



## 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 7<sup>th</sup> Ave Pkwy – East 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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 37<sup>th</sup> 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