – Design Details of Memory-Care Wing
Motion by A. Wattenberg: I move to approve application #2018-COA-408 for the design review for the memory care wing and the addition of the porte-cochere on the tower at the Gardens at St. Elizabeth campus at 2835 W. 32nd Avenue, per design guidelines 4.3e, 4.4e, 4.6, 4.20c and d, 4.21b, presented testimony, submitted documentation and information provided in the staff report.
Second: K. Wemple
Vote: Unanimous in favor (7-0-0), motion carries

2018-COA-412  625 Clayton Street
Description: Attached Garage
Motion by G. Petri: I move to approve application #2018-COA-412 garage addition and sunroom connector at 625 Clayton Street, as per design guidelines 3.2-3.4, 3.8, and 4.18, presented testimony, submitted documentation and information provided in the staff report with the condition that the sunroom connector be inset from the north wall of the house and garage at least 8 inches.
Second: A. Wattenberg
Vote: 6 in favor, 1 opposed (G. Chapman), 0 abstained; motion carries
2018-COA-397  2847 Welton Street
Description: Rehabilitation
Motion by G. Petri: I move to conditionally approve application #2018-COA-397 for the façade rehabilitation and restoration at 2847 Welton Street, as per design guidelines 3.22-3.24, 4.42-4.43, 4.47, 5.48, 5.69, character-defining features for the Five Points Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report with the following conditions:
1. Ensure the stucco is a traditional cementitious stucco system;
2. For tenant 104, conceal the steel header behind the masonry to respect the bay configurations.
Second: A. Wattenberg
Amendment by G. Petri to strike “and restoration” because the project is a rehabilitation.
Accepted by seconder
Vote: 6 in favor, 1 opposed (K. Wemple), 0 abstained; motion carries

2018-COA-385  2838 Arapahoe Street
Description: Porch, Site Work, & Retaining Wall Violations
Motion by K. Wemple: I move to continue application #2018-COA-385 for the porch modifications, site work, and retaining wall at 2838 Arapahoe Street to the November 6th Landmark Preservation Commission meeting.
Second: E. Hummel
Vote: Unanimous in favor (7-0-0), motion carries

2018-COA-414  295 Bannock Street
Description: Phase I - Mass, Form, & Context for Infill
Motion by G. Chapman: I move to deny application #2018-COA-414 for the Phase I: Mass, Form and Context for the proposed addition (building A) and infill (building B) at 295 Bannock Street, as per design guidelines 3.1, 3.2, 3.4, 3.8, 4.1, 4.2 and 4.3 presented testimony, submitted documentation and information provided in the staff report.
Second: E. Hummel
Vote: Unanimous in favor (7-0-0), motion carries

2018-COA-395  644 Harrison Street
Description: Roof tile replacement
Motion by K. Wemple: I move to approve application #2018-COA-395 for the replacement of the concrete tile roof at 644 Harrison St, as per design guidelines 2.25.d, presented testimony, submitted documentation and information provided in the staff report with the condition that the new roof tile match the historic concrete roof tile in color, size, and profile.
Second: G. Petri
Amendment by K. Wemple to add the word “closely” for the match of the roof tile.
Accepted by seconder.
Vote: Unanimous in favor (7-0-0), motion carries
Description: Porch violation
Motion by K. Wemple: I move to conditionally approve application #2018-COA-413 for the porch work at 2640 Curtis Street, as per design guidelines 2.10, 2.34 a & c, and 2.35, presented testimony, submitted documentation and information provided in the staff report with the following conditions:
1. Replace skirting with framed lattice skirting
2. Remove composite wood decking
3. Install wood trim at the column bases
Second: G. Petri
Amendment by A. Wattenberg to add the condition to straighten the stairs.
Accepted by motioner and seconder.
Vote: Unanimous in favor (7-0-0), motion carries

Discussion Items

Meeting adjourned: 5:10pm