MEETING RECORD FINAL
Landmark Preservation Commission
1:00 p.m., Tuesday, April 5, 2022 – Virtual Meeting

Call to Order: 1:00pm

Commissioners: G. Dennis, E. Hummel, G. Johnson, J. Johnson, G. Petri, E. Warzel, A. Wattenberg, K. Wemple (chair)

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

Meeting Records for approval – March 15, 2022
Motion by J. Johnson: I move to approve the meeting record from March 15, 2022.
Second by G. Petri
Vote: 6 in favor, 0 opposed, 2 abstained, (G. Johnson and E. Hummel), (6-0-2), motion passes

Public Comment (limited to 2 minutes per speaker) - James LeDuc – 775 Olive St

Consent Agenda

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

2022-COA-122  3215 E 7th Ave Pkwy – East 7th Ave
Description: Rear Addition and Administrative Adjustment

2022-COA-127  2601 Walnut St – Ballpark
Description: Storefront Alterations

2021-COA-149  3053 Stout St. — Curtis Park
Description: Infill Revisions

2022-COA-141  1460 Larimer St. — Granite Building & Larimer Street
Description: Façade Restoration and Storefront Alterations

2022-COA-142  416 E 7th Ave. — East Seventh Avenue
Description: Storefront Alterations

Motion by E. Warzel: I move to approve all of the items on the Consent Agenda, namely 2022-COA-122 at 3215 E 7th Ave Pkwy, 2022-COA-127 at 2601 Walnut St, 2021-COA-149 at 3053 Stout St, 2022-COA-141 at 1460 Larimer St. — the Granite Building, and 2022-COA-142 at 416 E 7th Ave.
Second by E. Hummel
Vote: unanimous in favor (7-0-0), motion passes
Design Review Projects

2022-COA-136  1101 Oneida Street – Montclair
Description: Garage & Site Alterations
Motion by G. Dennis: I move to conditionally approve application #2022-COA-136 for the detached garage and
at 1101 Oneida Street as per Denver Landmark Design Guidelines 2.12, 4.18, 4.19, 5.3, 5.9 character-defining
features for the Montclair Historic District, presented testimony, submitted documentation and information
provided in the staff report with the following conditions: 1. provide detailed drawings of the pergola/catwalk
reconstruction; 2. set north fencing back one foot from the front facade; 3. all simulated divided lights must
have a spacer bar; and 4. note all materials on plans and not just on the application form.
Second by E. Warzel
Vote: 6 in favor, 1 opposed (G. Petri), 0 abstained, (6-1-0), motion passes

G. Johnson returned to the meeting as a Panelist with video and microphone capabilities

2022-COA-131  3534 Alcott St – Potter Highlands
Description: Large Pop-top Rear Addition
Motion by J. Johnson: I move to deny application #2022-COA-131 for the large rear addition at 3534 N Alcott
St, as per design guidelines 3.1, 3.2, 3.8, 3.10 presented testimony, submitted documentation and information
provided in the staff report.
Second by G. Dennis
Vote: unanimous in favor (8-0-0), motion passes

2022-COA-137  2533 W 37th Avenue – Potter Highlands
Description: Accessory Dwelling Unit
Motion by G. Johnson: I move to approve application #2022-COA-137 for the new Accessory Dwelling Unit at
2533 West 37th Avenue, as per design guidelines 4.6, 4.8, 4.18, 4.19, 5.23, 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. use wood, aluminum clad wood, or fiberglass windows; and
2. eliminate the slider operation in lieu of awning or casement operation.
Second by J. Johnson
Amendment by A. Wattenberg: add the word conditionally to the motion
Amendment accepted by motioner and seconder
Vote: unanimous in favor (8-0-0), motion passes

2022-COA-138  3645 Clay Street – Potter Highlands
Description: Solar PV Panels
Motion by G. Johnson: I move to conditionally approve application #2022-COA-138 for the solar panels at
3645 Clay Street per design guidelines 2.33, character-defining features for the Potter Highlands historic
district, presented testimony, submitted documentation and information provided in the staff report with the
condition that the panels be located in the rear 2/3rds of the roof.
Second by E. Warzel
Vote: 6 in favor, 2 opposed (G. Dennis & E. Hummel), 0 abstained, (6-2-0), motion passes
The meeting took a short break

2022-COA-126  85 Bannock Street – Baker Neighborhood  
Description: Porch Railing  
Motion by A. Wattenberg: I move to conditionally approve application #2022-COA-126 for the porch railing at 85 Bannock Street, as per design guideline 2.36, presented testimony, submitted documentation and information provided in the staff report with the following condition: that the new railing be simplified  
Second by G. Petri  
Amendment by K. Wemple: rephrase the condition to say that the railing be simplified by using the plain baluster option listed in the application, or something similar.  
Amendment accepted by motioner and seconder  
Vote: unanimous in favor (8-0-0), motion passes

2022-COA-140  2357 Grove St.—Witter-Cofield  
Description: Garage and Curb Cut  
Motion by E. Warzel: I move to deny application #2022-COA-140 for the construction of a new garage and curb cut at 2357 Grove St., as per design guidelines 4.18, 4.19, and 5.3, character-defining features for the Witter-Cofield historic district, presented testimony, submitted documentation and information provided in the staff report.  
Second by G. Dennis  
Vote: unanimous in favor (8-0-0), motion passes

2022-COA-139  2818 Welton Street – Five Points  
Description: New Construction, Phase I: Mass, Form, & Context  
Motion by E. Hummel: I move to approve application #2022-COA-139 for the Phase I: Mass, Form, and Context submittal for the infill project at 2818 Welton Street per design standards and guidelines, character-defining features for the Five Point Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report.  
Second by G. Johnson  
Vote: unanimous in favor (8-0-0), motion passes

Business Items

Election of LPC Chair and Vice Chair  
Motion by G. Petri: I move to nominate Kelly Wemple as LPC Chair and Julie Johnson as LPC Vice Chair.  
Second: E. Hummel  
Vote: unanimous in favor (8-0-0), motion passes

Discussion Item: Future LPC Meetings – In-Person/Virtual Hybrid vs 100% Virtual

Meeting adjourned: 4:51pm