



## 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 1<sup>st</sup> 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 3<sup>rd</sup> Ave – Baker**

Description: Porch Alterations

**2020-ZLAM-143 2376 15<sup>th</sup> 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 1<sup>st</sup> Ave – Baker, 3603 Eliot St, 2021-COA-113 130 W 3<sup>rd</sup> Ave, 2020-ZLAM-143 2376 15<sup>th</sup> 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 14<sup>th</sup> 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 4<sup>th</sup>, 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

**2021-COA-124 751 Elizabeth St — E. Seventh Ave.**

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**