



## **MEETING RECORD**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, May 18, 2021

**Call to Order:** 1:01 p.m.

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

**Staff:** B. Bryant, J. Cappeto, A. Christman, B. Dierschow, K. Hahn, K. Marquez, E. Schueckler, J. White (CPD), A. Hernandez (CAO)

#### **Meeting Records for approval – May 4, 2021**

Motion by B. Gassman: I move to approve the May 4<sup>th</sup>, 2021 Landmark Preservation Commission meeting minutes with the revision that the porch roof at 2540 California Street be raised per our recommendation during the meeting

Second: E. Warzel

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

[Note: Landmark staff later reviewed the meeting record from May 4, 2021 and found the condition for 2540 California Street to be correct based on the Commission's conversation about that motion on May 4<sup>th</sup> and on May 18, 2021.]

**Public Comment (limited to 2 minutes per speaker)** – Stuart Hayden – commended Commissioners and staff on their hard work

#### **Consent Agenda**

##### **2021-COA-201 181 Race St. – Country Club**

Description: Site Work

##### **2020-COA-135\* 217 Bannock St. – Baker Neighborhood**

Description: ADU- Revisions/Administrative Adjustment

##### **2021-COA-204 2832 W 35<sup>th</sup> Ave – Potter Highlands**

Description: Dormer and rear addition

##### **2021-COA-208 675 Santa Fe Dr – Byers Library**

Description: Sculpture installation

Motion by J. Johnson: I move to approve the consent agenda items consisting of 2021-COA 181 Race Street; 2021-COA-135 217 Bannock Street; and 2021-COA-204 2832 W 35<sup>th</sup> Ave; and 2021-COA-208 675 Santa Fe Drive.

Second: B. Gassman

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

## Design Review Projects

*G. Johnson recused himself and was moved to Attendee (no microphone or video capabilities)*

### **2021-COA-082 1290 Williams St. – Tears-McFarlane House**

Description: Phase I: Mass, Form, and Context

Motion by B. Gassman: 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. Hummel

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

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

### **2021-COA-191 3255 Champa St. – Curtis Park**

Description: Phase I: Mass, Form, and Context

Motion by G. Petri: I move to approve application #2021-COA-191 for the mass, form, & context of the proposed infill structure at 3255 Champa Street as per presented testimony, submitted documentation, guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.8 and 4.17, the Curtis Park Character Defining Features with the following condition: that the front porch be reworked to be more consistent with other porches in the district and the Italianate style. I further move to recommend to the Zoning Administrator approval of an administrative adjustment for bulk plane violations on the zone lot per Section 12.4.5.3 of the Denver Zoning Code, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Amendment by E. Warzel: Add “conditionally” to the motion.

Accepted by motioner and seconder.

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

### **2021-COA-205 1001 Oneida St. – Montclair**

Description: Solar - Tesla Tiles

Motion by E. Warzel: I move to conditionally approve application #2021-COA-205 for the installation of a solar tile roofing system at 1001 Oneida Street, as per intent statements 2j and 2p, design guidelines 2.24, 2.25, and 2.33, presented testimony, submitted documentation and information provided in the staff report with the condition that dormer walls be clad with a material that is compatible with the rest of the roof.

Second: G. Petri

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

### **2021-COA-202 1170 Olive St. – Montclair**

Description: Solar Panels

Motion by B. Gassman: I move to approve application #2021-COA-202 for the solar panel array at 1170 Olive Street, as per design guidelines 4.32 and 2.33, character-defining features for the Montclair 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-207 565 Pennsylvania St. – Alamo Placita**

Description: Accessory Dwelling Unit

Motion by G. Johnson: I move to approve application #2021-COA-207 for the demolition of the existing garage and new Accessory Dwelling Unit at 565 Pennsylvania Street as per design guidelines 4.1, 4.5, 4.6, 4.8, 4.18, 4.19, 4.32, 5.23, character-defining features for the Alamo Placita historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Provide details on the reveal of the lap siding and tongue and groove siding, confirm that it meets our 4-inch reveal design guideline; 2. Provide a detail on the standing seam metal roof profile; 3. Provide a wall section and confirm windows are inset at least 2-inches into the wall plane; and 4. Provide manufacture specifications for the light fixtures.

Second: J. Johnson

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

**2021-COA-190 780 Elizabeth St. – East Seventh Avenue**

Description: Addition

Motion by A Wattenberg: I move to approve application #2021-COA-190 for the side addition at 780 Elizabeth St., as per design guidelines 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.9, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

**Meeting adjourned:** 3:45 p.m.