



## **MEETING RECORD FINAL**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, October 15, 2019

**Call to Order:** 1:04pm

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

**Landmark Staff:** B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, E. Ehr, K. Hahn, K. Marquez, E. Schueckler, J. White (CPD); A. Hernandez (COA)

**Meeting Record for approval** – none

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

### **Consent Agenda**

#### **2019-COA-406 182 West Bayaud Avenue – Baker**

Description: Alterations

Motion by K. Corbett: I move to approve the Consent Agenda consisting of application #2019-COA-406, 182 W. Bayaud Ave.

Second: G. Johnson

Vote unanimous in favor (7-0-0), motion passes

*E. Hummel arrived at the meeting*

### **Public Hearings**

#### **2019L-004 1168 S Gilpin Street – Washington Park**

Description: Individual Landmark Designation

*K. Wemple opened the public hearing*

*Presentation by Landmark Preservation staff, presentation by applicant*

Public speaker: Shannon Stage – 1420 Ogden St, Historic Denver – In Support

*K. Wemple closed the public hearing*

Motion by K. Corbett: I move to recommend approval and forward to City Council for designation of the structure at 1168 S Gilpin St, application #2019L-004, based on History Criterion 1a, Architecture Criterion 2a and Architecture Criterion 2b, citing as findings of fact for this recommendation the application form, public testimony, and October 8, 2019, staff report.

Second: J. Johnson

Vote unanimous in favor (8-0-0), motion passes

#### **2019L-005 1717 E Arizona Avenue – Washington Park**

Description: Individual Landmark Designation

*Presentation by Landmark Preservation staff, presentation by applicant.*

Public speakers: Christian Hawkins - 1185 S. Williams St. – In Support

Lily Williams - 1185 S. Williams St. – In Support

Shannon Stage – 1420 Ogden St, Historic Denver – In Support

*K. Wemple closed the public hearing.*

Motion by J. Johnson: I move to recommend approval and forward to City Council for designation of the structure at 1717 E Arizona Ave, application #2019L-005, based on History Criterion 1a, Architecture Criterion 2a and Architecture Criterion 2b, citing as findings of fact for this recommendation the application form, public testimony, and October 8, 2019, staff report.

Second: K. Corbett

Vote unanimous in favor (8-0-0), motion passes

### **Design Review Project**

#### **2019-COA-340 2359 California Street – Curtis Park**

Description: Xcel Energy Substation

Motion by K. Corbett: I move to continue application #2019-COA-340 2359 California St to the LPC meeting on November 5, 2019.

Second: G. Petri

Vote unanimous in favor (8-0-0), motion passes

#### **2019-COA-394 3228 Clay Street – Potter Highlands**

Description: Alterations and rear addition

Motion by G. Petri: I move to conditionally approve application #2019-COA-394 for the rear addition and alterations at 3228 Clay St., as per design guidelines 2.14, 2.20, 2.35, 2.37, 3.3, 3.4, and 3.6-3.8, presented testimony, submitted documentation and information provided in the staff report with two conditions: 1. that the existing stone lintel header above the existing opening of the new French doors on the south elevation be retained; and 2. to provide a simple brick ledger and running bond brick above the new door in the kitchen on the south elevation.

Second: A. Wattenberg

Vote unanimous in favor (8-0-0), motion passes

#### **2019-COA-414 3393 W 30<sup>th</sup> Avenue – Allen M. Ghost**

Description: Infill Part 1: Mass, Form, & Context

Motion by G. Johnson: I move to approve application #2018-COA-414 for the mass, form, and context of the proposed infill at 3393 W 30th Ave., as per design guidelines (4.1-4.5, 4.7, 4.8, 4.15, 4.16, 4.18, 4.19), character defining features for the Allen M. Ghost Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

Vote unanimous in favor (8-0-0), motion passes

#### **2019-COA-416 3229 Curtis Street – Curtis Park**

Description: Accessory Dwelling Unit

Motion by G. Chapman: I move to approve application # 2019-COA-416 for the construction of an ADU at 3229 Curtis St., as per Denver Landmark Structures and Districts Design Guidelines 4.3, 4.4, 4.5, 4.6,

4.18. 4.19, presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Johnson

Vote unanimous in favor (8-0-0), motion passes

**2019-COA-415 18300 W. Alameda Pkwy – Red Rocks**

Description: Temporary Shoring of the South Pedestrian Ramp

Motion by K. Corbett: I move to conditionally approve application #2019-COA-415 for the temporary shoring of the South Pedestrian Ramp at 18300 West Alameda Parkway – Red Rocks Amphitheatre and Park, as per intent statement 2e, design guidelines 2.3 and 3.5, presented testimony, submitted documentation and information provided in the staff report with the condition that the temporary shoring be in place no more than 3 years from the date of issuance of the Certificate of Appropriateness.

Second: G. Johnson

Vote 7 in favor, 1 opposed (A. Wattenberg), (7-1-0), motion passes

*Meeting took a short break.*

*G. Johnson recused himself and left the meeting.*

**2019-COA-403 709 Clarkson Street – Zang Mansion**

Description: Site Work – Kick wall and Fencing

Motion by G. Chapman: I move to conditionally approve application #2019-COA-403 for the kick wall and fencing at 709 Clarkson Street, as per design guidelines 5.7, 5.8, 5.10, 5.11 5.12, character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that the option with the kick wall on the north side of the stair be approved.

Second: E. Hummel

Vote unanimous in favor (7-0-0), motion passes

*G. Johnson returned to the meeting*

**2019-COA-411 4501 West 46<sup>th</sup> Avenue – Smiley Library**

Description: Door replacement and light fixtures replacement

Motion by K. Corbett: I move to conditionally approve application #2019-COA-411 for the entry door and pendant replacement at 4501 West 46th Avenue, as per design guidelines 2.15, 2.60, 2.61, 2.66, 5.16, 5.19, 5.23, 5.26, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Provide details on the new condensing units connection to the building; 2. Ensure all new conduit is concealed within the building façade; 3. Use bronze finish on the light fixtures.

Second: J. Johnson

Vote unanimous in favor (8-0-0), motion passes

**2019-COA-412 675 Santa Fe Drive – Byers Library**

Description: Rehabilitation, roofing repair, door replacement, and site work

Motion by G. Petri: I move to conditionally approve application #2019-COA-412 for the façade

rehabilitation, roofing repair, door replacement, and site work at 675 Santa Fe Drive, as per design guidelines 2.2, 2.7, 2.10, 2.11, 2.14, 2.60, 2.61, 2.66, 4.8, 2.6, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Provide details on the new condensing units; 2. Provide details (height, footprint) on the mechanical unit enclosure and ensure that is a high-quality enclosure; and 3. That stucco repair follows traditional stucco repair techniques following acceptable preservation practice without the use of synthetic materials.

Second: J. Johnson

Amendment by G. Johnson: remove from motion “ensure that it is a high quality enclosure”

Amendment approved by motioner and seconder.

Vote unanimous in favor (8-0-0), motion passes

### **2019-COA-409 929 Pearl Street – Quality Hill**

Description: Rear Porch Reconstruction

Motion by K. Corbett: I move to deny application #2019-COA-409 for the porch reconstruction at 929 Pearl Street, as per design guidelines 2.10, 2.12, 2.23, 3.2, 3.3, character-defining features for the Quality Hill Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Chapman

Vote unanimous in favor (8-0-0), motion passes

### **2019-COA-408 2420 Welton Street – Five Points**

Description: Alterations to a Non-Contributing Structure

Motion by K. Corbett: I move to deny application #2019-COA-408 for the façade and site alterations at 2420 Welton Street, as per design guidelines [3.28](#), [3.56](#), ~~[5.5](#)~~, ~~[5.13](#)~~, [5.45](#), [5.48](#), character-defining features for the Five Points Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

Vote unanimous in favor (8-0-0), motion passes

### **2019-COA-407 860 Olive Street – Montclair**

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

Motion by G. Chapman: I move to deny application #2019-COA-407 for the Phase I: Mass, Form, and Context at 860 Olive St., as per design guidelines ~~[2.18](#)~~, ~~[4.3](#)~~, ~~[4.4](#)~~, ~~[4.5](#)~~, ~~[4.8](#)~~, ~~[4.11](#)~~, ~~[4.15](#)~~, ~~[4.16](#)~~, ~~[4.19](#)~~, ~~[4.3](#)~~, ~~[4.4](#)~~, ~~[4.8](#)~~, ~~[4.11](#)~~, ~~[4.19](#)~~ presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

Vote unanimous in favor (8-0-0), motion passes

**Meeting Adjourned:** 6:39pm