



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, July 7, 2020 – In Person Meeting with Virtual Options

Call to order - 1:10pm

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

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

Meeting Records for Approval – May 19th, 2020, June 2nd, 2020 and June 9th, 2020

Motion by G. Johnson: I move to approve the meeting records from May 19th, June 2nd and June 9th with the corrections mentioned by the commission.

Second: B. Gassman

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

Public Comment (limited to 2 minutes per speaker)

Consent Agenda

2020-COA-177 355 Gilpin St. – Country Club

Description: Egress windows

2020-TAXC-07 3731 Zuni St.—Potter Highlands

Description: Tax Credit Part 1

Motion by A. Wattenberg: I move to approve the consent agenda items consisting of: 2020-COA-177 355 Gilpin St – Country Club and 2020-TAXC-07 3731 Zuni St – Potter Highlands.

Second: G. Johnson

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

Public Hearing - none

Design Review Projects

2020-COA-189 4501 W 46th Ave. – Smiley Library

Description: Book Drop

Motion by G. Petri: I move to conditionally approve application #2020-COA-189 for the book drop at 4501 West 46th Avenue, as per design guidelines 2.10 and 2.52, presented testimony, submitted documentation and information provided in the staff report with the following conditions: the bottom of the book drop face plate align with the top of the solidier belt course; and the drawings be corrected to accurately show the dimensions and shape of book drop on the facade, the height of the top of the solidier belt course and placement of the book drop relative to grade .

Second: B. Gassman

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

J. Johnson lost internet connection during deliberation for the item below and did not vote.

2019-COA-159* 3457 W 29th Ave. – Allen M. Ghost

Description: Alteration to previously approved siding

Motion by B. Gassman: I move to approve application #2019-COA-159* for the change in siding material on the infill structure at 3457 W 29th Avenue as per presented testimony, submitted documentation, guideline 4.6 and information provided in the staff report.

Second: G. Petri

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

J. Johnson returned to the meeting.

2020-COA-191 177 Cedar Ave.—Baker

Description: Tandem House (Mass, Form, and Context)

Motion by G. Johnson: I move to approve application #2020-COA-191 for the mass, form, and context of the tandem house and garage at 177 Cedar Ave., as per design guidelines 4.1-4.5, 4.7, 4.8, 4.15, 4.16, 4.18, 4.19, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

2020-COA-125 330 Downing St. – Country Club

Description: Garage

Motion by G. Petri: I move to approve application #2020-COA-125 for the demolition of the existing garage structure, construction of a new garage structure, solar panels, and site work at 330 Downing Street, as per design guidelines 2.33, 4.18, 4.19, 5.21, character-defining features for the Country Club 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

2020-COA-175 3316 Osceola St. – Packard’s Hill

Description: Two-story addition, window replacement, garage

Motion by A. Wattenberg: I move to conditionally approve application #2020-COA-054 for the alterations to the front porch columns, installation of a new fence, replacement of windows, construction of an addition, alteration of a non-historic dormer, installation of an egress window, demolition of an accessory structure, and construction of a detached garage at 3316 Osceola St., as per design guidelines 2.15, 2.18, 2.20, 2.26, 2.37, 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 4.18, 4.19, Intent Statements 3a, 3b, 3c, 3d, 3e, 3f, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the addition roof tie-in be simplified, that additional details be provided for the addition roof tie-in, and that additional details and measurements be provided for the rear deck. In addition, we are proposing an administrative adjustment per Section 12.4.5.3 of the Denver Zoning Code to address the height violation in the Denver Zoning Code.

Second: G. Johnson

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

The meeting took a short break.

2020-COA-0187 301 High St. – Country Club

Description: Rear addition, garage alterations

Motion by J. Johnson: I move to conditionally approve application #2020-COA-187 for the rear addition and garage alterations at 301 High St, as per design guidelines 3.1 – 3.9 and 4.18, Country Club Historic District Design Guidelines B2, B4, B7 and F3, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the addition be clearly differentiated from the historic structure and recognizable as current construction.

Second: G. Johnson

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

2020-LMDEMO-192 2801 W 35th Ave.—Potter Highlands

Description: Demolition

Motion by B. Gassman: I move to find the building at 2801 W 35th Ave. as non-contributing to the Potter Highlands Historic District and approve application 2020-LMDEMO-192 for demolition with the condition that the replacement plan be approved by Landmark Preservation prior to the issuance of the approval, as per design guideline 2.55, Section 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: A. Wattenberg

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

2020—COA-190 2611 W 32nd Ave.—Potter Highlands

Description: Alterations and ADU

Motion by G. Johnson: I move to conditionally approve application 2020-COA-190 for an ADU at 2611 W 32nd Ave., as per Denver Landmark Structures and Districts Design Guidelines 4.1, 4.3, 4.5-4.8, 4.18, 4.19, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation, and information provided in the staff report with the condition: that the applicant work with staff to study and find a more graceful way to connect and clarify the stairs and breezeway element of the project.

Second: G. Petri

Amendment by A. Wattenberg: the addition to the historic house also to be included in the restudying of the connection between the two dwellings

Amendment accepted by motioner and seconder

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

Meeting Adjourned: 5:40pm