



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, November 5, 2019

Call to Order - 1:03pm

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

Landmark Staff: J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, K. Marquez, E. Schueckler, J. White (CPD); N. Lucero (COA)

Meeting Record for approval – September 3rd, 2019 & September 17th, 2019

Motion by G. Johnson: I move to approve the meeting records from September 3rd and 17th 2019.

Second: J. Johnson

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

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

Consent Agenda

2019-TAXC-002 2925 Irving St - Ghost

Description: Residential Tax Credit (R14) Part 1

Motion by G. Chapman: I move to approve the consent agenda item 2019-TAXC-002 2925 Irving St.

Second: G. Johnson

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

Public Hearings

2019L-006 Tilden School for Teaching Health Historic District – West Highland

Description: Historic District Landmark Designation

K. Wemple opened the public hearing

Presentation by Landmark Preservation staff, presentation by applicant

Public speakers: Joan Bolduc, 3033 Yates St – In Support

Leah Stettner, 3249 W. Fairview Place, HOA president of Fairview Lofts – In Support

Steve Davis, 3209 W. Fairview Place – In Support

K. Wemple closed the public hearing

Motion by J. Johnson: I move to recommend approval and forward to City Council the landmark designation of the Tilden School for Teaching Health Historic District, application #2019L-006, based on History Criteria 1a and 1c, Architecture Criteria 2a, 2b, and 2d, and Geography Criteria 3a and 3b, citing as findings of fact for this recommendation the application form, public testimony, and the October 29, 2019 staff report.

Second: E. Hummel

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

Design Review Projects

2019-COA-429 2719 W 32nd Ave – Potter Highlands

Description: Solar

Pulled off Consent Agenda by K. Wemple

Motion by G. Chapman: I move to approve application #2019-COA-429 for the installation of solar panels at 2719 w 32nd Ave, as per Intent Statements 2j, 2k, and 2p, Design Guideline 2.33, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

2019-COA-340 2359 California Street – Curtis Park

Description: Xcel Energy Substation

Recommendation: Continue to December 17, 2019 per applicant request

Motion by G. Johnson: I move to continue project 2019-COA-340 2359 California St. to December 17th, 2019 LPC meeting per the applicant's request.

Second: A. Wattenberg

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

2019-COA-423 2437 35th Ave. – Potter Highlands

Description: Siding and Windows

Motion by G. Johnson: I move to conditionally approve application #2019-COA-423 for the alterations at 2437 W. 35th Ave., as per design guidelines 2.4, 2.14, 2.19, 2.20, 2.21, 2.23, 2.35, 2.36, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the applicant provide consistent window labels throughout the application packet; that windows #4, #9, #10, and #11 match the existing window measurements as closely as possible; that the applicant provide details on the existing door; that the applicant provide details on the open truss on the porch; that the applicant provide details on the proposed porch railing; and that the windows on the front porch are two double-hung windows rather than three, centered on the porch post.

Second: G. Petri

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

2019-COA-242 35 Fox St. – Baker

Description: Rooftop Addition

Motion by J. Johnson: I move to approve with conditions application #2019-COA-242 for the of a rooftop addition at 35 Fox St., as per design guideline 3.1, 3.7, 3.8, 3.10, presented testimony, submitted documentation and information provided in the staff report with the condition that the roof form be simplified.

Second: A. Wattenberg

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

2019-COA-422 2517 Curtis St. – Curtis Park

Description: ADU

Motion by A. Wattenberg: I move to conditionally approve application #2019-COA-422 for the

construction of an ADU at 2517 Curtis St., as per design guidelines 4.8, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the belt course be centered on the building, that the windows the window better align between floors; and that the brick material be eliminated from the project.

Second: J. Johnson

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

Meeting took a short break

2019-COA-428 139 W. Ellsworth – Baker

Description: ADU

Motion by J. Johnson: I move to approve application # 2019-COA-428 for the construction of an ADU at 139 W. Ellsworth Ave., as per Denver Landmark Structures and Districts Design Guidelines 4.3, 4.4, 4.5, 4.6, 4.7, 4.18, 4.19, character-defining features for the Baker historic district, presented testimony, submitted documentation, and information provided in the staff report.

Second: E. Hummel

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

2019-COA-430 595 Circle – Country Club

Description: A/C, wall, entrance

Recommendation: Approval with Conditions

Motion by G. Johnson: I move to approve application #2019-COA-430 for the alterations to the project at 595 Circle Drive as per the Design Guidelines for Country Club Historic District (C1), Denver Landmark Structures and Districts Design Guidelines (2.35, 2.60, 5.3, 5.8, 5.9), presented testimony, submitted documentation, and information provided in the staff report with the condition that the mechanical equipment and enclosure be removed from the façade.

Second: J. Johnson

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

2017-COA-311* 160 W. Maple Ave – Baker

Description: Revisions to siding

Motion by G. Chapman: I move to deny application #2017-COA-311* for the faux wood-grain texture of the siding at 160 W. Maple Avenue, as per design guidelines 4.6c and 4.6f, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

2019-LMDEMO-421 3034 Meade – Wolff Place

Description: Total Demolition

Motion by J. Johnson: I move to find the building at 3034 Meade Street contributing to the Wolff Place Historic District and set a public hearing for its demolition for December 3, 2019, as per design guideline 2.55, Section 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

Business Items

2019L-009 4345 West 46th Avenue Designation Application

Description: Request for extension of time limits, per Chapter 30-7 of the Denver Revised Municipal Code.

Motion by G. Johnson: I move to approve an extension of the 120-day time limit in the DRMC Section 30-6(1) to January 31, 2020 for the proposed designation of 4345 W. 46th Avenue.

Second: J. Johnson

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

Landmark Designation Application Forms

Description: Update of the Individual and Historic District Landmark Designation Applications to reflect new criteria and Task Force recommendations

Motion by G. Johnson: I move to approve the individual and historic district application forms per presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

Certified Local Government Annual Report

Description: Annual reporting of CLG activities

Motion by G. Chapman: I move to approve the 2019 Certified Local Government Annual Reports per presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

Update LPC Bylaws

Description: Update of the LPC Bylaws to reflect new ordinance amendment and Task Force recommendations

Motion by J. Johnson: I move to approve the revisions to the Bylaws of the Landmark Preservation Commission dated October 29, 2019 as presented.

Second: G. Johnson

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

LPC 2020 Calendar

Description: Set LPC meeting calendar for 2020

Motion by A. Wattenberg: I move to accept the 2020 meeting dates for the Landmark Preservation Commission as presented.

Second: J. Johnson

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

Meeting Adjourned: 5:25pm