MEETING RECORD FINAL
Landmark Preservation Commission
1:00 p.m., Tuesday, April 6, 2021

Call to Order: 1:02pm

Commissioners: 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, K. Marquez, E. Schueckler, A. Webb, J. White (CPD), N. Lucero (CAO)

Meeting Records for approval – none

Public Comment (limited to 2 minutes per speaker)

Consent Agenda
B. Gassman recused himself and was moved to Attendee (no microphone or video capabilities)

2021-ZLAM-035  475 Lafayette St – Driving Park
Description: Zone Lot Amendment

2019-COA-406  182 W Bayaud St – Baker
Description: Windows, door, and siding

2021-TAXC-005  242 W 1st Ave – Baker
Description: Part 1 Tax Credit (R14)

2021-COA-112  3603 Eliot St – Potter Highlands
Description: ADU and Detached Garage

2021-COA-113  130 W 3rd Ave – Baker
Description: Porch Alterations

2020-ZLAM-143  2376 15th St (1416 Platte St) – Denver Tramway
Description: Zone Lot Amendment

2021-TAXC-002  2123 Downing St — Thomas Hornsby Ferril House
Description: Tax Credit Part 1

2021-COA-126  181 Franklin St — Country Club
Description: Window and Trim Replacement

Motion by G. Johnson: I move to approve the consent agenda items consisting of 2021-ZLAM-035 475 Lafayette St, 2019-COA-406 182 W Bayaud St, 2021-COA-112, 242 W 1st Ave – Baker, 3603 Eliot St, 2021-COA-113 130 W 3rd Ave, 2020-ZLAM-143 2376 15th St (1416 Platte St), 2021-TAXC-002 2123 Downing St. and 2021-COA-126 181 Franklin St.
Second: G. Petri
Vote: unanimous in favor (6-0-0), motion passes

B. Gassman returned to Panelist (microphone and video capabilities)
Public Hearings

2021L-001  123 Speer Boulevard Landmark Designation Application

Description: Owner-opposed Individual Designation Application

K. Wemple opened the public hearing, staff presentation, designation applicant presentation, owner presentation

Public comment:  
- Jeremiah Bebo, 891 14th St #907, Denver – opposed
- Joseph Halpern, 720 Emerson St, Denver – in favor
- Annie Levinsky, Historic Denver, 1420 Ogden St, Denver – in favor

K. Wemple closed the public hearing

Motion by A. Wattenberg: I move to recommend approval and forward to City Council the landmark designation of 123 Speer Blvd, application #2021L-001, based on the Landmark Ordinance criteria A, B, C, D, F, and G, citing as findings of fact for this recommendation the application form, public testimony, and the March 30, 2021 staff report.

Second: E. Warzel

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

2021-LMDEMO-166  150 Race St – Country Club

Description: More than 40% Structure Demolition

Motion by B. Gassman; I move to set a public hearing for project number 2021-LMDEMO-116 150 Race St – for May 4th, 2021.

Second: G. Johnson

Amendment by E. Warzel: correct 2021-LMDEMO-116 to 2021-LMDEMO-166.

Amendment accepted by both motioner and seconder.

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

Design Review Projects

G. Johnson and G. Petri recused themselves and moved to Attendee (no microphone or video capabilities)

2021-COA-082  1290 Williams St – Tears McFarlane House

Description: Demolition and Phase I - Mass, Form, and Context

Motion by J. Johnson: I move to approve application #2021-COA-082 for the demolition of a non-historic structure and Phase I: Mass, Form, and Context at 1290 Williams St., as per design guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.8, 4.9, 4.11, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

Vote: 4 in favor, 1 opposed (A. Wattenberg), 0 abstained, (4-1-0), motion fails, project is not approved

G. Johnson and G. Petri returned to Panelist (microphone and video capabilities)

2021-COA-115  451 Cherokee St – Baker

Description: Demolition and Phase I - Mass, Form, and Context

Motion by B. Gassman: I move to approve application #2021-COA-115 for the mass, form, & context of the
proposed infill structure at 451 Cherokee St as per presented testimony, submitted documentation, guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.8, the Baker Neighborhood Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.
Second: E. Warzel
Vote: unanimous in favor (7-0-0), motion passes

2021-COA-122  3052 Champa St — Curtis Park
Description: Phase I - Mass, Form, and Context
Motion by G. Johnson: I move to approve application 2021-COA-122 for the mass, form, and context of the proposed infill at 3052 Champa St, as per design guidelines 4.1-4.5, 4.7, 4.8, 4.15- 4.19 , 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. Petri
Vote: unanimous in favor (7-0-0), motion passes

Meeting took a short break
E. Warzel left the meeting

2021-COA-123  3056 Champa St — Curtis Park
Description: Phase I - Mass, Form, and Context
Motion by B. Gassman: I move to approve application 2021-COA-123 for the mass, form, and context of the proposed infill at 3056 Champa St, as per design guidelines 4.1-4.5, 4.7, 4.8, 4.15- 4.19 , 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: J. Johnson
Vote: unanimous in favor (6-0-0), motion passes

E. Warzel returned to the meeting

2021-COA-116  3120 Meade St – Wolff Place
Description: Rear Addition
Motion by A. Wattenberg: I move to conditionally approve application #2021-COA-116 for the addition and alterations at 3120 N Meade St, as per design guidelines 2.18, 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Label all lap siding as smooth lap siding with a 4” reveal, and 2. Provide manufacturer specifications for all materials.
Second: J. Johnson
Vote: unanimous in favor (7-0-0), motion passes
Description: Solar Panels

Motion by G. Johnson: I move to conditionally approve application #2021-COA-124 for the solar panels at 751 Elizabeth, as per design guideline 2.33, character-defining features for the East Seventh Ave. historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: solar panels on the front 1/3 of the roof to be eliminated.
Second: G. Petri
Vote: unanimous in favor (7-0-0), motion passes

Business Items

Election of Chair
Motion by J. Johnson: I move to nominate Kelly Wemple as chair as the Landmark Preservation Commission.
Second: G. Petri
Vote: unanimous in favor (7-0-0), motion passes

Election of Vice-Chair
Motion by K. Wemple: I move to nominate Julie Johnson as vice-chair as the Landmark Preservation Commission.
Second: G. Johnson
Vote: unanimous in favor (7-0-0), motion passes

Meeting adjourned: 5:10pm