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 Modifications

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 Modifications
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