



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, February 21, 2023 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:00pm

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

Staff: T. Busgith, B. Bryant, J. Cappeto, A. Christman, B. Dierschow, K. Hahn, M. Huhta, K. Marquez (CPD), A. Hernandez (CAO)

Meeting Records – January 31 and February 7, 2023

Motion by J. Johnson: I move to approve the meeting records for the January 31st and February 7th meetings.

Second: G. Petri

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

Public Comment – none

Public Hearing

#2023L-001 618 S Monroe Way

Description: Individual Landmark Designation Application

A. Wattenberg recused herself from the meeting

K. Wemple opened public hearing

Staff presentation, applicant presentation, public comments – none

K. Wemple closed public hearing

Motion by J. Johnson: I move to recommend approval and forward to City Council the landmark designation of 618 S Monroe Way, application #2023L-001, based on the Landmark Ordinance criteria A, C, and D, citing as findings of fact for this recommendation the application form, public testimony, and the February 14, 2023 staff report.

Second: G. Petri

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

A. Wattenberg left the meeting

Design Review Projects

#2023-COA-040 105 E Vassar Ave – Vassar School Bungalows

Description: Accessory Dwelling Unit

Motion by E. Warzel: I move to approve application #2023-COA-040 for the new Accessory Dwelling Unit at 105 E Vassar Avenue as per design guidelines 4.1, 4.8, 4.18 through 4.20, 5.6, 5.18, character-defining features for the Vassar School Bungalow historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Vote: 5 in favor, 1 opposed (G. Dennis), 0 abstained (5-1-0), motion passes

#2023-COA-042 822 Race St – Morgan’s Subdivision

Description: Addition

Motion by L. Sykes: I move to deny application # 2023-COA-042 for the addition at 822 Race Street, as per design guidelines 3.4 through 3.9, 4.18 and 4.19, character-defining features for the Morgan’s Subdivision historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

#2023-COA-022 1555 California St – Downtown

Description: Replacement corbels

Motion by J. Johnson: I move to approve application #2023-COA-022 for the replacement corbels at 1555 California Street, as per design guideline 2.4c, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

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

#2023-COA-041 2288 S Milwaukee St – Individual Landmark

Description: Rear Addition

G. Dennis temporarily left the meeting during deliberation and returned during deliberation

Motion by E. Warzel: I move to approve application #2023-COA-041 for the rear addition at 2288 S Milwaukee Street, as per design guidelines 2.19, 2.38, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10 presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

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

#2023-COA-043 1622 Emerson St – Swallow Hill

Description: Infill Part 2: Design Details

Motion by L. Sykes: I move to conditionally approve application #2023-COA-43 for the design details of the infill at 1622 Emerson St., as per design guidelines 4.5, 4.7, 4.8, 4.22, 4.25, character-defining features for the Swallow Hill historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Stucco to be cementitious, 2. Cast stone to be solid rather than a stone veneer over foam, and 3. All windows to be inset at least 2” from the wall plane. I also move to

recommend to the BOA that a variance be approved for the build-to violation per section 12.4.7.5.C of the Denver Zoning Code finding that conformance to the requirements of the zoning code would have an adverse effect upon the historic district.

Second: G. Petri

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

Discussion Items – none

Meeting Adjourned: 3:59pm