



## **MEETING RECORD FINAL**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, December 1, 2020 – Virtual Meeting with In-Person Options,  
Rooms 4.1.5 of the Webb Municipal Building, 201 W. Colfax Avenue

#### **Call to Order: 1:00pm**

**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, E. Ehr, K. Hahn, J. White (CPD), N. Lucero (CAO)

**Meeting Records for approval** – none

**Public Comment (limited to 2 minutes per speaker)**

**Consent Agenda** - none

#### **Public Hearing**

##### **2020L-005 1272 Columbine Street**

Description: Individual Designation Application

K. Wemple opened the public hearing

Landmark staff presentation

Applicant presentation

Public comments: none

K. Wemple closed the public hearing

Motion by G. Johnson: I move to recommend approval and forward to City Council the landmark designation of 1272 Columbine Street, application #2020L-005, based on the Landmark Ordinance criteria B, C, and D, citing as findings of fact for this recommendation the application form, public testimony, and the staff report.

Second: J. Johnson

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

#### **Design Review Projects**

##### **2020-COA-404 3053 Stout Street– Curtis Park**

Description: Infill: Mass, Form, and Context

Motion by B. Gassman: I move to approve application 2020-COA-404 for the mass, form, and context of the proposed infill at 3053 Stout Street, as per design guidelines (4.1-4.5, 4.7, 4.8, 4.15, 4.18, 4.19, and 4.32), character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report. I also move to recommend an administrative adjustment for bulk plane per section 12.4.5.3 of the Denver Zoning Code finding that conformance to the requirements of the zoning code would have an adverse impact upon the historic structure and surrounding district.

Second: G. Johnson

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

**2020-COA-398 3002 Champa Street – Curtis Park**

Description: Infill: Mass, Form, and Context

Motion by A. Wattenberg: I move to recommend approval of application #2020-COA-398 for the new infill building at 3002 Champa 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

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

*Meeting took a short break*

**2020-LMDEMO-365 3248 Champa Street – Curtis Park**

Description: Demolition

Motion by G. Chapman: I move to find the building at 3248 Champa St. as non-contributing to the Curtis Park G Historic District and approve application 2020-LMDEMO-365 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: G. Petri

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

**2020-COA-403 3248 Champa Street – Curtis Park**

Description: Infill: Mass, Form, and Context

Motion by G. Petri: I move to conditionally approve application #2020-COA-403 for the mass, form, and context design of the proposed infill at 3248 Champa St. as per design guidelines 4.1- 4.5, 4.7,4.8, 4.23, and 5.15, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that the height of the corner entrance at the northeast corner be studied to improve verticality and detail of those areas.

Second: G. Chapman

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

**2020-COA-402 80 West Cedar Avenue – Baker**

Description: Skylights, Addition, New Garage

Motion by G. Johnson: I move to conditionally approve application #2020-COA-402 for the alterations, rear addition and new garage at 80 West Cedar Ave, as per design guidelines 2.20, 2.26, 3.2-3.3, 3.5-3.9, 4.18, 4.19, 5.23-5.24, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Eliminate the skylight on the north dormer roof slope; 2. Provide clarity in design and material of the addition and garage doors, ensure they are high quality materials and of appropriate design; 3. Inset windows on the addition and garage at least 2" into the wall plane; and 4. Use a single sconce design for the addition light fixture.

Second: E. Warzel

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

### **Business Items**

#### **2070 Colorado Blvd – Dr. Margaret Long House**

Description: Determination of contributing or non-contributing status of detached garage

Motion by E. Warzel: I move to determine the garage at 2070 Colorado Boulevard as non-contributing to the Individual Landmark Designation of the Dr. Margaret Long House (Landmark #333) per section 30-11 of Chapter 30 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Gassman

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

#### **Election of Vice Chair**

Motion by K. Wemple: I move to elect Julie Johnson as the new Vice Chair of the Landmark Preservation Commission.

Second: G. Johnson

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

**Meeting Adjourn: 4:56pm**