



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, March 16, 2021 –

Call to Order: 1:00pm

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

Meeting Records for approval – February 16, 2021 and March 2, 2021

Motion by A. Wattenberg: I move to approve the meeting record from February 16, 2021.

Second: J. Johnson

Vote: 6 votes in favor, 0 opposed, 1 abstained (K. Wemple), (6-0-1), motion passes

Motion by B. Gassman: I move to approve the meeting record from March 2, 2021

Second: E. Hummel

Vote: 5 votes in favor, 0 opposed, 2 abstained (G. Petri and E. Warzel), (5-0-2), motion passes

Public Comment (limited to 2 minutes per speaker) none

Consent Agenda

#2021-COA-083 1250 Welton Street – Emily Griffith

Description: Projecting Sign

#2021-TAXC-004 2447 Hooker Street – Witter Cofield

Description: Tax Credit Application (R14) Part 1

Motion by B. Gassman: I move to approve the consent agenda items consisting of #2021-COA-083 1250 Welton Street – Emily Griffith and #2021-TAXC-004 2447 Hooker Street – Witter Cofield.

Second: E. Warzel

Vote: unanimous in favor, (7-0-0) motion passes

Design Review Projects

#2021-COA-087 99 W Bayaud Avenue – Baker

Description: Solar

Motion by B. Gassman: I move to approve application 2021-COA-087 for the installation of a solar tile roofing system at 99 W Bayaud Avenue, as per intent statement 2p, design guideline 2.33, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

Vote: unanimous in favor, (7-0-0) motion passes

#2021-COA-088 140 Humboldt – Country Club

Description: Alterations and Addition

Motion by E. Warzel: I move to conditionally approve application #2021-COA-088 for the alterations and addition at 140 Humboldt, as per Country Club design guidelines B2, B3, B4, B7, design guidelines 2.5, 2.13, 2.14, 2.20, 2.30, 2.36, 3.1, 3.2, 3.3, 3.6, 3.7, 4.18, 4.19, and 5.3, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report, with the following condition: that the drawings for the project be clarified and corrected per Landmark discussion for staff preview. I also move to recommend an administrative adjustments 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: J. Johnson

Vote: unanimous in favor, (7-0-0) motion passes

#2021-COA-089 135 Franklin – Country Club

Description: Alterations and Addition

Motion by A. Wattenberg: I move to approve application #2021-COA-089 for the alterations and addition at 135 Franklin, as per Country Club design guidelines B3, B4, B7, design guidelines 2.14, 2.20, 2.21, 2.25, 2.36, 2.38, 3.1, 3.2, 3.4, 3.7, 4.18, 4.19, 5.3, and 5.9, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

Vote: unanimous in favor, (7-0-0) motion passes

#2019-COA-318 242 W 1st Avenue – Baker

Description: aluminum coil wrap on existing frames and trim

Motion by B. Gassman: I move to continue application #2019-COA-318 to the LPC meeting on May 18, 2021.

Second: J. Johnson

Vote: unanimous in favor, (7-0-0) motion passes

E. Hummel left the meeting

The meeting took a short break

#2021-COA-079 3333 Bryant Street - Potter Highlands

Description: Window, door, garage, and fence violation

Motion by A. Wattenberg: I move to conditional approval application #2021-COA-079 for the violations at 3333 Bryant St, as per design guidelines 2.14, 2.20, 2.38, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. that the windows on the house be replaced with wood or aluminum-clad wood to match the period of the house, 2. that the windows on the garage be replaced with wood or aluminum-clad wood or low-PVC/no-PVC fiberglass composite, 3. that the garage man door be replaced with a period appropriate door, and 4. should the applicant retain windows on the garage doors, that they be placed in a symmetrical configuration similar to diagram 44 of the guidelines

Second: J. Johnson

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

Set special LPC meeting

Motion by J. Johnson: I move to set a special meeting of the LPC for March 30th at 2pm

Second: G. Petri

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

Motion to postpone three agenda items from the 3/16/2021 LPC agenda to 3/30/2021 LPC Agenda

Motion by E. Warzel: I move to postpone the three projects 2021-COA-086, 2818 Welton Street, 2021-COA-077, 433 Gilpin Street and 2021-COA-085, 1203 E 3rd Avenue to the Commission's special meeting beginning at 2:00pm.

Second G. Petri

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

Meeting Adjourned: 5:43pm