



MEETING AGENDA FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, August 20, 2019

Call to Order: 1:02pm

Commission: G. Chapman, G. Johnson, J. Johnson, G. Petri, K. Wemple (Chair)

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

Meeting Record for approval – none

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

Consent Agenda

2019-COA-307 715 S Franklin (Eugene Field House)

Description: Porch Restoration

2019-COA-316 2925 Irving St.- Allen M. Ghost

Description: Window Replacement

2019-COA-319 2719 W 32nd Ave – Potter Highlands

Description: Additional Dwelling Unit (ADU)

Motion by G. Chapman: I move to approve the consent agenda items consisting of 2019-COA-307 715 S. Franklin (Eugene Field House), 2019-COA-316 2925 Irving St. – Allen M. Ghost and 2019-COA-319 2719 W. 32nd Ave – Potter Highlands.

Second: G. Petri

Vote: Unanimous in favor (5-0-0), motion carries.

Public Hearings

2019L-009 4345 West 46th Avenue

Description: Individual Landmark Designation

K. Wemple opened the public hearing

Presentation by Landmark staff. Presentation by Tom Simmons W 46th Ave & Bill Killam - designation applicants. Presentation by owner and demolition applicants: Dan Arvison – Director of Real-estate for Service Corp International, owner of the closed Olinger More House chapel 4345 W. 46th Ave, Karl Koelbel – developer and demolition applicant, and John Feinberg – preservation consultant.

Public Comment:

- Ah-Shem-Zo, 12630 West 66th Pl, Arvada – supports designation
- Kerry Baldwin, 4538 Xavier St. – supports designation
- Mike Smith, Dillon, CO; son of the original plasterer – supports designation
- Nicole Sullivan, 3501 Wyandot – supports designation

- Laurie Simmons, 3635 W. 46th Ave. – supports designation
- Chris Geddes, 13902 E. Marina Dr. #210, Aurora; former National Register Historian – supports designation
- Paul Cloyd, 3033 Yates St. – supports designation
- Rita Killam, 4312 Yates St – supports designation
- Wendy Rudden Center, 4440 W. 52nd Place, Berkeley Neighborhood Association – supports designation
- John Olson, 1420 Ogden St., Historic Denver – supports designation
- Ben Hamilton, 4545 Stuart St. – against designation
- Victoria Aguilar, 4450 Newton St – supports designation
- Thad Taxa, 4535 Julian St. – supports designation

K. Wemple closed the public hearing

Motion by J. Johnson: I move to recommend approval and forward to City Council the landmark designation of 4345 West 46th Avenue, the Howard Berkeley Park Chapel, application #2019L-009, based on History Criterion 1a, Architecture Criteria 2a and 2b, and Geography Criteria 3a and 3b citing as findings of fact for this recommendation the application form, public testimony, and the August 13, 2019 staff report.

Second: G. Johnson

Vote: Unanimous in favor (5-0-0), motion carries.

Design Review Projects

2019-COA-321 159 S. Cherokee St—Baker

Description: Dormers/Rooftop addition

Motion by G. Johnson: I move to approve application #2019-COA-321 for the dormers and rooftop addition at 159 S. Cherokee, as per design guidelines 2.26, 3.2, 3.3, 3.5, and 3.7-3.10, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Vote: Unanimous in favor (5-0-0), motion carries.

2019-COA-312 2601 Blake St- Ballpark

Description: Alterations

Motion by G. Petri: I move to conditionally approve application #2019-COA-312 for the loading dock rehabilitation and storefront alterations at 2601 Blake St, as per design guidelines 2.40, 2.45 and 2.50, presented testimony, submitted documentation and information provided in the staff report with the following condition: that the painted wall sign proposal be omitted from the project scope.

Second: G. Johnson

Vote: Unanimous in favor (5-0-0), motion carries.

2019-COA-292 2616 Stout St – Curtis Park

Description: Accessory Dwelling Unit (ADU)

First Motion by J. Johnson: I move to deny application #2019-COA-292 for the ADU at 2616 Stout Street,

as per design guidelines 4.6, 4.8, 4.19 and presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Vote: 4 in favor, 1 opposed (G. Petri), 0 abstained; (4-1-0), motion fails.

Second Motion by J. Johnson: I move to deny application #2019-COA-292 for the ADU at 2616 Stout Street, as per design guidelines 4.6, 4.8, 4.19 and presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Vote: Unanimous in favor (5-0-0), motion carries.

Business Items

Update to the Policy for Applicant Presentations to the Landmark Preservation Commission and Lower Downtown Design Review Board

Motion by G. Johnson: I move to approve the draft revision to the Policy for Applicant Presentations to the Landmark Preservation Commission and Lower Downtown Design Review Board.

Second: G. Chapman

Vote: Unanimous in favor (5-0-0), motion carries.

Discussion Item:

Potential number of projects for future agendas

Move to executive session:

Motion by G. Chapman: I move to go into executive session for the reason of obtaining privileged legal advice.

Second: G. Petri

Vote: Unanimous in favor (5-0-0), motion carries.

Meeting adjourned: 5:05pm