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
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