



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, May 21, 2019

Call to Order: 1:01pm

Commission: G. Chapman, K. Corbett, E. Hummel, G. Johnson, J. Johnson, M. Oaks, G. Petri, K. Wemple (Chair)

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

Meeting Record for approval – none

Public Comment (limited to 2 minutes per speaker)

Amy Harris, 3455 Birch St. – Friends of Red Rocks: interest in district designation for Red Rocks and Design Guidelines

Consent Agenda

K. Wemple recused herself and left the meeting – G. Chapman took over as chair.

2019-COA-150 2001 Steele Street – City Park Pavilion

Description: Roof Repair & Reinstallation of Roof Tiles

2019-COA-162 1700 East 3rd Avenue – Country Club

Description: Addition & Non-historic window replacement

2019-COA-155 2550 Stout Street – Curtis Park

Description: Zone Lot Amendment

2019-COA-156 930 Lincoln Street – Sherman-Grant

Description: Storefront

2019-COA-160 618 Emerson Street – East Seventh Ave.

Description: Porch Railing

2019-COA-171 1019 York Street – Boettcher Memorial Center

Description: Mechanical work – reduced scope

2019-COA-174 2100 Downing Street—American Woodmen’s Life Building

Description: ZLA

Motion by K. Corbett: I move to approve the following items; #2019-COA-150 2001 Steele Street – City Park Pavilion, #2019-COA-162 1700 East 3rd Avenue – Country Club, #2019-COA-155 2550 Stout Street – Curtis Park, #2019-COA-156 930 Lincoln Street – Sherman-Grant, #2019-COA-160 618 Emerson Street – East Seventh Ave., #2019-COA-171 1019 York Street – Boettcher Memorial Center, #2019-COA-174 2100 Downing Street—American Woodmen’s Life Building.

Second: E. Hummel

Vote: Unanimous in favor (7-0-0)

K. Wemple returned to the meeting and resumed as chair.

Public Hearings

2019L-2 River Drive Historic District

Description: Landmark Designation Application

K. Wemple opened public hearing. Staff presentation. Applicant presentation. 3 public speakers:

- Joan Bondy, 2572 River Drive – In Favor
- Lewis Bussey, 2550 River Drive – In Favor
- Annie Levinsky, 1420 Ogden – In Favor

K. Wemple closed public hearing.

Motion by J. Johnson: I move to recommend approval and forward to City Council for landmark designation of the River Drive Historic District, application #2019L-002, based on History Criterion 1a, Architecture Criterion 2a, and Geography Criterion 3b, citing as findings of fact for this recommendation the application form, public testimony, and May 14, 2019, staff report.

Second: K. Corbett

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

Design Review Projects

2019-LMDEMO-202 18300 West Alameda Parkway – Red Rocks

Description: South Pedestrian Bridge Demolition

Motion by G. Chapman: I move to continue to the July 9th, 2019, Landmark Preservation Commission meeting application #2019-LMDEMO-202 for the demolition of the south pedestrian ramp at 18300 West Alameda Parkway, Red Rocks Amphitheatre and Park.

Second: K. Corbett

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

2019-COA-167 18300 West Alameda Parkway – Red Rocks

Description: Phase I – Mass, Form, and Context: Stage Replacement

Motion by K. Corbett: I move to conditionally approve application #2019-COA-167 for the new stage roof structure at 18300 West Alameda Parkway – Red Rocks Amphitheatre and Park, as per design guidelines 2.30, 2.55, 2.58, 3.1-3.3, and 4.4-4.5, character-defining features for the Red Rocks Amphitheatre historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Provide additional perspectives of the new stage roof structure from the upper audience/top of the Amphitheatre and ensure the top of Stage Rock and the valley beyond remain visible;
2. Eliminate the top video screen from the proposal and limit the two side screens to the concert season; and
3. Final Design Details to return for Landmark Preservation Commission review and approval.

Second: J. Johnson

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

Meeting took a short break

2019-COA-176 2543 W 33rd Ave. – Potter Highlands

Description: Addition and ADU

Motion by J. Johnson: I move to approve of application #2019-COA-176 for the garage demolition, alterations, rear

addition, and ADU at 2543 W 33rd Ave., as per design guidelines 2.14, 2.18, 2.26, 2.38, 2.60, 3.2, 3.8, 3.9, 4.5, 4.6, 4.7, 4.8, and 4.18, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the conditions:

1. That the white brick be changed to a brick more similar to or darker than the red brick of the original historic structure.
2. That the setback from the existing wall plane be 4”.

Second: G. Petri

Vote: 7 in favor, 1 opposed (M. Oaks), 0 abstained (7-1-0), motion carries.

Motion by J. Johnson: I move to recommend an administrative adjustment for the bulk plane to the Zoning Administrator, per Section 12.4.5.3 of the Denver Zoning Code for application #2019-COA-176 for the ADU dormers at 2543 W 33rd Ave. as per presented testimony, submitted, documentation, guidelines 4.5 and 4.7, Potter Highlands character defining features, and information provided in the staff report.

Second: G. Petri

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

2018-TAXC-009 130 Gaylord St. – Country Club

Description: Tax Credit Part 1

Motion by G. Chapman: I move to deny application #2018-TAXC-9 for the Part 1 tax credit application at 130 Gaylord, as per the application requirements set forth in the Colorado Job Creation and Main Street Revitalization Act (CRS Section 39-22-514.5).

Second: G. Johnson

Vote: 7 in favor, 1 opposed (M. Oaks), 0 abstained (7-1-0), motion carries

2019-COA-080 3015 Lowell Boulevard – Wolff Place

Description: Window Replacement

Motion by K. Corbett: I move to approve application #2019-COA-080 for the replacement of 19 windows at 3015 Lowell Blvd, as per design guidelines 2.14, 2.16, 2.19, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

2019-COA-161 3155 Stout Street – Curtis Park

Description: Phase I- Mass, Form, and Context: Infill

Motion by G. Johnson: I move recommend approval of application #2019-COA-161 for the new infill building at 3155 Stout St. as per design guidelines 4.1, 4.2, 4.3, 4.4, 4.7, 4.8, 4.9, 4.11, 4.15, 4.16, 4.17, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

Motion by G. Johnson: I move to recommend a bulk plane and height administrative adjustment at 3155 Stout St. for the infill per section 12.4.5.3 of the Denver Zoning Code to the zoning administrator.

Second: G. Chapman

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

Meeting took a short break

2019-COA-165 1333 East 3rd Avenue – Country Club

Description: Addition, Egress Windows, Site Work

Motion by G. Johnson: I move to conditionally approve application #2019-COA-165 for the rear one-story garage addition, trellis addition, window alterations, and site work at 1333 East 3rd Avenue, as per Country Club design guidelines B2, B3, B4, B7, design guidelines 2.18, 3.1-3.3, 3.6-3.8, 4.18, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Confirm the height of the one-story garage addition;
2. Provide details on the egress windows and window wells; and
3. Inset the new site wall/raised planter at least 4 inches from the historic façade.

Second: E. Hummel

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

2019-COA-153 773 Clayton Street – East 7th Avenue

Description: Window Replacement

Motion by K. Corbett: I move to deny application #2019-COA-153 for the window replacement at 773 Clayton Street, as per design guidelines 2.16, 2.17, 2.19, character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

2019-COA-157 2649 Walnut Street – Ballpark

Description: Addition, Alterations & Window Modifications

Motion by J. Johnson: I move to conditionally approve application #2019-COA-157 for the addition and alterations at 2649 Walnut Street, as per design guidelines (2.14, 2.19, 2.40, 2.42 - 2.48, 2.58, 2.59, 2.65, 3.1 - 3.3, 3.5 -3.7, 3.11, 3.12, 4.29, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that windows (6, 7, 8, 9) at the corner of Walnut Street & 27th Street are not combined and changed into storefront windows. Windows shall maintain their existing openings and be changed to match other new windows on the structure of the same size.

Second: G. Johnson

Amendment by M. Oaks: Add condition that once paint is removed from the facade, if there is evidence that the windows were previously altered, the applicant can return to staff for administrative approval.

Accepted by motioner and seconder.

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

2019-COA-158 3460 W Hayward Place – Allen M. Ghost

Description: Phase II – Design Details: Infill

Motion by K. Corbett: I move to approve with conditions application #2019-COA-158 for the design details of the proposed infill structure at 3460 W Hayward Place as per presented testimony, submitted documentation, guidelines 4.2, 4.3, 4.5, 4.6, 4.8, 4.17, 4.19, 5.3, 5.9, the Allen M. Ghost Character Defining Features and information provided in the staff report with the following conditions:

1. The window schedule be updated to correctly reflect the internal muntins on the proposed window types and to add operation style to the schedule.
2. The garage cladding be corrected on the plans to accurately portray the chosen brick and color, which is the Lakewood Brick Co.; Brick Color: Alaskan with Texture: Grain.

Second: G. Petri

Amendment by G. Petri: to correct submittal drawings to reflect proposed siding and trim colors

Accepted by K. Corbett

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

2019-COA-159 3457 W 29th Avenue – Allen M. Ghost

Description: Phase II – Design Details: Infill

Motion by G. Petri: I move to conditionally approve application #2019-COA-159 for the design details of the proposed infill structure at 3457 W 29th Avenue as per presented testimony, submitted documentation, guidelines 4.2, 4.3, 4.5, 4.6, 4.8, 4.17, 4.19, 5.3, 5.9, 5.12, the Allen M. Ghost Character Defining Features and information provided in the staff report with the following conditions:

1. The mortar color chosen for the brick closely match the brick color
2. All windows to be clad in the same material.
3. Match the existing retaining wall height.
4. Change the proposed 6-light front door to a single-light door
5. Provide details to the staff for the porch columns
6. Straighten the enclosure of the fireplace chimney on the north elevation.

Second: G. Johnson

Amendment by E. Hummel: add condition that the revised window details be returned to staff

Accepted by motioner and seconder.

Vote: 7 in favor, 1 opposed (G. Chapman), 0 abstained (7-1-0), motion carries

Business Items

Discussion Items

Meeting adjourned: 7:33pm