



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, February 2, 2021 – **Virtual Meeting with In-Person Options**

Call to Order: 1:01pm

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

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

Meeting Records for approval – January 19, 2021

Motion by G. Petri: I move to correct item 918 York St by striking the word “conditions” and approve the January 19th meeting record, as corrected.

Second: E. Hummel

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

Public Comment (limited to 2 minutes per speaker) – Keith Pryor, Curtis Park Neighbors

Consent Agenda

2020-TAXC-009 359 Bannock St – Baker

Description: Part 2 Tax Credit (R14)

2020-TAXC-011 748 Race St – E. 7th Ave.

Description: Part 2 Tax Credit (R14)

Motion by G. Johnson: I move to approve the consent agenda items 2020-TAXC-009 359 Bannock St – Baker and 2020-TAXC-011 748 Race St- East 7th Ave.

Second: G. Petri

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

Public Hearings

2020-LMDEMO-406 2847 Stout Street – Curtis Park

Description: More than 40% Structure Demolition

Recommendation: Reset the Public Hearing for March 2, 2021

Motion by B. Gassman: I move to reset the public hearing for 2020-LMDEMO-406 2847 Stout St – Curtis Park to March 2, 2021.

Second: E. Hummel

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

Design Review Projects

2020-COA-440 101 Race Street – Country Club

Description: Infill, Phase II: Design Details

Motion by B. Gassman: I move to approve application #2020-COA-440 for the new infill construction Phase II: Design Detail review at 101 Race Street, as per County Club design guidelines B1-B6, C4, D1-D5, E1-E2, F1, F3, and Denver Landmark Design Guidelines 4.6, 4.8, 5.3, 5.9, and 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 (8-0-0), motion passes

2021-COA-024 495 High St.—Driving Park

Description: Demolish garage and construct new garage

Motion by E. Warzel: I move to deny application #2021-COA-24 for the garage demolition and construction of a new garage at 495 High Street, as per design guidelines 2.38, 4.18, 4.19, and 5.3 character-defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Amendment by G. Johnson: only use design guideline 4.19 for the motion.

Accepted by motioner.

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

2021-COA-022 3043 Stout Street – Curtis Park

Description: Infill, Phase II: Design Details

Motion by A. Wattenberg: I move to conditionally approve application #2021-COA-022 for the Phase II: Design Details at 3043 Stout Street, as per design guidelines 4.2-4.6, 4.8, 4.16, 4.18-4.19, 5.8-5.9, 5.16, 5.21, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Provide a light well and egress well section detail;
2. Provide light well and egress well materials and ensure they are a high-quality material that relates to the building foundation;
3. Include the light well and egress windows in the window schedule and ensure they are not a slider operation;
4. Provide manufacture specifications for the standing seam metal roof and ensure that it is a matte finish; and
5. Ensure the arched window sashes on the front façade reflect the proportions shown in elevation and on page 37.

Second: G. Johnson

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

2021-COA-021 63 W Bayaud Ave – Baker Neighborhood

Description: Front and Rear Yard Fencing

Motion by G. Chapman: I move to approve application #2021-COA-021 for the front and rear yard fence at 63 W Bayaud Ave, as per design guidelines 5.7, 5.8, 5.9, the Baker Neighborhood Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

Meeting took a short break

2021-COA-025 431 Acoma St. – Baker Neighborhood

Description: Infill, Phase I: Mass, form, and context

Motion by B. Gassman: I move to approve application 2021-COA-205 for the mass, form, and context of the proposed infill at 431 Acoma St. as per design guidelines 4.1-4.5, 4.7, 4.8, 4.10, 4.12, 4.15, 4.16, 4.18, and 4.19, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that the façade fenestration and design of the rooftop structure and ADU be restudied prior to the submittal of the Part II: Design Detail application.

Second: G. Petri

Amendment G. Chapman: correct project number to 2021-COA-025.

Accepted by motioner and seconder.

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

Discussion Item

Denver Landmark Preservation 2020 Year in Review

Meeting Adjourned: 3:58pm