



## MEETING RECORD

### Landmark Preservation Commission

1:00 p.m., Tuesday, November 15, 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:** E. Hummel, G. Johnson, J. Johnson, G. Petri, A. Wattenberg, K. Wemple (chair)

**Staff:** T. Busgith, J. Cappeto, A. Christman, B. Dierschow, K. Hahn, B. Trujillo, E. Collins (CPD), A. Hernandez (CAO)

**Meeting Records for approval** – October 28, 2022 and November 1, 2022

Motion by G. Johnson: I move to approve the meeting record for October 28, 2022 and November 1, 2022

Second: J. Johnson

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

**Public Comment** – none

### Consent Agenda

**#2022-COA-489 155 Gilpin Street – Country Club**

Description: Additions & Site Work

**#2022-COA-490 435 Race Street – Country Club**

Description: Additions & Site Work

**#2022-COA-442 118 W. Ellsworth Avenue – Baker Neighborhood**

Description: Garage

**#2022-ZLAM-087 770 Olive Street – Montclair**

Description: Zone Lot Amendment

**#2022-TAXC-012 2432 Grove St – Witter- Cofield**

Description: Tax Credit Application Pt 1 (R14)

Motion by J. Johnson: I move to approve the meeting record as presented: 2022-CO-489 at 155 Gilpin Street, 2022-COA-490 at 435 Race Street, 2022-COA-442 at 118 W. Ellsworth Avenue, 2022-ZLAM-87 at 770 Olive Street, and 2022-TAXC-12 at 2432 Grove Street.

Second: G. Johnson

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

### Public Hearings

**#2022-LMDEMO-521 415 Clarkson Street – Alamo Placita**

Description: Total Demolition

Motion by A. Wattenberg: I move to set the public hearing for 2022-LMDEMO-521 at 415 Clarkson Street in Alamo Placita for December 20<sup>th</sup>, 2022.

Second: E. Hummel

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

### **Design Review Projects**

#### **#2022-COA-494 2907 Welton Street – Five Points**

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

Motion by G. Petri: I move to recommend approval of a historic hardship for the violation of the upper story setback along the alley per section 12.4.7.5.C of the Denver Zoning Code and conditionally approve application #2022-COA-494 for the Phase I: Mass, Form, & Context at 2907 Welton Street as per the Five Points Historic Cultural District Design Standards & Guidelines 4.1-4.5, 4.7-4.11, 4.16, 4.18, 4.21, 4.23, 4.25, 4.27 character defining features for the Five Points Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report with the condition that the detail submittal provide further study and development of the floating corner at 29<sup>th</sup> and Welton Street.

Second: G. Johnson

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

#### **#2022-COA-498 69 Elati Street– Baker Neighborhood**

Description: ADU

Motion by J. Johnson: I move to deny application 2022-COA-498 for the ADU at 69 Elati Street, as per design 4.5, 4.6, 4.8, 4.11, 4.18, 4.19, 4.20, character-defining features for the Baker Neighborhood historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

#### **#2022-COA-499 121 West Cedar Avenue – Baker**

Description: Addition

Motion by G. Johnson: I move to recommend approval of a historic hardship for the side setback violation on the west or the property per section 12.4.7.5.C of the Denver Zoning Code and recommend approval of a height and bulk plane violation per section 12.4.5.3 of the Denver Zoning Code and APPROVE application #2022-COA-499 for the addition at 121 W Cedar Ave as per design guidelines 2.28, 3.1, 3.3-3.9 character-defining features for the Baker 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-495 3423-3425 Zuni Street – Potter Highlands**

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

Motion by G. Johnson: I move to approve application #2022-COA-495 for the pop-top addition and alterations of structure at 3423-3425 N Zuni Street per design guidelines 4.3, 4.4, 4.5, 4.7, 4.8, 4.10, 4.15, 4.16, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

**#2022-COA-503 320 Vine St—Country Club**

Description: Infill, Phase 2: Design Detail

Motion by A. Wattenberg: I move to conditionally application #2022-COA-503 for the design detail of the proposed infill at 320 Vine St. as per Country Club design guidelines E1, E2, F1, and F3, design guidelines 4.3, 4.5, 4.6, 4.8, and, 5.3, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: windows and glazed doors to be either aluminum-clad wood or metal and accurately labeled throughout the application.

Second: E. Hummel

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

**Meeting Adjourned: 3:38 pm**