



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, September 20th, 2022 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:03pm

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

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

Meeting Records for approval – September 6, 2022

Motion by G. Petri: I move to approve the meeting record for September 6, 2022

Second: L. Sykes

Vote: 4 in favor, 0 opposed, 2 abstained (E. Hummel and J. Johnson) (4-0-2), motion passes

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

Consent Agenda

#2022-COA-067 560 Circle Drive – Country Club

Description: Alterations and egress1

#2022-COA-397 100 W 14th Avenue Parkway & 10 W 14th Avenue Parkway – Civic Center

Description: Civic Center Public Art Project

#2022-TAXC-008 1062 Mariposa Street – La Alma Lincoln Park

Description: Tax Credit, Part I

L. Sykes recused and left the meeting

Motion by J. Johnson: I move to approve the Consent Agenda as presented, including 2022-COA-067 560 Circle Drive in Country Club, 2022-COA-397 at 100 W 14th Avenue Parkway and 10 W 10th Avenue Parkway in Civic Center, and 2022-TAXC-008 at 1062 Mariposa Street in La Alma Lincoln Park.

Second: E. Hummel

Vote: unanimous in favor (5-0-0), motion passes

L. Sykes returned to the meeting

Public Hearings

#2022-LMDEMO-444 3330 Alcott Street – Potter Highlands

Description: Porch Demolition

Motion by A. Wattenberg: I move to set the public hearing date for #2022-LMDEMO-444 at 3330 Alcott Street to October 18th of 2022.

Second: G. Petri

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

Design Review Projects

#2022-COA-387 440 E 13th Avenue – Pennsylvania Street

Description: Additions & Infill, Phase I: Mass, Form, & Context

Motion by L. Sykes: I move to conditionally approve application #2022-COA-387 for the addition and new infill structure at 440 E 13th Ave per design guidelines 3.2, 3.3, 3.5, 3.6, 3.7, 3.12, 4.1, 4.3, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.24, presented testimony, submitted documentation and information provided in the staff report with the following condition: change the windows on the brick portion of the south façade to better reflect the proportions of the existing windows in the existing portion of the original apartment building.

Second: G. Petri

Amendment by G. Petri: change the condition to “the windows on the east bay of the south façade”

Accepted by motioner

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

#2022-COA-390 1920 E 6th Avenue – Country Club

Description: Addition, Phase I: Mass, Form, & Context

Motion by E. Hummel: I move to approve application #2022-COA-390 for the addition, Phase I: Mass, Form, & Context review at 1960 E 6th Avenue, as per County Club design guidelines B1-B7, D1-D5, F1, F3 and Denver Landmark Design Guidelines intent statement 2q and 2v, guidelines 2.14, 2.57, 3.2-3.9, 4.1, 4.3, 4.7, 4.8, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

Amendment by E. Hummel: revise motion to 1920 E 6th Ave

Accepted by J. Johnson

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

#2022-COA-394 350 Gilpin Street – Country Club

Description: Curb Cut

Motion by J. Johnson: I move to approve application #2022-COA-394 for the site work at 350 Gilpin, as per Country Club design guidelines design guidelines A1 and B5, general design guideline 5.3, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

#2022-COA-393 532 Franklin Street – Driving Park

Description: Roofing

Motion by A. Wattenberg: I move to deny application #2022-COA-393 for the reroofing at 532 Franklin St., as per design guidelines 2.4, 2.10, and 2.25, character-defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

Meeting took a short break

#2022-COA-395 585 Franklin Street – Driving Park

Description: Garage Addition

Motion by L. Sykes: I move to conditionally approve application #2022-COA-395 for the garage demolition, new attached garage, and site work at 585 Franklin Street, as per design guidelines 3.1-3.3, 3.5- 3.7, 3.9, 4.18-4.19 character-defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Provide details on roof decking material; and 2. Inset all windows into the wall plane at least 2 inches.

Second: E. Hummel

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

#2022-COA-392 2200 Larimer Street – Ballpark

Description: Structural

Motion by G. Petri: I move to conditionally approve application #2022-COA-392 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 with the following conditions: 1. Flash or counter-flash the steel channel to protect the top surface of the historic stone from rain and snow melt intrusion; 2. Counter-flash the steel channel to protect the outer surface of the wood header to prevent rain and snow melt intrusion; and 3. Use metal flashing protecting the upward-facing stone surfaces at the window sills.

Second: L. Sykes

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

Meeting Adjourned: 4:07pm