



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, June 7, 2022 – **Virtual Meeting**

Call to Order: 1:01 pm

Commissioners: G. Dennis, G. Johnson, J. Johnson, G. Petri, L. Sykes, A. Wattenberg, and K. Wemple (chair)

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

Meeting Records for approval – May 3, 2022, and May 17, 2022

Motion by J. Johnson: I move to approve the meeting records from May 3, 2022 and May 17, 2022, with the correction of changing the May 17th Meeting Record to say Meeting Record not Meeting Agenda.

Second: G. Johnson

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

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

Consent Agenda

#2022-COA-220 3245 Curtis Street – Curtis Park

Description: Accessory Dwelling Unit

#2022-COA-223 3603 Eliot Street – Potter Highlands

Description: Accessory Dwelling Unit

#2022-ZLAM-065 3607 Alcott St – Potter Highlands

Description: Accessory Dwelling Unit

#2022-TAXC-002 740 Washington St – East 7th Ave

Description: Residential Tax Credit (Pt 1)

#2022-COA-241 740 Emerson St—East 7th Ave

Description: Alterations

#2022-COA-242 102 W. Colfax Ave—Civic Center

Description: Mechanical

Motion by A. Wattenberg: I move to approve the following applications on the consent agenda; #2022-COA-220 3245 Curtis Street, #2022-COA-223 3603 Eliot Street, #2022-ZLAM-065 3607 Alcott St, #2022-TAXC-002 740 Washington St, #2022-COA-241 740 Emerson St, and #2022-COA-242 102 W. Colfax Ave.

Second: G. Dennis

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

Public Hearings

2022-LMDEMO-234 332 Vine St – Country Club

Description: Demolition of Front Façade Feature (Stoop)

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

Public comment: Alex Wilschke - 526 N Franklin St – In favor
Kim Langston – 457 Clayton St – In favor
Judith Koff – 300 Vine St – In Favor
Christine Mohr - 1792 Holly St – In Favor
Mary Beth Vitale - 340 Vine St – In Favor
Elaine Walshe – 321 Gaylord St – In Favor

K. Wemple closed the public hearing

Motion by G. Johnson: I move to conditionally approve application 2022-LMDEMO-234 for the demolition of front and rear exterior features, as per design guidelines 2.3, 2.4, 2.10, 2.12, and 2.34, character-defining features of the Country Club historic district, presented testimony, submitted documentation, and information provided in the staff report, with the condition that demolition of the front steps, landing, stoop, and brick wall be removed from the project scope, with the condition that an approved replacement plan be submitted prior to demolition.

Second: G. Petri

Amendment from A. Wattenberg: add that the design replacement must be approved prior to demolition.

Accepted by motioner and seconder:

Vote: 6 votes in favor, 1 opposed (L. Sykes), 0 abstained, (6-1-0), motion passes

Design Review Projects

2022-COA-238 332 Vine St – Country Club

Description: Alterations

Motion by G. Petri: I move to conditionally approve application 2022-COA-238 for the alterations at 332 Vine Street, as per design guidelines 2.10, 2.12, 5.21, 5.24, and 5.25, character-defining features of the Country Club district, presented testimony, submitted documentation, and information provided in the staff report with following conditions: alterations to the front steps, landing, stoop, and brick wall be removed from the application; changes to the walkway leading up to the front steps be removed from the application; and up lighting and wall wash lighting be removed from the application.

Second: G. Dennis

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

#2022-COA-224 3254 Osceola Street – Packard’s Hill

Description: Accessory Dwelling Unit

Motion by G. Petri: I move to deny application #2022-COA-224 for the ADU at 3254 Osceola Street as per presented testimony, submitted documentation, guidelines 4.3, 4.8, 4.17, 4.19, presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Johnson

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

2022-COA-236 431 Acoma– Baker

Description: New Construction, Phase 2: Design Detail

Motion by A. Wattenberg: I move to conditionally approve application 2022-COA-236 for design detail of the proposed infill at 431 Acoma St., as per design guidelines 4.3, 4.5, 4.6, 4.8, 4.16, 4.19, and 5.9, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report, with the following condition: that all brickwork and all openings are modular to the brickwork.

Second: G. Petri

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

#2022-COA-237 217 Acoma Street – Baker

Description: New Construction, Phase I: Mass, Form, & Context

Motion by J. Johnson: I move to approve application #2022-COA-237 for the Phase I: Mass, Form, and Context at 217 Acoma Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.12, 4.18-4.19, character-defining features for the Baker Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

The meeting took a short break.

#2022-COA-239 3055 Stout Street – Curtis Park

Description: New Construction, Phase I: Mass, Form, & Context

Motion by G. Johnson: I move to recommend an administrative adjustment for height and bulk plane per section 12.4.5.3 of the Denver Zoning Code and approve application #2022-COA-239 for the Phase I: Mass, Form, and Context at 3055 Stout Street, as per design guidelines 4.1-4.5, 4.7-4.8, and 4.15, character-defining features for the Curtis Park 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-240 2200 Larimer Street – Ballpark

Description: Structural

Motion by G. Johnson: I move to deny application #2022-COA-240 for the structural work at 2200 Larimer Street, as per design guidelines 2d, 2e, 2.1, 2.4 character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

Discussion Item: In-Person/Virtual Hybrid Meetings

Meeting adjourned: 5:30 pm