



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, September 1, 2020

Call to Order: 1:02pm

Commissioners: G. Chapman, B. Gassman, E. Hummel, G. Johnson, J. Johnson, G. Petri, E. Warzel, K. Wemple (Chair)

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

Meeting Records for approval – July 21st, August 4th, and August 18th, 2020

Motion by B. Gassman: I move to approve the LPC meeting records from July 21st, August 4th, and August 18th, 2020.

Second: G. Johnson

Vote: 7 in favor, 0 opposed, 1 abstained (K. Wemple), (7-0-1), motion passes

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

Discussion Item

Laura Aldrete, Quarterly CPD Update

G. Chapman temporarily left the meeting

Consent Agenda

2020-COA-261 1410 York Street – Wyman

Description: Roof Replacement

Motion by G. Johnson: I move to approve the consent agenda item consisting of 2020-COS-261 1410 York St.

Second: J. Johnson

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

G. Chapman returned to the meeting

Business Item

2020L-002 900 East 1st Ave, Carmen Court, Designation Application

Description: Extend 90-day deadline to designate

Motion by E. Warzel: I move to approve an extension of the 90-day time limit in the DRMC Section Sec 30-6(1)(c)v. to November 9, 2020 for the proposed designation of Carmen Court, 900 East 1st Avenue.

Second: G. Petri

Vote: Unanimous in favor (8-0-0), motion passes

Design Review Projects

2020-COA-260 2551 W 34th Avenue – Potter Highlands

Description: Fence

Motion by B. Gassman: I move to approve application #2020-COA-260 for the rear and side yard fence at 2551 W 34th Ave, as per design guidelines 5.3, 5.6, 5.7, 5.9, character-defining features for the Potter Highlands 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

2020-COA-257 2535 W River Drive – River Drive

Description: Addition and Alterations

Motion by G. Petri: I move to conditionally approve application #2020-COA-257 for the addition and alterations at 2535 W River Drive, as per design guidelines 2.14, 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Maintain the one historic window on the east elevation of the primary structure,
2. Provide a recess on both the addition and the original building of the connector element;

and recommend to the Zoning Administrator approval of an administrative adjustment for bulk plane violations on the zone lot per Section 12.4.5.3 of the Denver Zoning Code, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Gassman

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

2020-COA-262 395 Race Street – County Club

Description: Addition, Window & Door Replacement, and Site Work

Motion by B. Gassman: I move to approve with conditions application #2020-COA-262 for the new addition, window replacements, and site work at 395 Race Street, as per County Club design guidelines B2, B4, B7, C4, E1, E2, F3 and Denver Landmark Design Guidelines 2.14, 2.18, 2.20, 2.25, 3.1, 3.2, 3.6, 3.7, 3.8, 3.9, 5.3, and 5.23 character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with following conditions:

1. Provide details on the inset of the replacement windows and new egress window;
2. On the north façade, provide one new egress window at the basement and three other basement windows to be replacements. On the east façade the proposed egress windows may remain;
3. Use a synthetic roofing product with a 7-inch exposure and straight course
4. Provide site wall and fence details;
5. Keep existing brick corbelling and develop an appropriate detail at the existing bay window conditions; and
6. Provide details on the proposed light fixtures.

Second: G. Petri

Amendment: G. Petri: revise body of the motion to “window and door replacements”, not just window replacements

Accepted by B. Gassman

Vote: Unanimous in favor (8-0-0), motion passes

Discussion Item

Design Guideline Update Introduction and Discussion about Solar Panel Guidelines

Meeting Adjourned: 4:09pm