MEETING RECORD
Landmark Preservation Commission
1:00 p.m., Tuesday, June 29, 2021

Call to Order: 1:01 pm

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

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

Meeting Records for approval - June 1, 2021 and June 15, 2021
Motion by B. Gassman: I move to approve the meeting records from June 1st and June 15th, 2021
Second: J. Johnson
Vote: unanimous in favor (9-0-0), motion passes

Public Comment (limited to 2 minutes per speaker) - none

Consent Agenda
2021-ZLAM-63 2942 Welton St—Five Points
Description: Zone lot amendment

2019-COA-535* 3393 W 30th Ave – Allen M. Ghost
Description: Recommendation of administrative adjustment

2021-COA-286 910 Galapago Street – Smith’s Chapel
Description: Reroofing

2021-COA-287 3637 Zuni Street – Potter Highlands
Description: Addition
Motion by J. Johnson: I move to approve the consent agenda items as follows: 2021-ZLAM-63 2942 Welton St—Five Points, 2019-COA-535* 3393 W 30th Ave – Allen M. Ghost, 2021-COA-286 910 Galapago Street – Smith’s Chapel and 2021-COA-287 and 3637 Zuni Street – Potter Highlands
Second: G. Johnson
Vote: unanimous in favor (9-0-0), motion passes

Public Hearing
2021L-003 La Alma Lincoln Park Historic Cultural District
Description: Historic District

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

Public comment:
- Desiree Maestas – 1059 Lipan- in support
- Audrey Wilson – 1117 W 13th - in support
- Helen Giron-Mushfiq – address not provided - in support
- Ean Tafoya – 7505 W Yale Ave - in support
- Brooke White - 1117 W 10th Ave - neutral, later emailed that she is opposed
Veronica Barela - 151 S Stuart – in support
Sarah O. McCarthy – 300 block of S Clarkson St – in support
Adelio Lombardi – 1201 Kalamath St - opposed
David Griggs – 715 Galapago – in support
Lucha Martinez de Luna – 13237 W 8th Ave, Golden - in support
Jeremy Golden – 1020 W 11th Ave – opposed
Ralph Graham – 1020 W 11th Ave – opposed

*K. Wemple closed the public hearing*

Motion by E. Warzel: I move to recommend approval and forward to city Council for landmark designation of the La Alma Lincoln Park Historic Cultural District, Application #2021L-003, based on the Landmark ordinance criteria A, C, H, and J, citing as findings of fact for this recommendation the application form, public testimony, and the June 22, 2021 staff report with the following modifications: insert the updated the legal description, Change 1111 N Lipan from contributing to non-contributing, and on page 24 change “Cecelia Benavidez” to “Cecilia Garcia.”

Second: E. Hummel

Vote: unanimous in favor (9-0-0), motion passes

**Design Review Projects**

**2021-COA-285  1450 Franklin Street – Wyman**

Description: Infill Construction, Phase II – Design Details

Motion by G. Johnson: I move to conditionally approve application #2021-COA-285 for the Phase II: Design Details at 1450 Franklin Street, as per design guidelines 4.1-4.8, 4.20-4.22, 4.24, 4.28, 5.3, 5.12, 5.13, 5.16, 5.23 character-defining features for the Wyman Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Provide detail on mechanical venting and louvers; 2. Provide details on all light fixtures and ensure they comply with guideline 5.23; and 3. Confirmation that all window details will match the submitted documentation details as opposed to renderings where they are a bit askew.

Second: B. Gassman

Vote: unanimous in favor (9-0-0), motion passes

*Meeting took a short break*

**2021-LMDEMO-280  331 University Blvd.—Country Club**

Description: Demolition of a non-contributing structure

Motion by A. Wattenberg: I move to find the building at 331 University Blvd. as non-contributing to the Country Club Historic District and approve application 2021-LMDEMO-280 for demolition with the condition that the replacement plan be approved by Landmark Preservation prior to the issuance of the approval, as per design guideline 2.55, Section 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Vote: unanimous in favor (9-0-0), motion passes
2021-COA-279  331 University Blvd. – Country Club
Description: Infill: Mass, form, and context
Motion by B. Gassman: I move to deny application #2021-COA-279 for the mass, form and context of new infill at 331 University Blvd., as per Country Club design guidelines B6, C1, D1, D3, D4, F1, and F3, design guidelines 4.3-4.5, 4.7, 4.8, 4.15, 4.16, and 4.19, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: G. Dennis
Vote: unanimous in favor (9-0-0), motion passes

K. Wemple left the meeting, J. Johnson served as Chair

2021-COA-280  495 High St. – Driving Park
Description: Demolish garage and construct new garage
Motion by G. Johnson: I move to approve with conditions application #2021-COA-280 for the garage demolition and construction of a new garage at 495 High Street, as per design guidelines 4.19, character-defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report, with the condition that the rear hipped roof portion of the garage have a 6” overhang compatible with the overhang on the rest of the building.
Second: G. Dennis
Vote: unanimous in favor (8-0-0), motion passes

Motion by E. Warzel: I 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. I also move to recommend to the BOA that variances be approved for the setback violation and use of garage doors that are not placed on the alley per section 12.4.7.5.C 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 (8-0-0), motion passes
2021-COA-275  433 Gilpin St. – Driving Park

Description: Addition, windows, roof, and fence

Motion by G. Johnson: I move to conditionally approve application #2021-COA-275 for the replacement of the roof, replacement of windows, construction of an addition, and installation of a fence at 433 Gilpin St., as per design guidelines 2.18, 2.19, 2.25, 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.9, 4.18, 4.19, 5.9, presented testimony, submitted documentation and information provided in the staff report with the condition that the proposed roof tile blend be submitted to staff for final approval.
Second: G. Petri
Vote: unanimous in favor (8-0-0), motion passes

Motion by G. Johnson: I move to recommend a bulk plane and height administrative adjustment to the zoning administrator for the addition at 433 Gilpin St per section 12.4.5.3 of the Denver Zoning Code.
Second: B. Gassman
Vote: unanimous in favor (8-0-0), motion passes

Motion by G. Johnson: I also move to recommend to the BOA that a variance to site coverage be approved per section 12.4.7.C of the Denver zoning code.
Second: E. Hummel
Vote: seven in favor, 1 opposed (A. Wattenberg), 0 abstained (7-1-0), motion passes

Meeting adjourned 6:04pm