



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, December 15, 2020 – **Virtual Meeting with In-Person Options**

Room 4.I.5 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:00pm

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

Staff: B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, E. Ehr, K. Hahn, K. Marquez, E. Schueckler and J. White (CPD); A. Hernandez (CAO)

Meeting Records for approval – none

G. Johnson joined the meeting after start

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

Consent Agenda

2020-COA-420 17900 Trading Post Rd. – Pueblo Trading Post

Description: Site Lighting

2020-ZLAM-088 295 Bannock Street – Baker

Description: Zone Lot Amendment

Motion A. Wattenberg: I move to approve the consent agenda items consisting of 2020-COA-420 17900 Trading Post Rd., the Pueblo Trading Post, and 2020-ZLAM-088 295 Bannock Street in Baker.

Second: G. Petri

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

Public Hearing

2020L-003 6400 Montview Blvd

Description: Individual Designation Application

J. Johnson opened the public hearing

Staff presentation by J. Buddenborg

Applicant presentation by Rebecca Rogers (property owner), and Shannon Stage (Historic Denver)

Public Comment: none

J. Johnson closed the public hearing

Motion B. Gassman: I move to recommend approval and forward to City Council the landmark designation of 6400 Montview Blvd, application #2020L-003, based on the Landmark Ordinance designation criteria C, D and F, citing as findings of fact for this recommendation the application form, public testimony, and the December 8, 2020, staff report.

Second: G. Petri

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

Design Review Projects

2020-COA-422 3043 Stout Street – Curtis Park

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

Motion B. Gassman: I move to recommend an administrative adjustment for height and bulk plane per section 12.4.5.3 of the Denver Zoning Code and conditionally approve application #2020-COA-422 for the Phase I: Mass, Form, and Context at 3043 Stout Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 4.18-4.19 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 (6-0-0), motion passes

2020-COA-336 439 Williams Street – Driving Park

Description: Side Addition & Garage Dormers

Motion G. Johnson: I move to Conditionally approve revised application #2020-COA-336 for the garage dormers, and sunroom at 439 Williams Street, as per design guidelines, 3.1-3.2, 3.5-3.8, and 4.19 character defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Update the plans to remove the note on page 7 regarding the porch wall demolition and step addition; 2. Revised the design of the sunroom addition to have additional glazing/greater expanses of glazing to be more compatible with sunroom addition design for Craftsman style buildings; and 3. Confirm dormer windows on the garage are a simulated divided light with a spacer bar.

Second: G. Petri

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

2019-COA-063 2844 California Street – Curtis Park

Description: Violations: Siding, Fencing, & Railing

Motion A. Wattenberg: I move to conditionally approve revised application #2019-COA-063 for the in-the-field alterations made to the approved infill rowhouse development at 2844 California Street, as per design guidelines 4.17, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Siding, trim and fascia materials be a smooth finish cementitious material per design guideline 4.6.f; and 2. Installed fencing be accurately shown in plan and be no taller than 6 feet in height for the rear yard and at least 50% open and no taller than 48" in the front yard per design guidelines 5.8 and 5.9.

Second: G. Petri

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

2020-COA-432 3025 Newton Street—Wolff Place

Description: Addition, alterations, and garage

First Motion

Motion by G. Johnson: I move to deny application #2020-COA-423 for the addition, alterations, and garage demolition and replacement at 3025 Newton St., as per design guidelines 2.14, 2.19, 2.20, 2.23, 2.36, 2.37, 2.38, 3.2-3.4, 3.6-3.9, 4.18, 4.19, and 5.9, character-defining features for the Wolff Place historic district, presented testimony, submitted documentation and information provided in the staff report

with the following conditions: 1. Reduce the width of the windows on the addition to match the width of historic window openings; 2. Clarify the dimensions of the addition on the plans; 3. Reduce the pitch of the roof on the garage; 4. Clarify the design and placement of the fencing and site work; 5. Complete the existing/replacement window comparison form for the proposed historic window replacements; 6. Clad the gable end of the porch with wood rather than stucco

Second: E. Hummel

Motion Withdrawn: G. Johnson

Motion Withdrawn: E. Hummel accepted withdrawal

Amended Second Motion:

Motion by G. Johnson: I move to deny application #2020-COA-423 for the addition, alterations, and garage demolition and replacement at 3025 Newton St., as per design guidelines 2.2, 2.36, 3.6, 3.7, 3.9 and 4.19, character-defining features for the Wolff Place historic district, presented testimony, submitted documentation and information provided in the staff report with no conditions.

Second: E. Hummel

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

2020-COA-422 3043 Stout Street – Curtis Park

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

Revised motion by G. Johnson: I move to amend the previous approval for 3043 Stout Street to amend the motion from conditionally approve to approve.

Second: E. Hummel

Vote: unanimous in favor (6-0-0)

Discussion Items

Proposed Update to LPC Bylaws

Motion by G. Johnson: I move to approve the proposed bylaws.

Second: G. Petri

Vote: unanimous in favor (6-0-0)

Proposed La Alma Lincoln Park Historic Cultural District

Meeting Adjourned: 4:26pm