



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, March 15, 2022 – **Virtual Meeting**

Call to Order: 1:00pm

Commissioners: G. Dennis, B. Gassman, 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, J. Morrison, E. Schueckler (CPD), A. Hernandez (CAO)

Meeting Records for approval – March 1, 2022

Motion by B. Gassman: I move to approve the meeting record for March 1st, 2022.

Second: J. Johnson

Vote: 6 in favor, 0 opposed, 1 abstained (K. Wemple), (6-0-1), motion passes

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

Consent Agenda

2022-COA-094 2347 Stout Street – Curtis Park

Description: Window Replacement and Fence

2022-COA-095 2150 Lafayette Street – Lafayette Street

Description: Window Replacement

2022-COA-101 150 W Archer Pl – Baker

Dormer Additions and Windows

Motion by A. Wattenberg: I move to approve the consent agenda which consists of the following: 2022-COA-094 2347 Stout Street, 2022-COA-095 2150 Lafayette Street, and 2022-COA-101 150 W Archer Pl.

Second: G. Petri

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

Public Hearings

2021L-010 3435 Albion Street

Description: Individual Designation Application

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

Public Comment: Amy Harris – 3455 Birch St – in favor

Stuart Hayden - 2525 Grape St – in favor

K. Wemple closed the public hearing

Motion by E. Warzel: I move to recommend approval and forward to City Council the landmark designation of 3435 Albion Street, application #2021L-010, based on the Landmark Ordinance criteria A, C, and G, citing as findings of fact for this recommendation the application form, public testimony, and the staff report, with the

modification of correcting inaccurate typos regarding the additions and providing a few more details about the existing additions on the rear.

Second: J. Johnson

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

2022-COA-106 650 Downing Street – East Seventh Avenue

Description: Demolition of Front Façade Feature (Porch)

Motion by B. Gassman: I move to set the public hearing for 2022-COA-106 650 Downing Street for April 19, 2022.

Second: E. Warzel

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

Design Review Projects

These are items that require individual consideration by the Commission.

2022-COA-104 735 Milwaukee – East Seventh Ave

Description: ADU

Motion by B. Gassman: I move to approve application #2022-COA-104 for the demolition of the garage and construction of an ADU at 735 Milwaukee as per design guidelines 2.38, 4.3, 4.4, 4.5, 4.6, 4.18, 4.19, character-defining features for the E. Seventh Ave. historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

2022-COA-087 451 N Cherokee St – Baker

Description: Infill, Phase II: Design Details

Motion by E. Warzel: I move to conditionally approve application #2022-COA-087 for the design details of the proposed infill structure at 451 Cherokee St as per presented testimony, submitted documentation, guidelines 4.2, 4.3, 4.5, 4.6, 4.8, the Baker Neighborhood Character Defining Features, presented testimony, submitted documentation and information provided in the staff report with the condition that the drawings be changed to show real cedar round scalloped shingles.

Second: B. Gassman

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

2022-COA-100 431 Acoma – Baker

Description: Infill, Phase II: Design Details

Motion by G. Dennis: I move to deny application 2022-COA-100 for design detail of the proposed infill at 431 Acoma St., as per design guidelines 4.3, 4.6, 4.16, and 4.19, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

2022-COA-108 2626 W 37th Ave – Potter Highlands

Description: Tandem House, Phase II: Design Details

Motion by E. Warzel: I move to recommend an administrative adjustment for a bulk plane adjustment per section 12.4.5.3 of the Denver Zoning Code and conditionally approve application #2022-COA-108 for the Phase II: Design Details at 2626 W. 37th Avenue , as per design guidelines 4.2-4.6, 4.8, 4.16, 4.19, 5.9, 5.16,

5.21, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. windows should be a simulated divided light with spacer bar or a true divided light; 2. windows should be inset at least 2-inches into the wall plane; 3. that the drawings provide an east and west gable face section detail and confirm stucco siding is a 3-coat stucco with wood trim; 4. confirm fence orientation and fence height in plan; and 5. clearly state the bulk plane encroachment measurement.

Second: G. Petri

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

The meeting took a short break

2022-COA-109 2434-2436 W 36th Ave—Potter Highlands

Description: Infill, Phase I: Mass, Form, and Context

Motion by G. Petri: I move to approve with conditions application #2022-COA-109 for the mass, form, and context of the new duplex and garage at 2434-2436 W. 36th Ave. as per design guidelines 4.1- 4.5, 4.7, 4.8, 4.15, 4.16, 4.18, and 4.19, character-defining features for the Potter Highlands Historic District, presented testimony, submitted documentation and information provided in the staff report with the conditions that: the porch proportions more compatibly reflect similar porches in the district by either proposing a single porch or separate porches that are more proportional in separation and size, and at the garage, use either a flat roof or a hipped-roof with a consistent eave overhang of at least 6".

Second: J. Johnson

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

Meeting adjourned: 4:04pm