



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, December 7, 2021

Call to Order: 1:02 pm

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

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

Meeting Records for approval – November 16, 2021

Motion by B. Gassman: I move to approve the meeting record for November 16, 2021.

Second: J. Johnson

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

Public Comment (limited to 2 minutes per speaker) none

Consent Agenda

2021-COA-490 111 West Archer Place – Baker

Description: Accessory Dwelling Unit

2021-COA-496 2101 East 7th Avenue – East 7th Avenue

Description: Egress

2021-COA-503 727 Fillmore Street – East 7th Avenue

Description: Addition and Window Alterations

2021-TAXC-001 532 Franklin Street – Driving Park

Description: Tax Credit Part 1

2021-TAXC-009 2608 River Drive – River Drive

Description: Tax Credit Part 1

2021-TAXC-010 547 Humboldt Street – Driving Park

Description: Tax Credit Part 1

2021-TAXC-011 2090 Hooker Street – Witter-Cofield

Description: Tax Credit Part 1

2021-COA-505 327 Washington Street – Alamo Placita

Description: Multiple Alterations

Motion by A. Wattenberg: I move to approve the consent agenda items that consist of: 2021-COA-490 111 West Archer Place – Baker, 2021-COA-496 2101 East 7th Avenue – East 7th Avenue, 2021-COA-503 724 Fillmore Street – East 7th Avenue, 2021-TAXC-001 532 Franklin Street – Driving Park, 2021-TAXC-009 2608 River Drive – River, 2021-TAXC-010 547 Humboldt Street – Driving Park, 2021-TAXC-011 2090 Hooker Street – Witter-Cofield and 2021-COA-505 327 Washington Street – Alamo Placita.

Second G. Petri

Amendment by G. Petri: to correct the address for 2021-COA-503 in the motion to 727 Fillmore St

Amendment accepted by motioner

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

Public Hearings

2021L-007 555 E 8th Ave – Hart-McCourt House

Description: Historic Designation

K. Wemple opened the hearing, staff presentation, applicant presentation

Public comment:

-Annie Levinsky – Historic Denver 1420 Ogden St - in support

K. Wemple closed the hearing

Motion by J. Johnson: I move to recommend approval and forward to City Council the designation of 555 E 8th Ave as a structure for preservation, application #2021L-007, based on designation criteria B, C, and F, citing as findings of fact for this recommendation the application form, public testimony, and the November 30, 2021, staff report.

Second: B. Gassman

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

Design Review Projects

2018-COA-451 3332 Alcott Street – Potter Highlands

Description: faux meeting rail without a spacer bar

Motion by B. Gassman: I move to conditionally approve application #2018-COA-451 for the installation of muntin bars on windows 203 and 204 at 3332 Alcott St., as per design guidelines 4.8, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the applicant provide a cut sheet showing a slider window and not a casement window, and that the applicant install a simulated divided light window without spacer bar.

Second: E. Hummel

Vote: 5 in favor, 2 opposed (G. Petri and A. Wattenberg), 0 abstained, (5-2-0), motion passes

2021-COA-502 3717 Decatur Street – Potter Highlands

Description: Dormer Addition and Carriage House Addition

Motion by B. Gassman: I move to set a public hearing for project #2021-COA-502 3717 Decatur Street for January 11th, 2022.

Second: G. Petri

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

Motion by G. Petri: I move to continue application #2021-COA-502 3717 Decatur Street until January 11th, 2022.

Second: J. Johnson

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

2021-COA-504 3042 Champa Street – Curtis Park

Description: Infill: Mass, Form, and Context

Motion by G. Dennis: I move to approve application 2021-COA-504 for the mass, form, and context of the proposed infill at 3042 Champa St, as per design guidelines 4.1-4.5, 4.7, 4.8, 4.15, 4.16, 4.18, 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 district.

Second: E. Hummel

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

407 N Corona Street – Alamo Placita

Description: Change status from contributing to non-contributing

Motion by A. Wattenberg: I move to approve the change from contributing to non-contributing for 401 N Corona Street, as per the June 2000 designating ordinance for the Alamo Placita Historic District, Sections 30-2 and 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Petri

Amendment by G. Petri: revise the motion to correct the address to 407 Corona Street

Accepted by motioner

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

2021-COA-501 452 Humboldt Street – Driving Park

Description: Addition and Alterations

Motion by G. Dennis: I move to deny application #2021-COA-501 for alterations and addition at 452 Humboldt St, as per design guidelines 2.6, 2.14, 2.25, 2.34, 2.35, 2.38, 2.56, and 3.1-3.9, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that more detailed drawings must be submitted and more full application submitted that describes the restoration of the structure.

Second: G. Petri

Amendment by G. Petri: change “restoration” to “stabilization”

Accepted by motioner

Amendment by K. Wemple: change motion to “I deny application #2021-COA-501 for alterations and addition at 452 Humboldt St, as per design guidelines 2.6 and 2.14, presented testimony, submitted documentation and information provided in the staff report.”

Accepted by motioner and seconder

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

Meeting adjourned: 4:00 pm