



FINAL MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, January 8, 2019

Call to Order: 1:05pm

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

Staff: B. Bryant, J. Cappeto, E. Ehr, K. Marquez, J. White (CPD); N. Lucero (COA)

Meeting Record for approval – December 4th, 2018

Motion by K. Corbett: I move to approve the December 4th, 2018 meeting record.

Second: G. Petri

Vote: Unanimous in favor (9-0-0), motion carries

Public Comment:

Public Speakers:

Kristen Park - 4111 E. 18th Ave. – Questions about Landmark Inspections process

Frank Cefaratti – 3120 Stuart St. – Questions about Landmark Inspections process

Consent Agenda

2018-COA-503 676 Lafayette Street – East 7th Avenue

Description: Dormer Addition

2018-TAXC-008 3144 Newton St – Wolff Place

Description: Tax Credit Part 2 (R14)

Motion by K. Corbett: I move to approve the consent agenda consisting of: #2018-COA-503 676 Lafayette Street and #2018-TAXC-008 3144 Newton St.

Second: K. Wemple

Vote: Unanimous in favor (9-0-0), motion carries

Public Hearings - none

Design Review Projects

2016-COA-524* 565 Circle Drive – Country Club

Description: Alterations and Request for Administrative Adjustment

Motion by K. Corbett: I move to approve the replacement of four windows on secondary elevations of the 2nd floor with egress-compliant wood casement windows as per design guidelines 2.18 and 2.19, presented testimony, submitted documentation and information provided in the staff report. I also move to recommend to the Zoning Administrator an administrative adjustment for the bulk plane violations at the western roofline, the eastern garage roofline, and the new dormer on the south elevation, as well as the primary street block sensitive setback as per design guidelines 2.24 and 2.14,

and Section 12.4.5.3.A.3 of the Denver Zoning Code.

Second: H. Vasquez Johnson

Vote: Unanimous in favor (9-0-0), motion carries

2018-COA-521 2856 W. 36th Ave. – Potter Highlands

Description: Dormers and small rear addition

Motion by K. Corbett: I move to approve application #2018-COA-521 for the construction of two dormer additions and one rear second story addition, and the alteration of two windows on the south and east elevation and two windows on the north elevation gable ends at 2856 W. 36th Ave., as per design guidelines 2.14, 2.26, 3.1, 3.2, 3.3, 3.6, 3.7, 3.8, 3.9, with the condition that the windows on the north elevation gable ends as closely as possible match the original dimensions and the original trim be retained, with alterations to the application be returned to staff, per presented testimony, submitted documentation and information provided in the staff report.

Second: K. Wemple

Amendment by K. Wemple: guideline 2.14a instead of 2.14 and an added condition that all new and replacement windows be inset into the wall of the same depth as the original walls per guideline 2.19c.

Accepted by motioner

Vote: Unanimous in favor (9-0-0), motion carries

2018-COA-527 751 St. Paul Street – East 7th Avenue

Description: Site Work

Motion by H. Vasquez Johnson: I move to approve application #2018-COA-527 for the site work, including a retaining wall, flagstone pavers, and existing metal handrails at 751 Saint Paul Street, as per design guidelines 5.3, 5.11, and 5.12, character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

Vote: Unanimous in favor (9-0-0), motion carries

2018-COA-516 636 N Clayton Street – East 7th Avenue

Description: Retaining Wall Violation

Motion by G. Petri: I move to approve application #2018-COA-516 for the site work, including a retaining wall at 636 N Clayton Street, as per design guidelines 5.3, 5.11, and 5.112, character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Wemple

Amendment by K. Wemple: guideline 5.12 instead of 5.112.

Accepted by motioner.

Vote: Unanimous in favor (9-0-0), motion carries

2018-COA-517 3460 W Hayward Place – Allen M. Ghost

Description: Phase I – Mass, Form & Context

Motion by K. Wemple: I move to deny application #2018-COA-517 for the mass, form, & context of the proposed infill structure at 3460 W Hayward Place as per presented testimony, submitted documentation, guidelines 4.4, 4.5 and 4.7 - 4.8 and 4.17, the Allen M. Ghost Character Defining Features and information

provided in the staff report.

Second: G. Petri

Amendment by A. Zimmer: add guideline 4.3.

Accepted by motioner and seconder.

Vote: Unanimous in favor (9-0-0), motion carries

2018-COA-515 2905 Curtis Street – Curtis Park

Description: Addition

Motion by G. Chapman: I move to deny application #2018-COA-515 for the addition and façade modifications at 2905 Curtis Street, as per design guidelines 3.1 – 3.3 and 3.5, 3.6, 3.7 and 3.8, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Vote: Unanimous in favor (9-0-0), motion carries

2018-COA-529 3250 Bryant Street – Potter Highlands

Description: Window Replacement & Porch/Addition Modifications

Motion by G. Chapman: I move to conditionally approve application #2018-COA-529 for the total window replacement, basement egress, front and side porch modifications, addition recladding, and site work at 3250 Bryant Street, as per design guidelines 2.14, 2.18, 2.19, 2.25, 2.35, 4.6, and 5.9, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Only replace the historic door on the south elevation if it has deteriorated beyond repair and only replace with a new door that matches the light and panel design of the existing door (guideline 2.15 and 2.23);
2. Replace the historic cottage casement windows in the dormers with new windows to match the mullion pattern of the existing windows (guideline 2.19); and
3. Replace the front façade fixed window with a new window configuration to match historic patterns (guideline 2.19).
4. Eliminate the tapered aspect of the front porch columns (guideline 2.35).

Second: H. Vasquez Johnson

Amendment by H. Vasquez Johnson: Revise the 1st condition to include that the photographs of the condition of the door return to staff.

Accepted by motioner.

Vote: Unanimous in favor (9-0-0), motion carries

Business Items

Discussion Items

Meeting Adjourned: 3:44pm