



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, March 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, E. Warzel, A. Wattenberg, K. Wemple (Chair)

Staff: T. Busgith, B. Bryant, J. Cappeto, B. Dierschow, L. Gleason, K. Hahn, K. Marquez, B. Shather, S. Showalter, B. Trujillo, J. White (CPD), N. Lucero (CAO)

Public Comment – none

Consent Agenda

#2023-COA-049 3353 Bryant St – Potter Highlands

Description: Rear 2-Story Addition

#2023-COA-054 3432 Newton St – Packard’s Hill

Description: Window Replacement

#2023-TAXC-003 740 Emerson St – East 7th Ave

Description: Tax Credit Part 1

Motion by J. Johnson: I move to approve the Consent Agenda as presented, which would be projects #2023-COA-049 3353 Bryant Street, #2023-COA-054 3432 Newton Street, and #2023-TAXC-003 740 Emerson Street.

Second: E. Warzel

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

Public Hearing

#2023L-002 1741 Gaylord St

Description: Individual Landmark Designation Application

K. Wemple opened public hearing

Staff presentation

G. Johnson joined the meeting during staff presentation

Applicant presentation

Owner presentation

Public comments:

- *Joella Untied, 1950 E 22nd Ave, City Park West Neighborhood Association – in favor of designation*
- *Jeff Neuman-Lee, 2738 Franklin St, Whittier Neighborhood Association – in favor*
- *Sandra Holder, 2345 Williams St – in favor*
- *Mary Johnson, 1903 E. Bruce Randolph Ave – in favor*

- *Hannah Warner, 1601 E 14th Ave – in favor*
- *Dr. Dwinita Mosby Tyler, 1718 Gaylord St – in favor*
- *Bruce Caughey, 1394 Vine Street, Capitol Hill United Neighborhoods – in favor*
- *Marie Giedraitis-Edgar, 3532 W. 39th Ave, Historic Berkeley Regis – in favor*
- *Ellen Thomas, 1385 Osceola St – in favor*
- *Keith Pryor, 2418 Champa St – in favor*
- *Andrea Burns, 2259 S. Humboldt St – in favor*
- *Brendan Cady, 2046 Vine St – in favor*
- *Stephan Pacheco, 1740 Gaylord St – in favor*
- *Steve Hegge, 1855 Gaylord, The Edge Condo Board – in favor*
- *Laurie Rose Kepros, 1725 Marion St – in favor*

K. Wemple closed public hearing

Motion by A. Wattenberg: I move to recommend approval and forward to City Council the landmark designation of 1741 Gaylord Street, application #2023L-002, based on the Landmark Ordinance criteria B, C, and D citing as findings of fact for this recommendation the application form, public comment and testimony, and the February 28th staff report with the suggestion that the period of significance be amended to 1903-1927.

Second: G. Dennis

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

Meeting took a short break

Design Review Projects

#2023-COA-056 3426 Eliot St – Potter Highlands

Description: Tandem House, Phase II: Design Details

Motion by L. Sykes: I move to approve application #2023-COA-056 for the design details of the proposed tandem house structure at 3426 Eliot St as per presented testimony, submitted documentation, guidelines 4.3, 4.5, 4.7, 4.8, the Potter Highlands Character Defining Features, presented testimony, submitted documentation and information provided in the staff report. I also move to recommend an Administrative Adjustment for height and bulk plane per Section 12.4.5.3 of the Denver Zoning Code finding that conformance to the requirements of the zoning code would have an adverse impact on the historic district.

Second: E. Hummel

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

#2023-COA-057 397 Emerson St – Alamo Placita

Description: Garage

Motion by E. Warzel: I move to deny application #2023-COA-057 for the garage construction at 397 Emerson St, as per guidelines 4.18 - 4.20, character-defining features for the Alamo Placita historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

#2023-LMDEMO-022 3225-3227 West 21st Ave – Witter-Cofield

Description: Demolition

Motion by G. Johnson: I move to conditionally approve application #2023-LMDEMO-022 for the demolition of the primary structure and garage at 3225-3227 West 21st Avenue with the condition that the replacement structure or site plan be approved by Landmark Preservation prior to the issuance of the approval, as per design guideline 2.55, Section 30-11 and 30-6 (6) e of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

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

#2023-COA-058 3225-3227 West 21st Ave – Witter-Cofield

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

Motion by J. Johnson: I move to conditionally approve application #2023-COA-058 for the Phase I: Mass, Form, and Context at 3225-3227 West 21st Ave, as per design guidelines 4.1-4.6, 4.8, 4.15, 4.18 character-defining features for the Witte Cofield Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Restudy the building setback to be within typical ranges of the historic structures and respect the alignment of the two contributing historic structures on the block per guideline 4.2 a & c; 2. Adjust second floor window placement in the wall plane of the front façade to be higher to match district patterns for placement of second floor windows pre guideline 4.3 c, 4.4 c, and 4.8 c; and 3. Provide elevations of the garage structures and ensure they comply with guideline 4.19.

Second: E. Warzel

Amendment by A. Wattenberg: to include guideline 4.12

Accepted by motioner and seconder

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

L. Sykes left the meeting

#2023-COA-059 120 Franklin St – Country Club

Description: Addition

Motion by G. Johnson: I move to approve application # 2023-COA-059 for the addition at 120 Franklin St., as per as per Country Club design guidelines B3, B4, and B7, design guidelines 2.27, 3.4-3.9, and 4.18, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report. I also move to recommend an administrative adjustment for height per section 12.4.5.3 of the Denver Zoning Code finding that conformance to the requirements of the zoning code would have an adverse impact upon the historic district.

Second: E. Warzel

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

L. Sykes returned to the meeting

Discussion Items – none

Meeting Adjourned: 5:06pm