



## **MEETING RECORD FINAL**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, April 16th, 2019

#### **Call to Order: 1:03 pm**

**Board:** G. Chapman, K. Corbett, E. Hummel, G. Johnson, J. Johnson, M. Oaks, G. Petri, A. Wattenberg, K. Wemple (Chair)

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

#### **Meeting Record for approval – March 19<sup>th</sup> and April 2<sup>nd</sup>, 2019**

Motion by K. Corbett: I move to approve the meeting records from March 19<sup>th</sup>, and April 2<sup>nd</sup>, 2019.

Second: E. Hummel

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

#### **Public Comment:**

**Sue Glassmacher:** Commented to take 2500 Arapahoe Street project off the consent agenda.

#### **Consent Agenda**

##### **2019-COA-109 18300 W. Alameda Parkway – Red Rocks**

Description: Mechanical work

Motion by K. Corbett: I move to approve the Consent Agenda consisting of application #2019-COA-109 at 18300 W. Alameda Parkway at Red Rocks Amphitheater.

Second: G. Petri

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

#### **Design Review Projects**

##### **2018-COA-502\* 2500 Arapahoe Street – Curtis Park**

Description: Recommendation for BOA Variances.

Motion by E. Hummel: I move to recommend to the Board of Adjustment a variance for the primary street setback, the side street setback, the primary street transparency, the roof deck in the rear 35% of the zone lot, and the orientation of the dwelling units at 2500 Arapahoe Street as per design guidelines 4.2a and b, 4.8, 4.3c, 4.17b, and Section 12.4.7.5.C of the Denver Zoning Code.

Second: K. Corbett

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

##### **2018-COA-253\* 340 Lafayette Street – Country Club**

Description: Recommendation for Administrative Adjustments

Motion by G. Chapman: I move to recommend approval to the Zoning Administrator of application #2018-COA-253\* for the proposed administrative adjustment at 340 Lafayette Street as per submitted documentation and information provided in the staff report, Intent Statement 2d and design guidelines 3.1

and B7.

Second: A. Wattenberg

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

**2019-COA-106 1009 Grant Street – Sherman-Grant**

Description: Rear ADA ramp and elevator

Motion by G. Petri: I move to deny application #2019-COA-106 for the ADA ramp, canopy and elevator lift at 1009 Grant Street, as per design guidelines 2.65, 3.1 and 3.2, submitted documentation, presented testimony and information provided in the staff report.

Second: G. Johnson

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

**2019-COA-110 2524 Arapahoe St. – Curtis Park**

Description: Phase I – Mass, Form & Context

Motion by G. Petri: I move to approve with conditions application #2019-COA-110 for the mass, form, & context of the proposed infill structure at 2524 Arapahoe Street as per presented testimony, submitted documentation, guidelines 4.1 to 4.5, 4.7, 4.8, the Curtis Park Character Defining Features and information provided in the staff report with the following conditions:

1. The front façade basement patio be eliminated.
2. The second-floor overhang on the garage be eliminated.

Final construction details and site details will need further approval prior to commencing work.

Second: K. Corbett

Vote: 6 in favor, 3 opposed (K. Wemple, E. Hummel & M. Oaks), 0 abstained (6-3-0), motion carries

*Meeting took a short break*

**2019-COA-112 369 Lafayette St. – Country Club**

Description: Site work

Motion by E. Hummel: I move to conditionally approve application # 2019-COA-112 for the completion of sitework at 369 Lafayette St, as per the Design Guidelines for Country Club Historic District B6, design guidelines 5.3 and 5.4, presented testimony, submitted documentation and information provided in the staff report with the conditions that the width of the landing at the public sidewalk be the same width as the stair, that the mortar color to be more compatible with the brick color, and that information be provided to staff regarding the rear yard fence.

Second: G. Chapman

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

**2019-COA-115 502 Corona St. – Alamo Placita**

Description: Rear Addition

Motion by K. Corbett: I move to conditionally approve application #2019-COA-115 for the rear two-story addition at 502 Corona Street, as per design guidelines 3.1-3.3 and 3.5-3.9, character-defining features for the Alamo Placita historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Use a unified window proportion on the ground floor and second floor windows of the East 5th Avenue elevation;
2. Align the ground floor and second floor windows of the East 5th Avenue elevation;

3. Eliminate the second-floor porch roof; and
4. Provide further clarity and documentation on the following items:
  - a) Windows type F and G are awning windows;
  - b) provide a detail of the interaction of windows A and H with the eave; and
  - c) submit documentation for the stairwell railing on the south side.
5. Align the brick with the lower belt course on the original house.

Second: G. Petri

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

#### **2019-LMDEMO-101 2663 Champa St. – Curtis Park**

Description: Carriage House Demolition

Motion by G. Johnson: I move to conditionally approve application #2019-LMDEMO-101 for the demolition of an existing carriage house at 2663 Champa St., as per design guideline 2.55, 2.57, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan be approved prior to demolition.

Second: G. Chapman

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

#### **2019-COA-079 2663 Champa St. – Curtis Park**

Description: New Garage

Motion by G. Petri: I move to deny application #2019-COA-079 for the construction of a new garage at 2663 Champa St., as per design guideline 4.18, 4.19, character defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

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

*G. Chapman left the meeting*

#### **Business Items**

Certification of Nominees to Lower Downtown Design Review Board

Motion by K. Corbett: I move to certify Heather Vasquez Johnson, Rich Von Lührte, David Lynn Wise, Jim Graebner and Glen Sibley as qualified nominees to the Lower Downtown Design Review Board.

Second: E. Hummel

Vote: Unanimous in favor (8-0-0), motion carries

**Meeting adjourned:** 4:49 pm