



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, November 3, 2020 – Virtual Meeting with In-Person Options,
Rooms 4.F.6 /4.G.2 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:01pm

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

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

Meeting Records for approval – none

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

Consent Agenda

2020-COA-330 603 Humboldt St – East 7th Avenue

Description: Egress Window

2020-COA-354 1624 Vine Street – Wyman

Description: Porch Alterations

2020-COA-209 541 Williams—Driving Park

Description: Administrative Adjustments

2020-TAXC-11 748 Race—E. Seventh Ave.

Description: Tax Credit- Part 1

Motion by G. Johnson: I move to approve the consent agenda items 2020-COA-330 603 Humboldt St, 2020-
COA-354 1624 Vine Street, 2020-COA-209 541 Williams, and 2020-TAXC-11 748 Race.

Second: E. Warzel

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

Design Review Projects

2020-COA-348 101 Race Street – Country Club

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

Motion by B. Gassman: I move to approve application #2020-COA-348 for the new infill construction Phase I:
Mass, Form, & Context review at 101 Race Street, as per County Club design guidelines B1-B6, D1-D5, F1, F3
and Denver Landmark Design Guidelines 4.1, 4.3, 4.7, 4.8, 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 (8-0-0), motion passes

2020-COA-349 2138 Lafayette St.- Lafayette Street

Description: Contributing/Non-contributing status, Addition, ADU

Motion (non-contributing status) by B. Gassman: I move to approve application #2020-COA-349 for the determination of non-contributing status at 2138 Lafayette St, as per Chapter 30-11 and 30-2 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

Motion (ADU) by G. Johnson: I move to approve application #2020-COA-349 for the construction of a rear two-story addition and ADU at 2138 Lafayette St, as per design guidelines 2.14, 2.20, 2.36, 3.1, 3.2, 3.3, 3.6, 3.7, 3.8, 3.9, 4.6, 4.8, 4.18, 4.19, Intent Statements 3c, 3d, 3e, 3f, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that windows at the addition and the ADU be recessed 2", that the front door remain in its present location, and that additional detailing of the eaves and the trim boards be provided for staff review.

Second: G. Petri

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

2020-COA-346 1430 Race Street – Wyman

Description: Site Work

Motion by A. Wattenberg: I move to conditionally approve application #2020-COA-346 for the site work at 1430 Race Street, as per design guidelines 5.3-5.4 and 5.15, character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. remove stamped concrete patio on the north side of the site; 2. add a landscape buffer around the driveway/parking pad at the sidewalk edge and along the norther border of the driveway/parking pad.

Second: J. Johnson

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

2020-COA-351 3412 West 31st Ave – Allen M Ghost

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

Motion by E. Warzel: I move to conditionally approve application #2020-COA-351 for the Phase I: Mass, Form, and Context at 3412 West 31st Ave, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 4.17-4.19, character-defining features for the Allen M. Ghost Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Clarify the max height of the proposed structure; 2. Overall structure width to remain 19 feet; 3. Provide dimension for the porch roof and front patio and ensure they are within typical ranges; 4. Restudy the porch column and roof design; 5. Eliminate rear rooftop deck if within the rear 35% of the zone lot; 6. Restudy the window proportions; and 7. Incorporate additional horizontal articulation in the design detail submittal.

Amendment by A. Wattenberg: that the applicant study the effect of moving the roofline down in conjunction with the restudy of the windows.

Amendment not accepted by motioner.

Second: G. Petri

Vote: 4 in favor, 4 opposed (G. Chapman, B. Gassman, J. Johnson, A. Wattenberg), 0 abstained, (4-4-0) motion fails

Second Motion G. Petri: I move to conditionally approve application #2020-COA-351 for the Phase I: Mass, Form, and Context at 3412 West 31st Ave, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 4.17-4.19, character-defining features for the Allen M. Ghost Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. restudy the maximum height of the proposed structure in coordination with the restudy of the second and first floor window proportions; 2. overall structure width to remain 19 feet; 3. provide dimension for the porch roof, and front patio and ensure they are within typical ranges; 4. restudy the porch column and roof design; 5. eliminate rear rooftop deck if within the rear 35% of the zone lot; 6. incorporate additional horizontal articulation in the design detail submittal.

Second: G. Chapman

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

2020-COA-352 3414 West 31st Ave – Allen M Ghost

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

Motion by A. Wattenberg: I move to conditionally approve application #2020-COA-352 for the Phase I: Mass, Form, and Context at 3414 West 31st Ave, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 4.17-4.19 character-defining features for the Allen M. Ghost Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. clarify the max height of the proposed structure; 2. overall structure width to remain 19 feet; 3. restudy the window proportions; 4. restudy the porch wall design; and 5. restudy horizontal articulation in the design detail submittal.

Second: G. Johnson

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

2019-COA-028 2543 W. 37th Ave.- Potter Highlands

Description: wood grain cladding and 5.5" reveal

Motion by B. Gassman: I move to conditionally approve application #2019-COA-028 for the addition of faux wood grain trim and soffits, and a 5 ½" reveal cementitious lap siding on approved dormers at 2543 W. 37th Ave., as per design guidelines 3.2.d, 4.6.f, presented testimony, submitted documentation and information provided in the staff report with the condition that the trim and soffit material be a smooth finish cementitious material.

Second: G. Chapman

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

Business Items

2070 Colorado Boulevard – Dr. Margaret Long House (#333)

Description: Determination of non-contributing for garage

Motion by G. Petri: I move to continue the request to determine the garage at 2070 Colorado Boulevard as non-contributing to the Individual Landmark Designation of the Dr. Margaret Long House (#333) per section 30-11 of Chapter 30 of the Denver Revised Municipal Code, to December 1st, 2020.

Second: J. Johnson

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

2020 Certified Local Government (CLG) Annual Report

Description: Federal Fiscal Year, October 1, 2019 – September 30, 2020

Motion by E. Warzel: I move to approve the 2020 Certified Local Government Annual Report per presented testimony, submitted documentation, and information provided in the staff report.

Second: J. Johnson

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

Meeting Adjourned: 5:46pm