



## **MEETING RECORD FINAL**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, July 9, 2019

**Call to Order:** 1:07pm

**Commission:** G. Chapman (Chair), E. Hummel, G. Johnson, J. Johnson, G. Petri, A. Wattenberg.

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

**Meeting Record for approval** – June 18, 2019

Motion by J. Johnson: I move to approve the meeting record for June 18<sup>th</sup>, 2019.

Second: G. Johnson

Vote: Unanimous in favor (6-0-0), motion carries.

**Public Comment (limited to 2 minutes per speaker) - none**

### **Consent Agenda**

**2019-ZLAM-033 2619, 2621, and 2637 Welton St.**

Description: Zone Lot Amendment

**2019-COA-155 2550 Stout St. – Curtis Park-G**

Description: Zone Lot Amendment

**2019-COA-226 823 32nd St. – Curtis Park-G**

Description: Window Replacement

**2019-COA-227 1238 Race St. – Wyman**

Description: Rear Addition

**2019-COA-229 600 S. Marion/691 S. Franklin St. – Washington Park Boat House**

Description: Door Replacement

**2018-TAXC-007 2251 Ash St**

Description: Tax Credit Part II

Motion by G. Johnson: I move to approve consent agenda items consisting of: 2019-ZLAM-033, 2619, 2621, and 2637 Welton St., 2019-COA-155, 2550 Stout St., 2019-COA-226, 823 32nd St., 2019-COA-227, 1238 Race St., 2019-COA-229, 600 S. Marion/691 S. Franklin St. & 2018-TAXC-007, 2251 Ash St.

Second: E. Hummel

Vote: Unanimous in favor (6-0-0), motion carries.

**Public Hearings - none**

## **Design Review Projects**

### **2019-COA-230 239 Acoma St. – Baker Neighborhood**

Description: ADU

Motion by G. Petri: I move to approve application #2019-COA-230 for the demolition of the existing garage and construction of a new garage/ADU at 239 Acoma St., as per design guidelines 4.6, 4.8, 4.18, 4.19, character-defining features for the Baker Neighborhood Historic District, presented testimony, submitted documentation and information provided in the staff report with the conditions that the windows are set back from the exterior face of the wall at least two inches and that detailing of the thin brick to be done be compatible with traditional masonry brick detailing.

Second: G. Johnson

Vote: Unanimous in favor (6-0-0), motion carries.

### **2019-COA-261 2829 Stout St.—Curtis Park**

Description: Addition

Motion by J. Johnson: I move to approve application #2019-COA-261 for the rear addition, replacement door, and front yard fence at 2829 Stout St, as per design guidelines 2.23, 3.2-3.8, and 5.8, presented testimony, submitted documentation, and information provided in the staff report.

Second by E. Hummel

Vote: Unanimous in favor (6-0-0), motion carries.

### **2019-COA-195 2839 W 37<sup>th</sup> Ave.—Potter Highlands**

Description: ADU revisions

Motion by G. Petri: I move to approve application #2019-COA-195 for the siding at 2839 W 37th Ave, as per design guideline 4.6, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

Vote: 5 in favor, 1 opposed (A. Wattenberg), 0 abstained (5-1-0), motion carries.

Motion by G. Petri: I move that the Landmark Preservation Commission not take a position with the Board of Adjustment regarding a variance for the portion of the ADU at 2839 W 37th Ave that exceeds the 1000 sf footprint zoning requirement, per Section 12.4.7.5.C of the Denver Zoning Code.

Second: G. Johnson

Vote: Unanimous in favor (6-0-0), motion carries.

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

Description: South Pedestrian Bridge Demolition

Motion by G. Petri: I move to deny application #2019-LMDEMO-202 for the demolition of the South Pedestrian Ramp at 18300 West Alameda Parkway – Red Rocks Amphitheatre and Park, as per design guidelines 2.12, character-defining features for the Red Rocks Amphitheatre historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

Amendment by A. Wattenberg: strike “historic district” from the motion.

Accepted by motioner and seconder.

Vote: Unanimous in favor (6-0-0), motion carries.

Motion by G. Petri: I move to find that the south pedestrian ramp at 18300 West Alameda Parkway, Red Rocks Amphitheatre and Park is a contributing feature to the historic designation of Red Rock Amphitheatre and Park.

Second: G. Johnson

Amendment by J. Johnson: Add that it is an architecturally and historically significant structure.

Accepted by motioner and seconder.

Vote: 5 in favor, 1 opposed (E. Hummel), 0 abstained, (5-1-0), motion carries.

*Meeting took a short break*

**2019-COA-258 2317 Stout Street (Bldg. A) – Curtis Park**

Description: Infill, Phase II: Design Details

Motion by G. Johnson: 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-258 for the Phase II: Design Details at 2317 Stout Street, building A, as per design guidelines 4.1-4.5, 4.7-4.8, 4.12, 4.18-4.19, 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 are inset at least 2 inches on all elevations.

Second: G. Petri

Vote: 5 in favor, 1 opposed (A. Wattenberg), 0 abstained (5-1-0), motion carries.

**2019-COA-258 2019-COA-259 2321 Stout (Bldg. B) – Curtis Park**

Motion by G. Johnson: 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-259 for the Phase II: Design Details at 2321 Stout Street, building B, as per design guidelines 4.1-4.5, 4.7-4.8, 4.12, 4.18-4.19, 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 are inset at least 2 inches on all elevations.

Second: J. Johnson

Vote: 5 in favor, 1 opposed (A. Wattenberg), 0 abstained (5-1-0), motion carries.

**2019-COA-260 2323 Stout Street (Bldg. C) – Curtis Park**

Motion by G. Johnson: 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-260 for the Phase II: Design Details at 2323 Stout Street, building C, as per design guidelines 4.1-4.5, 4.7-4.8, 4.12, 4.18-4.19, 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 are inset at least 2 inches on all elevations.

Second: E. Hummel

Vote: 5 in favor, 1 opposed (A. Wattenberg), 0 abstained (5-1-0), motion carries.

**Business Items**

**Meeting Adjourned – 4:47pm**