



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, October 18th, 2022 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:02pm

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

Staff: B. Bryant, J. Cappeto, K. Hahn, K. Marquez, H. Tippetts, J. White (CPD), A. Hernandez (CAO)

Meeting Records for approval – October 4, 2022

Motion by G. Johnson: I move to approve the October 4th, 2022 meeting record.

Second: J. Johnson

Vote: 6 in favor, 0 opposed, 2 abstained (L. Sykes, E. Warzel) (6-0-2), motion passes

G. Dennis joined the meeting

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

Consent Agenda

#2022-COA-444 1701 Wynkoop Street – Denver Union Station

Description: Door Modifications1

#2022-COA-445 18300 W Alameda Pkwy – Red Rocks

Description: Visitor Center Modifications

#2022-TAXC-011 1208 Lipan St.—La Alma Lincoln Park

Description: Tax Credit Part 1

A. Wattenberg requested for 1701 Wynkoop St to be moved to the Design Review Agenda

Motion by E. Warzel: I move to approve the Consent Agenda consisting of 2022-COA-445 18300 W Alameda Pkwy – Red Rocks, and 2022-TAXC-011 1208 Lipan St in La Alma Lincoln Park

Second: L. Sykes

Vote: unanimous in favor (9-0-0), motion passes

Public Hearing

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

Description: Porch Demolition

K. Wemple opened public hearing

Staff presentation

Applicant presentation

Public comment – none

K. Wemple closed public hearing

Motion by J. Johnson: I move to conditionally approve application #2022-LMDEMO-444 for the porch slab, porch column, and porch wall demolition at 3330 Alcott Street, as per design guidelines 2.24, 2.29, and 2.35 character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the condition a replacement plan be approved prior to demolition

Second: G. Dennis

Vote: unanimous in favor (9-0-0), motion passes

Design Review Projects:

#2022-COA-453 3330 Alcott Street – Potter Highlands

Description: Porch Reconstruction

Recommendation: Approval with Conditions

Motion by G. Johnson: I move to CONDITIONALLY APPROVE application #2022-COA-453 for the porch reconstruction at 3330 Alcott Street, as per design guidelines 2.35 and 2.36 character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that an updated plans be submitted to accurately show the porch reconstruction with spindle columns.

Second: E. Warzel

Vote: unanimous in favor (9-0-0), motion passes

#2022-COA-444 1701 Wynkoop Street – Denver Union Station

Description: Door Modifications²

Motion by A. Wattenberg: I move to approve application #2022-COA-444 for the door modification at 1701 Wynkoop Street – Denver Union Station.

Second: E. Warzel

Amendment by G. Johnson: add “as per design standards and 2.5.3.1 for Denver Union Station and guidelines 2.14, character-defining features for Union Stations, presented testimony, submitted documentation and information provided in the staff report.”

Accepted by motioner and seconder

Vote: unanimous in favor (9-0-0), motion passes

G. Petri and G. Johnson recused and left the meeting

#2022-COA-430 1421-1427 Larimer Street—Larimer Square

Description: Storefront alterations

Recommendation: Approval

Motion by E. Warzel: I move to approve application #2022-COA-430 for the storefront alterations at 1421-1427 Larimer St., as per design guidelines 2.13, 2.30, 2.40, and 2.41, character-defining features for the

Larimer Square 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

G. Petri and G. Johnson returned to the meeting

#2022-COA-448 3515-3519 Alcott Street – Potter Highlands

Description: Infill: Mass, Form, and Context

Recommendation: Approval

Motion by G. Johnson: I move to approve application 2022-COA-448 for the mass, form, and context of the proposed infill at 3515-3519 Alcott St. as per design guidelines 4.1-4.5, 4.7, 4.8, 4.10, 4.12, 4.15, 4.16, 4.18, and 4.19, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

Vote: Unanimous in favor (9-0-0), motion passes

#2022-COA-374 1416 Platte Street – Denver Tramway Powerplant

Description: Riot glass window install

Recommendation: Approval

Motion by J. Johnson: I move to approve application #2022-COA-374 for the Riot Glass install at 1416 Platte Street, The Denver Tramway Power Plant Building, design guidelines 2.4 presented testimony, submitted documentation and information provided in the staff report.

Second G. Johnson

Amendment by E. Warzel: design guideline should be amended to 2.14 rather than 2.4

Accepted by motioner and seconder

Vote: unanimous in favor (9-0-0), motion passes

Meeting took a short break

#2022-COA-443 2749 Curtis Street – Curtis Park

Description: Accessory Dwelling Unit

Recommendation: Approval

Motion by E. Warzel: I move to approve application #2022-COA-443 for the construction of an ADU and sitework at 2749 Curtis Street, as per design guidelines 4.6, 4.8, 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: L. Sykes

Vote: unanimous in favor (9-0-0), motion passes

#2022-COA-449 2753 Curtis Street – Curtis Park

Description: New Construction, Phase II: Design Details

Recommendation: Approval with Conditions

Motion by G. Johnson: I move to conditionally approve application #2022-COA-449 for the Phase II: Design Details at 2753 Curtis 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 Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions (1) that lap siding have a 4" reveal, and (2) that a built-up cornice detail be provided to staff.

Second: G. Petri

Amendment by A. Wattenberg: add a condition that all of the openings be modular to the brick.

Accepted by motioner and seconder

Vote: unanimous in favor (9-0-0), motion passes

J. Johnson left the meeting

#2022-COA-450 1016 28th Street – Curtis Park

Description: New Construction, Phase II: Design Details

Recommendation: Approval with Conditions

Motion by E. Warzel: I move to conditionally approve application #2022-COA-450 for the Phase II: Design Details at 1016 28th Ave, as per design guidelines 4.2-4.6, 4.8, 4.14, 4.15, 4.18, 5.9, 5.21, 5.23 character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. To use a brick without tumbled edges; and 2. Provide clarity on the mansard roof material in elevation and material sheets.

Second: G. Johnson

Amendment by L. Sykes: change address in motion from 1016 28th Ave to 1016 28th St.

Accepted by motioner and seconder

Vote: unanimous in favor (8-0-0), motion passes

#2022-COA-454 720 Downing Street – East 7th Avenue

Description: Additions & Porch Modifications

Recommendation: Approval with Conditions

Motion by L. Sykes: I move to conditionally approve application #2022-COA-454 for the porch reconstruction and side addition at 720 Downing Street to the East 7th Avenue Historic District as per design guidelines 2.30, 2.36, 3.2, 3.3, 3.6-3.9, and 4.6, character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report with the followings conditions: (1) the porch window be a true divided light or a simulated divided light with spacer bar, and (2) additional detail be provided on the entry door.

Second: G. Petri

Amendment by G. Johnson: revise the 2nd condition to be that the applicant provides additional details for the front door which would be compatible with the Classical foursquare style of the home.

Accepted by motioner and seconder

Vote: unanimous in favor (8-0-0), motion passes

Business Items – none

Discussion Items – none

Meeting Adjourned: 4:46pm