



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, March 19, 2019

Call to Order: 1:04pm

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

Staff: B. Bryant, J. Cappeto, E. Ehr, K. Hahn, A. Hernandez (CAO), K. Marquez, J. White (CPD)

Meeting Record for approval – February 12, 2019

Motion by K. Corbett: I move to approve the meeting record from February 12th, 2019.

Second: H. Vasquez Johnson

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

Public Comment (limited to 2 minutes per speaker) – CPD staff gave the three Commissioners whose terms will be completed at the end of March 2019 (C. Jordy, H. Vasquez Johnson, A. Zimmer) certificates of gratitude for their service.

Consent Agenda

2019-COA-056 3400 E. Belcaro Drive – Phipps Mansion

Description: Zone lot amendment

2019-COA-072 736 Vine Street – East Seventh Avenue

Description: Terraced Retaining Wall

Motion by K. Corbett: I move to approve the consent agenda consisting of: 2019-COA-056, 3400 E. Belcaro Drive and 2019-COA-072, 736 Vine Street.

Second: G. Chapman

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

Design Review Projects

2019-COA-063 2844 California Street – Curtis Park

Description: Infill Construction, Phase II: Design Details

Motion by H. Vasquez: I move to recommend an administrative adjustment for the height to the Zoning Administrator, per Section 12.4.5.3 of the Denver Zoning Code and conditionally approve application #2019-COA-063 for the Phase II: Design Details at 2844 California Street, as per design guidelines 4.2-4.6, 4.8, 4.14, 4.15, 4.17, 4.18, 4.19, 5.9, 5.16, 5.21, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that all windows be recessed a minimum of 2”.

Second: K. Wemple

Vote: 8 in favor, 0 opposed, 1 abstained (A. Wattenberg) (8-0-1), motion carries

2019-COA-064 3453 West 31st Avenue – Allen M. Ghost

Description: Second Floor Addition

Motion by H. Vasquez: I move to conditionally approve application #2019-COA-064 for the rooftop addition at 3453 West 31st Avenue, as per design guidelines 3.3, 3.5-3.8, 3.10, character-defining features for the Allen M. Ghost historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Provide detail on the trim material;
2. Retain what remains of the historic chimney;
3. Align the new window on the east elevation with the historic window below;
4. Inset the windows at least 2-inches into the wall plane; and
5. Provide the new roof top addition to be at or below the existing ridge line.

Second: G. Petri

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

The Commission took a short break.

2019-COA-069 333 Delaware Street – Baker

Description: Infill Construction, Phase I: Mass, Form & Context

Motion by A. Zimmer: I move to approve application #2019-COA-069 for the mass, form, & context of the proposed infill structure at 333 N. Delaware Street as per presented testimony, submitted documentation, guidelines 4.1 - 4.5 and 4.7 - 4.8, the Baker Historic District Character Defining Features and information provided in the staff report. Final construction details and site details will need further approval prior to commencing work.

Second: K. Corbett

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

2019-COA-078 2839 W 37th Ave.—Potter Highlands

Description: ADU

Motion by G. Chapman: I move to approve application #2019-COA-078 for the ADU at 2837 W 37th Ave, as per design guidelines 4.3, 4.5, 4.6, and 4.8, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that the windows on the north elevation be recessed in the wall matching the recess of the other ADU windows.

Second: K. Wemple

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

Business Items

Discussion Items

Meeting Adjourned: 2:51pm