



## MEETING RECORD

### Landmark Preservation Commission

1:00 p.m., Tuesday, September 6<sup>th</sup>, 2022 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

#### Call to Order: 1:01pm

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

**Staff:** B. Bryant, K. Bryant, J. Cappeto, A. Christman, K. Hahn, K. Marquez, B. Shather, H. Tippetts, J. White, L. Woods-Boone (CPD) and N. Lucero (CAO)

#### Meeting Records for approval – August 16, 2022

Motion by G. Johnson: I move to approve the meeting record from August 16, 2022

Second: E. Warzel

Vote: 6 votes in favor, 0 opposed and 1 abstain (A. Wattenberg) (6-0-1) motion passes

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

#### Consent Agenda

##### #2022-ZLAM-131 314 W 5<sup>th</sup> Ave - Baker

Description: Zone Lot Amendment / Curb Cut

##### #2022-COA-372 1375 Champa St – Ellie Caulkins Opera House

Description: Soffit Replacement

Motion by A. Wattenberg: I move to approve consent agenda items #2022-ZLAM-131 314 W 5<sup>th</sup> Ave and #2022-COA-372 1375 Champa Street.

Second: L. Sykes

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

#### Design Review Projects

##### #2022-COA-371 770 N High Street – East 7th Avenue

Description: Partial Reroof

G. Johnson: I move to deny application #2022-COA-371 for the partial reroof at 770 N High St, as per the design guidelines 2.24 a-f and 2.25 a-e, a character-defining features for the East 7th Avenue historic district and the structure, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Amendment by E. Warzel: specify more clearly that the project does not meet guidelines 2.24c and 2.25b, c, and d.

Accepted by motioner and seconder  
Vote: unanimous in favor (7-0-0), motion passes

**#2022-COA-364 2301-2325 Blake Street – Ballpark**

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

Motion by A. Wattenberg: I move to approve application #2022-COA-364 for the demolition of the noncontributing addition at 2301 Blake Street and the new infill structure at 2325 Blake Street per design guidelines 4.1, 4.2, 4.3, 4.4, 4.8, 4.18, 4.20, 4.21, 4.23, 4.24, 5.15, 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-365 2105-2115 Glenarm Place – Clements**

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

Motion by G. Johnson: I move to approve application #2022-COA-365 for the new infill building at 2105-2115 Glenarm Place as per design guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.8, 4.9, 4.11, 4.15, 4.16, character-defining features for the Clements 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-319 217 Acoma Street – Baker**

Description: New Construction, Phase II: Design Details

Motion by E. Warzel: I move to recommend an administrative adjustment for the height and bulk plane encroachment into the upper story setback to the Zoning Administrator, per Section 12.4.5.3 of the Denver Zoning Code and to approve application #2022-COA-319 for the Phase II: Design Details at 217 Acoma, as per design guidelines 4.2-4.6, 4.8, 4.14, 4.15, 4.17, 4.18, 4.19, 5.9, 5.21, 5.23 character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

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

**#2022-COA-366 2753 Curtis Street – Curtis Park**

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

Motion by G. Dennis: I move to recommend an administrative adjustment for the height and bulk plane encroachment to the Zoning Administrator, per Section 12.4.5.3 of the Denver Zoning Code and to approve application #2022-COA-366 for the Phase I: Mass, Form, and Context at 2753 Curtis Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.12, 4.18-4.19, character-defining features for the Curtis Park 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

*Meeting took a short break*

**#2022-COA-367 1016 28th Street – Curtis Park**

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

Motion by E. Warzel: I move to recommend an administrative adjustment for the height and bulk plane encroachment to the Zoning Administrator, per Section 12..4.5.3 of the Denver Zoning Code and to APPROVE application #2022-COA-367 for the Phase I: Mass, Form, and Context at 1016 28th Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 4.18, 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-368 3055 Stout Street – Curtis Park**

Description: New Construction, Phase II: Design Details

Motion by G. Petri: I move to conditionally approve application #2022-COA-368 for the Phase II: Design Details at 3055 Stout Street, as per design guidelines 4.2-4.6, 4.8, 4.14, 4.15, 4.18, 4.19, 5.9, 5.21, 5.23, character-defining features for the Baker historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. To clarify porch canopy materials; 2. to provide detail on egress windows in elevation and in the window schedule; and 3. To provide egress well material construction information, and 4. To clarify the use of brick headers and sills at the windows in the brick veneer.

Second: E. Warzel

Amendment by E. Warzel: correct motion to Curtis Park Historic District

Accepted by motioner and seconder

Vote: 7-0-0

**#2022-COA-374 1416 Platte Street – DLM # 24 – Denver Tramway**

Description: Riot glass window install

E. Warzel: I move to continue application #2022-COA-374 for the Riot galls install at 1416 Platte Street for the Denver Tramway Power Plant Building to the October 18<sup>th</sup> Landmark Preservation Commission meeting.

Second: G. Johnson

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

**Meeting Adjourned: 4:50pm**