



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, June 1, 2021

Call to Order: 1:01pm

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

Staff: B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, E. Ehr, K. Hahn, K. Marquez, E. Schueckler, J. White (CPD) and N. Lucero (CAO)

Meeting Records for approval – May 12, 14, and 18, 2021

Motion by B Gassman: I move to approve the meeting records from May 12, 14 and 18, 2021.

Second: G. Johnson

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

Public Comment (limited to 2 minutes per speaker) none

Consent Agenda

2021-COA-230 343 Cherokee St. – Baker Neighborhood

Description: Porch reconstruction

2021-ZLAM-059 1301 Quebec St. – Stanley School/Montclair - School/Paddington Station

Description: Zone Lot Amendment

2018-TAXC-011 3140 W. 22nd Ave. – Witter-Cofield

Description: Tax Credit Part II

Motion by G. Johnson: I move to approve the consent agenda items consisting of 2021-COA-230 343 Cherokee St. – Baker Neighborhood, 2021-ZLAM-059 1301 Quebec St. – Stanley School/Montclair - School/Paddington Station and 2018-TAXC-011 3140 W. 22nd Ave. – Witter-Cofield.

Second: J. Johnson

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

Public Hearings - none

Design Review Projects

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

2021-COA-234 1115 Acoma St. – Evans School Building

Description: Addition & Alterations, Phase I: Mass, Form, & Context

Motion by B. Gassman: I move to approve application #2021-COA-234 for the addition and alterations, Phase I: Mass, Form, and Context review at 1115 Acoma Street, the Evans School Building, per design guidelines 2.14, 2.52, 2.57, 3.1-3.4, 3.6, 3.7, 3.11, 3.12 and 5.3, character-defining features for the Evans School Building, presented testimony, submitted documentation and information provided in the staff

report.

Second: J. Johnson

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

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

2021-COA-231 2662 Curtis St. – Curtis Park

Description: Alterations

Motion by J. Johnson: I move to conditionally approve application #2021-COA-231 for the restoration and alteration work at 2662 Curtis St., as per design guidelines 2.13 and 2.35, presented testimony, submitted documentation and information provided in the staff report with the condition that the new second story porch feature a footprint that fits the ghosting marks of the historic porch and does not extend past the gable front bump out.

Second: B. Gassman

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

2021-COA-203 2631 Curtis St. – Curtis Park

Description: Addition

Motion by A. Wattenberg: I move to conditionally approve application #2021-COA-203 for the addition at 2631 Curtis St., as per design guidelines 2.14, 3.2-3.4, 3.6-3.10, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following two conditions: 1. to lower roof line to better match the cornice on the existing structure 2. provide a material transition between the addition and the existing property.

Second: B. Gassman

Vote: 5 in favor, 1 opposed (G. Petri), 0 abstained, (5-1-0), motion passes

2021-LMDEMO-213 & 2021-ZLAM-090 2845 W. 36th Ave. – Potter Highlands

Description: Demolition and Zone Lot Amendment

Motion by G. Johnson: I move to approve application #2021-ZLAM-090 for the zone lot split at 2845 W. 36th Ave., chapter 30-6(5.5) of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report. And I move to conditionally approve application #2021-LMDEMO-213 for the demolition at 2845 W. 36th Ave., as per design guidelines 2.55, chapter 30-6(6) of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report with the following condition: that a replacement plan be approved prior to demolition of the current structure.

Second: B. Gassman

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

Meeting Adjourned: 3:32pm