



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, December 17, 2019

Call to Order: 1:03pm

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

Staff: B. Bryant, J. Cappeto, B. Dierschow, E. Ehr, K. Marquez (CPD); A. Hernandez (CAO)

Meeting Record for approval – none

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

Consent Agenda

2019-ZLAM-128 2359 California St – Curtis Park

Description: Zone Lot Amendment

2019-TAXC-004 1928 E 14th Ave – Wyman

Description: Tax Credit Application Pt 1 (R14)

2019-TAXC-005 217 W 2nd Ave – Baker

Description: Tax Credit Application Pt 1 (C90)

Motion by K. Corbett: I move to approve the following items on the consent agenda; 2019-ZLAM-128 2359 California St, 2019-TAXC-004 1928 E 14th Ave and 2019-TAXC-005 217 W 2nd Ave.

Second: G. Johnson

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

Public Hearings

2019-LMDEMO-436 2100 Larimer Street – Ballpark

Description: Total Roof Structure Demolition

K. Wemple opened the public hearing. Landmark staff presentation. Applicant presentation. Public comment – none. K. Wemple closed the public hearing.

Motion by K. Corbett: I move to conditionally approve application #2019-LMDEMO-436 for the total roof structure demolition at 2100 Larimer Street, as per design guidelines 2.55 and 2.57, character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan be approved prior to demolition.

Second: J. Johnson

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

Design Review Projects

2019-COA-487 2100 Larimer Street – Ballpark

Description: Rooftop Addition

Motion by A. Wattenberg: I move to deny application #2019-COA-487 for the storefront alterations and rooftop addition at 2100 Larimer Street, as per design guidelines 2.14, 2.44, 3.2, 3.3, 3.11, 3.12, character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Chapman

Vote: 6 in favor, 1 opposed (K. Corbett), 0 abstained (6-1-0), motion passes

2019-COA-449 2420 Welton Street – Five Points

Description: Window Alterations

Motion by J. Johnson: I move to conditionally approve application #2019-COA-449 for the façade alterations at 2420 Welton Street, as per design guideline 3.56, character-defining features for the Five Points Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report with one condition: that the tripartite windows be installed without the additional wood embellishment.

Second: K. Corbett

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

2019-COA-340 2359 California Street – Curtis Park

Description: Over Height Wall

Motion by G. Johnson: I move to approve application #2019-COA-340 for the over height wall at 2359 California St, as per design guidelines 5.16 and 5.17, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

2019-COA-491 1571 Race St – Wyman

Description: Rear Porch Demolition and Rear Addition

Motion by J. Johnson: I move to approve application #2019-COA-491 for the demolition of an existing enclosed porch, the construction of a rear addition, side patio and rear garage at 1571 Race St, as per design guidelines 3.1 – 3.9, 4.18 and 4.19 presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

Meeting took a short break

2019-COA-484 929 Pearl Street – Quality Hill

Description: Rear Addition and Mudroom Alterations

Motion by K. Corbett: I move to conditionally approve application #2019-COA-484 for the new sunroom and second floor balcony and mudroom alterations at 929 Pearl Street, as per design guidelines 2.20, 2.23, 3.1-3.4, and 3.6, character-defining features for the Quality Hill historic district, presented

testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Confirm the windows and doors will be inset into the wall plane;
2. Confirm the mudroom cladding material; and
3. Confirm the transom window operation style.

Second: A. Wattenberg

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

K. Wemple recused herself and left the meeting. G. Chapman chaired the meeting.

2019-COA-495 1250 Welton Street – Emily Griffith

Description: Alterations, Phase II: Design Details

Motion by G. Petri: I move to conditionally approve application #2019-COA-495 for the Phase II: Design Details for the adaptive reuse and window replacement on the 1926 building at 1250 Welton Street, The Emily Griffith Opportunity School, as per Design Standards and Guidelines A, B, D for Emily Griffith Opportunity School, the Denver Landmark Structures and Districts guidelines 2.10, 2.14, 2.48, 2.60, 3.1, 3.2, 4.6, 5.19, 5.21, 5.22 presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Provide clarity on the light schedule and fixture attachment detail;
2. Ensure all building lighting is downlighting;
3. Provide clarity on how the demolished window A/C units will be replaced;
4. Correct all material notations (including louvers and window legend, material BR-1 and SF-1, and ZC);
5. Provide a door schedule and ensure door replacement meets guidelines 2.14 and 2.15;
6. Provide mechanical unit dimensions and details; and
7. Simplify the material selection for the guardrails.

Second: K. Corbett

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

2019-COA-496 1261 Glenarm Street – Emily Griffith

Description: Addition

Motion K. Corbett: I move to approve application #2019-COA-496 for the new one-story addition at 1261 Glenarm Street, The Emily Griffith Opportunity School, as per Design Standards and Guidelines A, B, D for Emily Griffith Opportunity School, the Denver Landmark Structures and Districts guidelines 4.1, 4.4, 4.5, 4.6, 4.7, 5.19 presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

K. Wemple returned to the meeting and resumed as chair.

Business Items

Meeting Adjourned: 4:27 pm