



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, February 16, 2021

Call to Order: 1:00pm

Commissioners: B. Gassman, 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, E. Schueckler (CPD) and A. Hernandez (CAO)

Meeting Records for approval – February 2, 2021

Motion by G. Johnson: I move to approve the meeting record from February 2, 2021.

Second: B. Gassman

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

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

Consent Agenda

A. Wattenberg recused herself and was moved to Attendee (no video or microphone capabilities)

2021-COA-044 399 High St. – Country Club

Description: Site Work & Over Height Site Walls

2021-COA-047 3265 Federal Boulevard – Woodbury Library

Description: Reroof, Masonry Repairs, & Site Work

2021-COA-048 4705 E Montview Boulevard – Park Hill Library

Description: Reroof & Site Work

2021-COA-043 701 Race St – East 7th Ave

Description: Egress Window

Motion by B. Gassman: I move to approve the consent agenda items consisting of 2021-COA-044 399 High St. – Country Club, 2021-COA-047 3265 Federal Boulevard – Woodbury Library, 2021-COA-048 4705 E Montview Boulevard – Park Hill Library and 2021-COA-043 701 Race St – East 7th Ave.

Second: E. Warzel

Vote: unanimous in favor, (5-0-0), motion passes

A. Wattenberg returned to the meeting as a Panelist (video and microphone capabilities)

Public Hearings

2020-LMDEMO-014 1920 E 6th Ave. – Country Club

Description: Total Demolition

Staff presentation, applicant presentation, J. Johnson opened the public hearing

Public comments by:

Keith Pryor- 2418 Champa St, Denver, CO - opposed

Donald O'Hare – 595 Race St, Denver, CO - opposed

J. Johnson closed the public hearing

Motion by E. Warzel: move to deny application #2020-LMDEMO-014 for the total demolition of 1920 East 6th Avenue as non-contributing to the Country Club Historic District as per design guideline 2.55, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Amendment by G. Johnson: change the motion to indicate that it's a contributing structure, not that it's a non-contributing structure.

Amendment approved by motioner

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

2021-LMDEMO-015 18300 W Alameda Pkwy. – Red Rocks

Description: South Pedestrian Bridge Demolition

Staff presentation, applicant presentation, J. Johnson opened the public hearing

Public comments by:

Jay Homstad – Historic Denver, 1420 Ogden St – in favor

Susan Guokas – Friends of Red Rocks, 7549 E. 122nd Pl, Thornton – in favor

J. Johnson closed the public hearing

Motion by B. Gassman: I move to conditionally approve application #2021-LMDEMO-015 for the demolition of the South Pedestrian Bridges at 18300 West Alameda Parkway – Red Rocks Amphitheatre and Park, as per design guidelines 2.12, character-defining features for the Red Rocks Amphitheatre, presented testimony, submitted documentation and information provided in the staff report with the conditions that a replacement plan be approved prior to demolition.

Second: G. Johnson

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

Design Review Projects

2021-COA-045 18300 W Alameda Pkwy. – Red Rocks

Description: Phase I: South Pedestrian Bridge Replacement Plan

Motion by A. Wattenberg: I move to approve application #2021-COA-045 for the Phase I: Mass, Form, and Context for the replacement plan for the South Pedestrian Bridge at 18300 West Alameda Parkway, as per intent statements 2f, 3c, 4a, 4b, 5b design guidelines 2.12, 3.2, 3.3, 5.1 character-defining features for Red Rocks Amphitheatre and Park, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

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

2021-COA-046 4345 W 46th Ave. – Howard Berkeley Park Chapel

Description: Alterations, Rooftop Addition, Site Work

Motion by B. Gassman: I move to approve application #2021-COA-046 for the alterations, rooftop additions, and site work at 4345 West 46th Ave, as per design guidelines 2.14, 2.57, 3.1-3.3, 3.11, 3.12, 5.3, 5.8, 5.9, 5.21 character-defining features for the Howard Berkeley Park Chapel, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

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

Meeting took a short break

2021-COA-049 3025 Newton – Wolff Place

Description: Addition, Window Replacement, Site Work

Motion by G. Johnson: I move to approve application #2021-COA-049 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.

Second: E. Warzel

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

2021-COA-036 63 S Bannock St – Baker Neighborhood

Description: Solar

Motion by E. Warzel: I move to approve application #2021-COA-038 for the installation of solar panels at 63 S Bannock St, as per design guideline 2.33, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

2021-COA-050 3248 Champa—Curtis Park

Description: Infill Part 2: Design Detail

Motion by B. Gassman: I move to deny application #2021-COA-050 for the design detail of the proposed infill at 3248 Champa St. as per design guidelines 4.3, 4.8, and 4.20, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: A. Wattenberg

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

G. Johnson left the meeting

2021-COA-039 3136 W 23rd Ave - Witter-Cofield

Description: Garage alterations

Motion by A. Wattenberg: I move to deny application #2021-COA-039 for the garage alterations at 3136 W. 23rd Ave, as per intent statements 3a and 3b, design guidelines 2.38, 3.1, 3.2, and 4.19, character-defining features for the Witter Cofield historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

Vote: unanimous in favor, (5-0-0), motion passes

Meeting Adjourned: 5:08pm