



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, February 7, 2023 – **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, E. Hummel, G. Johnson, J. Johnson, G. Petri, L. Sykes, A. Wattenberg, K. Wemple (Chair)

Staff: T. Busgith, B. Bryant, J. Cappeto, A. Christman, B. Dierschow, K. Hahn, K. Marquez, B. Trujillo (CPD), N. Lucero (CAO)

Meeting Records – January 10 and January 24, 2023

Motion by J. Johnson: I move to approve the meeting records for the January 10th and January 24th meetings.

Second: G. Petri

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

Public Comment – none

Consent Agenda

#2023-TAXC-001 1321 Race ST - Wyman

Tax Credit Application Part 1 (R14)

Motion by A. Wattenberg: I move to approve the consent agenda which consists of item #2023-TAXC-001, 1321 Race Street.

Second: E. Hummel

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

Design Review Projects

#2023-LMDEMO-026 3515-3519 Alcott St. – Potter Highlands

Description: Demolition

Motion by G. Dennis: I move to find the building at 3515-3519 Alcott St. as non-contributing to the Potter Highlands Historic District and approve application 2023-LMDEMO-026 for demolition with the condition that the replacement plan be approved by Landmark Preservation prior to the issuance of the approval, as per design guideline 2.55, Section 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

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

G. Johnson joined the meeting

#2023-COA-028 3515-3519 Alcott St. – Potter Highlands

Description: New Construction, Phase 2: Design Detail

Motion by G. Dennis: I move to conditionally approve application #2023-COA-028 for the design detail of the proposed infill at 3515-3519 Alcott St. as per design guidelines 4.3, 4.5, 4.7, 4.8, 4.16, and 4.20, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. metal paneling on wall to be replaced with brick or stucco, metal paneling on porch posts to be replaced with wood or stucco. 2. Stucco to be cementitious stucco and at least 7/8" thick. 3. All windows to be inset at least 2 inches from the wall plane.

Second: G. Johnson

Amendment by G. Johnson: revise condition 1 so that the metal paneling proposed on porch posts are steel beam or wood posts rather than wood or stucco as stated in the motion.

Accepted by motioner

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

#2023-COA-024 3435 Bryant St – Potter Highlands

Description: Side and Rear Addition

Motion by J. Johnson: I move to deny application #2023-COA-024 for the large 2 story side and rear addition at 3534 N Bryant St, as per design guidelines 3.3 and 3.6, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

#2023-COA-026 2841 W 36th Ave and #2023-COA-027 2845 W 36th Ave - Potter Highlands

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

Motion by L. Sykes: I move to approve application #2023-COA-026 and #2022-COA-027 for the Phase I: Mass, Form, and Context at 2841 W.36th Ave and 2845 W. 36th Ave, as per design guidelines 4.1-4.6, 4.8, 4.15, 4.18-4.19 character-defining features for the Potter Highlands Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Amendment by G. Petri: revise both of these to 2023-COA-026 and 2023-COA-027

Accepted by motioner

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

Discussion Items

2022 Landmark Year-in-Review

American Indian/Indigenous Peoples Historic Context

Meeting Adjourned: 3:23pm