



## **MEETING RECORD FINAL**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, February 4, 2020

**Call to Order:** 1:03pm

**Commissioners:** B. Gassman, G. Johnson, J. Johnson, G. Petri, K. Wemple (Chair), A. Wattenberg

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

**Meeting Record for approval** – January 21, 2020

Motion by J. Johnson: I move to approve the meeting record dated January 21<sup>st</sup>, 2020.

Second: G. Petri

Vote: unanimous in favor (5-0-0), motion passes

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

*G. Johnson arrived at the meeting*

### **Consent Agenda**

**2019-COA-368 655 Gaylord St.– East Seventh Ave.**

Description: Alter porch windows

**2019-TAXC-005 217 W 2<sup>nd</sup> Ave—Baker**

Description: Tax Credit Part 2 (C90)

Motion by G. Johnson: I move to approve consent agenda items consisting of 2019-COA-368 655 Gaylord St. and 2019-TAXC-005 217 W 2<sup>nd</sup> Ave.

Second: A. Wattenberg

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

### **Public Hearings**

#### **Rule-Making: Application and Checklist for Economic Hardship**

Description: Adoption of Application and Checklist for Demonstration of Economic Hardship Following Denial of a Demolition Application

*K. Wemple opened the public hearing. Landmark staff presentation (staff was applicant). Public comments – none. K. Wemple closed the public hearing*

Motion by G. Petri: I move to approve the notice of intent application to initiate the procedure for economic hardship and the checklist of required documents for economic hardship applications, as per Section 30-6(8) of the Denver Revised Municipal Code with the condition that the Assessor's assessed valuation be revised to the Assessor's actual valuation.

Second: G. Johnson

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

**2020-LMDEMO-050 1630 E 14<sup>th</sup> Ave. – Wyman**

Description: Total Roof Structure Demolition

Motion by A. Wattenberg: I move to set a public hearing for March 3, 2020 for project 2020-LMDEMO-050 1630 E 14<sup>th</sup> Ave.

Second: B. Gassman

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

**2019-LMDEMO-481 2515 Stout Street – Curtis Park ‘D’**

Description: Total Roof Structure Demolition

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

*Public comments:*

-Sue Glassmacher – 1037 29<sup>th</sup> St, Denver – neither in favor nor opposed

-Keith Pryor – 2418 Champa St, Denver - In favor

*K. Wemple closed the public hearing.*

Motion by G. Johnson: I move to conditionally approve application #2019-LMDEMO-481 for the total roof demolition and 230 square feet of the existing walls of 2515 Stout Street, as per design guidelines 2.55, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Submit plans documenting the reconstruction of the roof structure to match the pitch, orientation, overhangs, and decorative features of the original historic roof, including the two central chimneys; and
2. Submit plans documenting the reconstruction of the exterior walls to match the original condition.

Second: G. Petri

Amendment by G. Petri: also include that the new roof height must match the height of the historic roof.

Amendment approved by motioner.

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

**Design Review Projects**

**2020-COA-022 2515 Stout Street– Curtis Park ‘D’**

Description: Roof & Wall Reconstruction, Rear 2-story addition

Motion by B. Gassman: I move to deny application #2020-COA-022 for the new 2-story addition, roof reconstruction, and historic building alterations at 2515 Stout Street, as per design guidelines 2.14, 2.20, 2.23, 2.24, 2.26, 3.1-3.3, 3.6-3.9, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

*A. Wattenberg recused herself and left the meeting*

**2020-COA-021 363 High Street – Country Club Historic District**

Description: Rear/Side Additions, Façade Alterations, Site Work

Motion #1 by B. Gassman: I move to approve with conditions application #2020-COA-021 for the new additions, opening alterations, façade improvements and site work at 363 High Street, as per County Club design guidelines B2-B4, B6, B7, C4, E1, E2, F3 and Denver Landmark Design Guidelines 2.14, 2.20, 3.1, 3.2, 3.6,

3.7, 3.8, 3.9, 5.1 character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with condition that the configuration of window type B on the north elevation be restudied to be more compatible with the window character in the Country Club Historic District.

Second: J. Johnson

Vote: unanimous in favor (5-0-0), motion passes

Motion #2: B. Gassman: I move to recommend an administrative adjustment for violation of the bulk plane at the garage per Section 12.4.5.3.A of the Denver Zoning Code, and a variance to the Board of Adjustment for the historic alignment of the addition per Section 12.4.7.5.C of the Denver Zoning Code.

Second: G. Petri

Vote: unanimous in favor (5-0-0), motion passes

*A. Wattenberg returned to the meeting*

**2018-COA-502\* 2500 Arapahoe Street – Curtis Park ‘H’**

Description: Revision to design details for infill project – roof access

Motion by G. Johnson: I move to approve application #2018-COA-502\* for the revised design details of the infill construction at 2500 Arapahoe Street with the conditions that the balcony and spiral stair at unit 1 be eliminated, and the door and transom on units 2 through 4 include trim to match the adjacent window opening, as per design guidelines 5.8 and 4.17, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Gassman

Amendment by G. Johnson: design guideline corrected from 5.8 to 4.8.

Amendment approved by seconder.

Vote: 4 in favor, 2 opposed (A. Wattenberg and J. Johnson), 0 abstained, (4-2-0), motion fails. Project is denied due to lack of a five-vote majority.

**2020-COA-020 1828 E 7<sup>th</sup> Avenue – East 7<sup>th</sup> Avenue**

Description: Site work

Motion by G. Johnson: I move to approve application #2020-COA-020 for the site work at 1828 E. 7th Ave, as per design guideline 5.3, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

*A. Wattenberg left the meeting*

**2020-COA-018 1348 Humboldt Street—Wyman**

Description: Retaining Wall

Motion by G. Johnson: I move to deny application #2020-COA-018 for the proposed retaining wall at 1348 Humboldt Street, as per design guidelines 5.3, 5.5, 5.10, 5.11, and 5.12, character-defining features for the Wyman Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Gassman

Vote: unanimous in favor (5-0-0), motion passes

**Meeting Adjourned: 5:11pm**