



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, June 4, 2019

Call to Order: 1:04pm

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

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

Meeting Record for approval – April 16th and May 7th, 2019

Motion by G. Chapman: I move to approve the meeting records from April 16th and May 7th, 2019.

Second: G. Johnson

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

K. Corbett arrived at the meeting

Public Comment: (limited to 2 minutes per speaker)

Joan Bolduc – 3033 Yates St.– Requested that the Commission take into consideration the sunlight and view sheds and privacy, and to consider these things in the next update to Landmark Design Guidelines.

Consent Agenda

2019-COA-184 435 Race St. – Country Club

Description: Site Work

2019-COA-185 3465 W. 31st St. – Allen M. Ghost

Description: Porch

Motion by K. Corbett: I move to approve the consent agenda items consisting of: 2019-COA-184 435 Race St. and 2019-COA-185 3465 W. 31st St.

Second: E. Hummel

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

Public Hearings – None

Design Review Projects

2019-COA-183 2712 Stout Street – Kinneavy Terrace

Description: Window Replacement Violation

Motion by G. Petri: I move to approve application #2019-COA-183 for the window replacement at 2712 Stout Street, Unit A – Kinneavy Terrace, as per design guidelines 2.16 and 2.19, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Perimeter sight lines not increased by more than ½" from historic conditions; and

2. Installation details return to staff.

Second G. Johnson

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

2019-COA-191 1203 East 3rd Avenue – Country Club

Description: Side Yard Deck and Window opening alterations

Motion by G. Johnson: I move to approve application #2019-COA-191 for the new deck and alterations of a window opening into a door at 1203 East 3rd Ave., as per Country Club design guideline B7, design guidelines 2.14 and 2.37, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with two conditions:

1. New egress window being added aligns with window above,
2. The existing opening for the sunroom door maintains the current head height out onto the new deck

Second: G. Petri

Amendment by K. Corbett: Add the approval of 2 egress windows on the south, associated with guideline 2.18.

Accepted by motioner and seconder.

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

2019-LMDEMO-217 2650 Welton Street – Five Points Cultural District

Description: Annex Demolition

Motion by K. Corbett: I move to conditionally approve application #2019-LMDEMO-217 for the demolition of the Rossonian Annex at 2650 Welton Street, as per design guidelines 2.30 and 2.56, character-defining features for the Five Points historic cultural district, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan or site development plan be approved by the LPC prior to demolition.

Second: J. Johnson

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

2019-COA-197 2650 Welton Street – Five Points Cultural District

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

Motion by G. Chapman: I move to deny application #2019-COA-197 for the Phase I: Mass, Form, & Context of the proposed infill development at 2650 Welton Street – Rossonian Block Redevelopment as per guidelines 4.1-4.3, 4.7, 4.8, 4.11, 4.22, 4.23, 4.32, 4.33, character-defining features for the Five Points historic cultural district, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

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

Meeting took a short break

2019-COA-186 612 Harrison St. – East 7th Ave.

Description: Rear Addition

1st Motion by J. Johnson: I move to approve application #2019-COA-186 for the construction of a rear addition at 612 Harrison St, as per design guidelines 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.9, presented testimony, submitted documentation and information provided in the staff report.

Second K. Corbett

Vote: 6 in favor, 3 opposed (G. Chapman, G. Petri & A. Wattenberg), 0 abstained (6-3-0), motion carries
2nd Motion by J. Johnson: I move to recommend a height administrative adjustment for the addition per section 12.4.5.3 of the Denver Zoning Code to the zoning administrator for 612 Harrison St.

Second: K. Corbett

Vote: 7 in favor, 2 opposed (G. Petri & A. Wattenberg), 0 abstained (7-2-0), motion carries

2019-COA-187 342 Washington St. – Alamo Placita

Description: Window Replacement

Motion by G. Johnson: I move to deny application #2019-COA-187 for the replacement of windows at 342 Washington St., as per design guidelines 2.14, 2.16, 2.19, 2.20, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

2019-COA-175 2724 Champa Street

Description: Violations

Motion by K. Corbett: I move to deny application 2019-COA-175 for the door, window, and walkway replacements at 2724 Champa St, as per design guidelines 2.19, 2.23, and 5.1, character-defining features for the Curtis Park 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.

Discussion Items: Proposed Update to Landmark Ordinance (Chapter 30 of DRMC)

Meeting Adjourned: 5:10pm