



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, December 3, 2019

Call to Order: 1:06 pm

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

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

G. Chapman called meeting to order as Chair.

K. Wemple arrived, chaired remainder of meeting.

Meeting Record for approval – October 15, 2019; November 5, 2019; & November 19, 2019

Motion by K. Corbett: I move to approve the meeting records from October 15, 2019; November 5, 2019; & November 19, 2019.

Second: G. Johnson

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

Public Comment (limited to 2 minutes per speaker) none

Consent Agenda

2019-COA-455 661 Clayton St – East 7th Avenue

Description: Windows

2019-ZLAM-015 137/133 S Cherokee Street – Baker

Description: Zone Lot Amendment

Motion by G. Johnson: I move to approve consent agenda items consisting of; 2019-COA-455 661 Clayton St. and 2019-ZLAM-015 137/133 S Cherokee St.

Second: G. Petri

Amendment by G. Petri: include rehabilitated windows as well as replacement windows at 661 Clayton Street.

Accepted by G. Johnson

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

Public Hearings

#2019L-010 4431 E 26th Ave – North Park Hill

Description: Landmark Designation

K. Wemple opened the public hearing. Landmark staff presentation. Applicant presentation.

Public speakers: Annie Levinsky, Historic Denver – 1420 Ogden Street – In support
Amy Zimmer – 2617 Albion Street – In support

K. Wemple closed the public hearing

Motion by G. Johnson: I move to recommend approval and forward to City Council for designation of the structure at 4431 E 26th Ave, application #2019L-010, based on History Criterion C, Architecture Criterion A and Geography Criterion A, citing as findings of fact for this recommendation the application form, public testimony, and November 25, 2019, staff report.

Second: K. Corbett

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

2019-LMDEMO-421 3034 Meade Street – Wolff Place

Description: Demolition

K. Wemple opened the public hearing. Landmark staff presentation. Applicant presentation.

Public comment: Paul Cloyd, Chair of West Highlands Neighborhood Association Design and Preservation Committee – 3033 Yates St.– Opposed
Dana Grinnell – 3028 Meade St. – Opposed
Kate Duca – 3040 Meade St. – Opposed

K. Wemple closed the public hearing

Motion by K. Corbett: I move to deny application #2019-LMDEMO-421 for the demolition of 3034 Meade St, 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. Petri

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

Design Review Projects

2019-COA-474 517 E 5th Avenue – Alamo Placita

Description: Egress Window

Motion by G. Chapman: I move to approve application #2019-COA-0000474 for the egress window at 517 E. 5th Avenue as per guidelines 2.14 and 2.18, submitted documentation and information provided in the staff report.

Second: G. Petri

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

2019-COA-456 2820 California St – Curtis Park

Description: Accessory Dwelling Unit

Motion by G. Johnson: I move to approve application #2019-COA-456 for the demolition of an existing garage and construction of an ADU at 2820 California St., as per design guidelines 4.6, 4.8, 4.18, 4.19, 5.9, character defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: per 4.19 that the entry gable roof match the pitch of the main gable roof.

Second: G. Petri

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

2019-COA-457 2310 E 7th Ave – East 7th Avenue

Description: Additions and Alterations

Motion by K. Corbett: I move to recommend a variance to the Board of Adjustments for the addition of a roof top deck in the rear 35% of the lot per section 12.4.7.5 of the Denver Zoning Code and I move to

approve application #2019-COA-457 for the replacement of windows and construction of additions at 2310 E. 7th Ave., as per design guidelines 2.26, 3.1, 3.2, 3.3, 3.6, 3.7, 3.8, presented testimony, submitted documentation and information provided in the staff report with the following condition: that the small dormers on the south elevation be inverted eyebrow dormers.

Second: G. Johnson

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

Meeting took a short break

2019-COA-477 3301-3305 Downing St – Curtis Park

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

Motion by G. Johnson: I move to conditionally approve application #2019-COA-477 for the mass, form, and context design of the proposed infill at 3301-3305 Downing St., as per design guidelines 4.1- 4.5, 4.7, 4.8, 4.11, 4.17, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: that only one front door be placed at the townhome entries.

Second: A. Wattenberg

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

G. Johnson recused himself from the meeting and left the room

2019-COA-476 1450 Franklin St – Wyman

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

Motion by G. Chapman: I move to deny application #2019-COA-476 for the Phase I: Mass, Form, and Context at 1450 Franklin Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.20-4.22, 4.24, character-defining features for the Wyman Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: A. Wattenberg

Vote: Three in favor, two opposed (G. Petri and K. Corbett), 0 abstained (3-2-0), motion fails. Project is denied lacking five votes in favor of approval or conditional approval.

G. Johnson returned to the meeting

2019-COA-473 2653 West 32nd Ave – Henry Lee House

Description: Addition, Phase I: Mass, Form, & Context

Motion by K. Corbett: I move to continue application #2019-COA-473 for the new addition Phase I: Mass, Form, and Context at Denver Landmark # 120-The Henry Lee House, 2653 West 32nd Avenue to Landmark Preservation Commission meeting on January 21st, 2020.

Second: G. Petri

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

Meeting adjourned: 5:54pm