



## MEETING RECORD FINAL

### Landmark Preservation Commission

1:00 p.m., Tuesday, March 2, 2021 –

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

**Commissioners:** G. Chapman, B. Gassman, E. Hummel, G. Johnson, J. Johnson, A. Wattenberg, and K. Wemple (chair)

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

**Meeting Records for approval** – none

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

### Consent Agenda

*G. Johnson recused himself from the consent agenda portion of the meeting and was moved to Attendee (no video or microphone capabilities)*

**2021-COA-056 2630 Curtis Street – Curtis Park**

Description: Window Replacement

**2021-COA-057 940 E 5<sup>th</sup> Avenue – Alamo Placita**

Description: Porch Reconstruction

**2020-COA-110 18300 W Alameda Pkwy – Red Rocks Trading Post**

Description: Roof Demolition and Reconstruction

**2019-COA-535 3393 W 30<sup>th</sup> Ave – Allen M. Ghost**

Description: Administrative Adjustment

Motion B. Gassman: I move to approve the consent agenda items consisting of 2021-COA-056 2630 Curtis Street, 2021-COA-057 940 E 5<sup>th</sup> Avenue, 2020-COA-110 18300 W Alameda Pkwy and 2019-COA-535 3393 W 30<sup>th</sup> Ave.

Second J. Johnson

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

*G. Johnson was returned to Panelist (video and microphone capabilities)*

### Public Hearings

**2020-LMDEMO-406 2847 Stout Street – Curtis Park**

Description: More than 40% Structure Demolition

*K. Wemple opened the public hearing*

*Staff presentation, applicant presentation, public comments:*

Keith Pryor – 2418 Champa St – in favor

Sue Glassmacher – 1037 29<sup>th</sup> St – in favor

*K. Wemple closed the public hearing*

Motion by A. Wattenberg: I move to conditionally approve application #2020-LMDEMO-406 for the 58% demolition of 2847 Stout Street, as per design guidelines 2.55, 2.57, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: approval of replacement addition prior to the demolition of the rear portion of the existing structure.

Second: G. Johnson

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

## **Design Review Projects**

### **2021-COA-064 2847 Stout Street – Curtis Park**

Description: Rear addition and ADU

Motion by B. Gassman: I move to conditionally approve application #2021-COA-064 for the alterations at 2847 Stout St, as per design guidelines 2.5, 2.14, 2.20, 2.25, 2.27, 3.6, 3.7, 3.8, 3.9, 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 conditions: 1. on the ADU, eliminate the brick veneer and clad in smooth lap siding to match the rest of the structure and the primary structure; 2. on the ADU, simplify the metal cornice at the roofline; 3. on the ADU, change the windows at the 2nd floor to be one over one double hung windows to match district proportions; 4. on the ADU, casement windows are required to be simulated divided light with spacer bars or double-hung casement windows; 5. study narrower and taller window proportions on the front façade of the house to closer match the Curtis Park District proportions; and 6. provide staff with details of the siding connection to the brick.

Second: J. Johnson

Amendment by G. Chapman: revise “double-hung casement windows” to “double-hung windows”.

Amendment accepted by motioner and seconder.

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

### **2021-COA-063 3045 Stout Street – Curtis Park**

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

Motion by A. Wattenberg: I move to approve application #2021-COA-063 for the mass, form, & context of the proposed infill structure at 3045 Stout Street as per presented testimony, submitted documentation, guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.8, 4.18, 4.19, the Curtis Park Character Defining Features 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: G. Johnson

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

### **2021-COA-058 3051 Stout Street – Curtis Park**

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

Motion by G. Chapman: I move to recommend approval of application #2021-COA-058 for the new infill building at 3051 Stout St. as per design guidelines 4.1, 4.2, 4.3, 4.4, 4.7, 4.8, 4.9, 4.11, 4.15, 4.16, 4.17, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Amendment from K. Wemple: change the motion from recommendation of approval to approve, and also to add recommendation to the Zoning administrator for the approval of an administrative adjustment for bulk plane violations on the zone lot per section 12.4.5.3 of the Denver Zoning Code.

Amendment accepted by motioner and seconder

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

#### **2021-COA-060 2810-2812 Welton Street – Five Points**

Description: Infill, Phase II: Design Detail Revisions

Motion by G. Johnson: I move to approve application #2021-COA-060 for the revisions to the approved infill project at 2810 Welton Street per design standards and guidelines 4.1, 4.40, 4.42, 4.46, 4.57, 4.59, 5.45-5.47, 5.67, 5.70, 5.74, character-defining features for the Five Point Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. That the head height for windows on the upper floors be consistent as discussed, and 2. that the cornice on the 2<sup>nd</sup> floor of the rear of the building be simplified to a simple band to wrap the new addition at the rear.

Second: A. Wattenberg

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

#### **2021-COA-059 1400 Josephine Street – Bosworth House**

Description: Violations

Motion by J. Johnson: I move to conditionally approve application #2021-COA-059 for the retroactive approval for the mechanical equipment in the equipment yard, electrical panels, and two infilled windows at 1400 Josephine Street, as per design guidelines 2.14, 2.60, character-defining features for the Bosworth House, presented testimony, submitted documentation and information provided in the staff report with the condition the two mechanical units along East 14th Avenue are removed or screened more adequately per design guideline 5.17.

Second: G. Johnson

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

#### **2021-COA-066 2942 Welton St – Five Points**

Description: Addition

Motion by A. Wattenberg: I move to conditionally approve application #2021-COA-066 for the addition and site work at 2942 Welton St., as per design guidelines 3.23, 3.29, 3.30, 3.31, 4.21, and 5.10, character-defining features for the Five Points Cultural Historic District, presented testimony, submitted documentation and information provided in the staff report with the following condition: that additional material detail be submitted for doors, lighting, roofing, and deck railing.

Second: E. Hummel

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

#### **Discussion Items**

**Meeting Adjourned:** 4:49pm