



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, July 20, 2021

Call to Order: 1:00pm

Commissioners: G. Dennis, E. Hummel, G. Johnson, J. Johnson, G. Petri, A. Wattenberg, and K. Wemple (Chair)

Staff: B. Bryant, J. Cappeto, B. Dierschow, E. Ehr, K. Hahn, K. Marquez, J. White (staff) and A. Hernandez (CAO)

Meeting Records for approval - none

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

Consent Agenda

2021-COA-294 1433 East 7th Avenue – East 7th Avenue

Description: Window Replacement

2021-COA-299 1200 East 3rd Avenue – Country Club

Description: Addition

2021-COA-307 441 Pearl Street – Alamo Placita

Description: Porch

Motion by A. Wattenberg: I move to approve the consent agenda items consisting of #2021-COA-294 1433 East 7th Avenue – East 7th Avenue, #2021-COA-299 1200 East 3rd Avenue – Country Club and #2021-COA-307 441 Pearl Street – Alamo Placita.

Second: G. Johnson

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

Design Review Projects

2021-COA-300 1600 Colfax Avenue – Wyman

Description: Window Replacement & Rehabilitation

Motion by G. Johnson: I move to approve with conditions application #2021-COA-300 for the rehabilitation and window replacement at 1600 East Colfax Avenue per design guidelines 2.14, 2.19-2.20, 2.23-2.25, 2.40, 2.47, 2.65, 5.23 character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Confirm all windows replacements will be inset into the wall plane at least 2-inches or to match the historic inset; 2. Provide a manufacturer specification for the light fixtures; and 3. Confirm retail/office entry doors will be a simulated divided light or a true divided light.

Second: J. Johnson

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

2021-COA-301 1608 Colfax Avenue – Wyman

Description: Window Replacement & Rehabilitation

Motion by J. Johnson: I move to approve with conditions application #2021-COA-301 for the rehabilitation and window replacement at 1608 East Colfax Avenue per design guidelines 2.4, 2.14, 2.19-2.20, 2.23-2.25, 2.29, 2.40, 2.47, 2.60 character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Confirm all windows replacements will be inset into the wall plane at least 2-inches or to match the historic inset; 2. Only replace gable face and dormer shingle cladding were missing and deteriorated beyond repair; and 3. Confirm residence entry door will be a simulated divided light or a true divided light.

Second: E. Hummel

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

2021-LMDEMO-311 435 Westwood Drive – Country Club

Description: Total Demolition

Motion by G. Johnson: I move to conditionally approve application #2021-LMDEMO-311 for the total demolition of 435 Westwood Drive with the condition that the replacement structure be approved by the Landmark Preservation Commission prior to the issuance of the demolition approval as per section 30-6 of Chapter 30 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

2019-COA-251 2834 Curtis Street – Curtis Park

Description: Revisions to approved site work and windows

Motion by J. Johnson: I move to approve application #2019-COA-251 for the proposed COA revisions at 2834 Curtis St, as per design guidelines 2.36 and 5.3, 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 (7-0-0), motion passes

2021-COA-302 2540 California Street – Curtis Park

Description: Infill Construction, Phase II: Design Details

Motion by A. Wattenberg: I move to approve application #2021-COA-302 for the Phase II: Design Details at 2540 California Street, as per design guidelines 4.2-4.6, 4.8, 4.16, 4.18-4.19, 5.9, 5.16, 5.21, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

2021-COA-303 2546 California Street – Curtis Park

Description: Addition & ADU

Motion by G. Petri: I move to approve with conditions application #2021-COA-303 for the new addition and Accessory Dwelling Unit and one-story detached garage at 2546 California Street, as per design guidelines 2.14, 3.2, 3.3, 3.5-3.9 4.1, 4.6, 4.8, 4.18, 4.19, 5.9, 5.23, 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. Provide an existing site plan; 2. Provide details on front yard and rear yard fencing in elevation confirming fence design and heights; 3. Clarify the existing north elevation proposed window alteration on the north elevation; 4. Correct all inconsistencies in drawing set, including: the section details for the ADU cladding material; the window section details for the addition, adding and elevation keynote for the patio door, and correct/clarify the garage rollup door material; 5. Use standard brick units to clad the addition chimney; 6. Provide material details for the brackets and trim on the ADU; 7. Adjust the window proportions of the of the ADU to be more compatible with the Curtis Park Historic District - either the height should be twice the width or more or 2.28 times the width; 8. Adjust the window proportions of the of the ADU to be more compatible with the Curtis Park Historic District; and 9. Provide material details and elevations for all hardscape material, including the bench.

Second: J. Johnson

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

E. Hummel left the meeting

2021-COA-304 633 Steele Street – East 7th Avenue

Description: Addition

Motion by G. Johnson: I move to conditionally approve revised application #2021-COA-304 for the one-story connector addition at 633 Steele Street, as per design guidelines, 3.1-3.2, 3.5-3.9, 5.3, and 5.21 character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Confirm the cementitious siding and trim will have a smooth finish in plan; 2. Provide details on all hardscaping materials, ensuring it is either concrete, natural stone or brick; and 3. Provide manufacture specifications on the exterior light fixtures and ensure they comply with guideline 5.21.

Second: G. Petri

Vote: 5 votes in favor, 0 opposed, 1 abstained (G. Dennis), (5-0-1), motion passes

Discussion Items

Meeting adjourned: 4:29pm