



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, August 2, 2022 – **Virtual Meeting**

Call to Order – 1:01 pm

Commissioners: G. Johnson, G. Petri, L. Sykes, E. Warzel, A. Wattenberg, K. Wemple (chair)

Staff: B. Bryant, K. Bryant, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, K. Marquez, J. White, L. Woods-Boone (CPD), N. Lucero (CAO)

Meeting Records for approval – July 5th and 19th 2022

Motion by G. Johnson: I move to approve the meeting records for July 5th and July 19th, 2022.

Second: L. Sykes

Vote: 4 in favor, 0 opposed, 2 abstained (K. Wemple and G. Petri), (4-0-2), motion passes

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

Consent Agenda

2022-TAXC-003 760 Clayton Street – East 7th Avenue

Description: Tax Credit Application Part 2

2022-TAXC-006 1899 York Street – Ghost/Rose House

Description: Tax Credit Application Part 1

2022-TAXC-007 2217 Grove Street – Witter Cofield

Description: Tax Credit Application Part 1

2022-COA-325 332 Vine Street– Country Club

Description: Alterations

Motion by E. Warzel: I move to approve the consent agenda items consisting of; 2022-TAXC-003 760 Clayton Street – East 7th Avenue, 2022-TAXC-006 1899 York Street, 2022-TAXC-007 2217 Grove Street and 2022-COA-325 332 Vine Street.

Second: G. Johnson

Vote: unanimous in favor, (6-0-0), motion passes

Design Review Projects

2022-COA-323 1358 High Street – Wyman

Description: Addition

Recommendation: Approval with Conditions

Motion by G. Johnson: I move to conditionally approved application #2022-COA-323 for the addition and garage alterations at 1358 High St., as per design guidelines 2.38, 3.2, 3.3, 3.6, 3.7, 3.9, character-defining features for the Wyman historic district, presented testimony, submitted documentation and information

provided in the staff report with the following condition: simplify cornice design and remove brackets.

Second: E. Warzel

Vote: unanimous in favor, (6-0-0), motion passes

2022-COA-319 217 Acoma Street – Baker

Description: New Construction, Phase II: Design Details

Motion by E. Warzel: I move to continue the project review of 2022-COA-319 217 Acoma Street to the September 6th, 2022 meeting.

Second: G. Johnson

Vote: unanimous in favor, (6-0-0), motion passes

2022-COA-320 440 Delaware Street – Baker

Description: Pop-top Addition

Motion by L. Sykes: I move to recommend an administrative adjustment for the height and bulk plane encroachment for the rear and south dormer to the Zoning Administrator, per Section 12.4.5.3 of the Denver Zoning Code and conditionally approve application #2022-COA-320 for the pop-top addition at 440 Delaware Street, as per design guidelines 2.24, 3.2, 3.3, 3.6, 3.7, 3.10, and 4.6, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Provide details on fascia and soffit materials; 2. Change slider window to a window type allowed in Landmark guidelines, and clarify window schedule and window manufacture specifications in relationship to the window operation; 3. Inset all windows at least 2-inches into the wall plane and accurately represent the window operation types; and 4. The proposed addition roofing to match asphalt shingles proposed for the replacement of the existing roof.

Second: G. Johnson

Vote: unanimous in favor, (6-0-0), motion passes

Meeting took a short break

2022-COA-322 900 Oneida Street – Montclair

Description: Pop-top Addition, Phase I: Mass, Form, & Context

Motion by E. Warzel: I move to APPROVE application #2022-COA-322 for the addition Phase I: Mass, Form, and Context at 900 Oneida Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.12, 4.18-4.19, character-defining features for the Montclair Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

Vote: unanimous in favor, (6-0-0), motion passes

2022-COA-324 331 University Boulevard – Country Club

Description: New Construction, Phase II: Design Details

Motion by A. Wattenberg: I move to conditionally approve application #2022-COA-324 for the design detail of the proposed infill at 331 University Ave. as per Country Club design guidelines E1, E2, F1, and F3, design guidelines 4.3, 4.5, 4.6, 4.8, 4.16, 4.19, 5.3, 5.21, and 5.22, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1) shiplap with a 5" reveal is acceptable; 2) Confine all

in-ground lighting and wall lighting that is not adjacent to an entrance to the rear yard; 3) Provide detail on the pedestrian door at the garage; and 4) Clarify the jam condition at the north elevation where the brick goes to stucco

Second: G. Petri

Vote: unanimous in favor, (6-0-0), motion passes

Discussion Items

Draft Design Guidelines Phase I Discussion

G. Johnson left the meeting before completion of the Discussion Item

Meeting adjourned: 4:54 p.m.