MEETING RECORD FINAL
Landmark Preservation Commission
1:00 p.m., Tuesday, November 3, 2020 – Virtual Meeting with In-Person Options,

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 5½” 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