



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, April 4, 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: N. Foussianes, G. Johnson, J. Johnson (Chair), G. Petri, L. Sykes, E. Warzel, A. Wattenberg

Staff: E. Censky, A. Christman, T. Busgith, B. Bryant, B. Dierschow, K. Hahn, M. Hutha, K. Marquez, B. Trujillo, J. White (CPD), N. Lucero (CAO)

Meeting Record - none

Public Comment – none

Consent Agenda

G. Johnson recused himself and left the meeting

*A. Wattenberg requested to remove **#2022-ZLAM-234 1423 Larimer Street – Larimer Square** from consent agenda*

#2023-COA-096 822 Race Steet – Morgan’s Subdivision

Description: Rear Addition

#2023-COA-094 715 E. 5th Avenue – Alamo Placita

Description: Windows

#2023-COA-095 901 Race Street – Morgan’s Subdivision

Description: Alterations and sitework

#2023-TAXC-005 3272 Newton Street—Packard’s Hill

Description: Tax Credit (R14) Part 1

#2022-TAXC-001 2640 Curtis Street – Curtis Park

Description: Tax Credit (R14) Part 2

Motion by E. Warzel I move to approve the Consent Agenda as presented, which would be projects #2023-COA-096, #2023-COA-094 715 E. 5th Avenue, #2023-COA-095 901 Race Street, #2023-TAXC-005 3272 Newton Street, #2022-TAXC-001 2640 Curtis Street.

Second: L. Sykes

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

G. Johnson returned to the meeting

Public Hearing

#2023L-004 602 S. Harrison Ln

Description: Individual Landmark Designation Application

J. Johnson opened public hearing

Staff presentation, Applicant & Owner presentation

Public comments:

- *Asma Hasan 601 S Harrison Lane – opposed*
- *Alison Jockel, 610 S Harrison Lane – opposed*
- *Kimber Dempsey 8877 Panama Drive – in favor*

J. Johnson closed public hearing

Motion by E. Warzel I move to recommend approval and forward to City Council the landmark designation of Allan Golin Gass House at 602 S Harrison St, application #2023L-004, based on the Landmark Ordinance criteria A, C, and D citing as findings of fact for this recommendation the application form, public comment and testimony, and the March 28th staff report.

Second: G. Petri

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

Design Review Projects

#2022-ZLAM-234 1423 Larimer Street – Larimer Square

Description: Zone Lot Amendment

Motion by E Warzel: I move to continue application #2022-ZLAM-234 for the Zone Lot Amendment at 1423 Larimer Street to the April 18, 2023 Landmark Preservation Commission meeting.

Second: L. Sykes

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

#2023-COA-092 3044 Champa Street – Curtis Park

Description: New Construction, Phase 1: Mass, Form & Context

Motion by L. Sykes: I move to deny application #2023-COA-092 for the mass, form, & context of the proposed infill structure at 3044 Champa Street as per presented testimony, submitted documentation, guidelines 4.4, 4.6, 4.17, the Curtis Park Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

Second: A. Wattenberg

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

Meeting took a short 5 minute break

#2023-COA-098 3361 West 31st Avenue – Allen M. Ghost

Description: Rear Addition

Motion by A. Wattenberg: I move to conditionally approve application #2023-COA-098 for the rear addition and skylights at 3361 West 31st Ave as per guidelines 2.28, 3.1, 3.3-3.10, 5.18, character-defining features for

the Allen M. Ghost historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that details are provided on the false mullion design in section or the windows are revised to a single light casement design.

Second: G. Johnson

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

#2023-COA-071 2841 Perry Street – #112- Woodbury House

Description: Dormer and Garage Additions

Motion by E. Warzel: I move to conditionally approve application #2023-COA-071 for the garage demolition and new garage construction and dormer additions at 2841 Perry Street as per guidelines 2.28, 3.6, 3.7, 4.8, 4.18 - 4.20, character-defining features for the Woodbury House, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. North dormer cladding match that of the south dormer with vertical siding 2. Shingle cladding material to have a 4"-6" exposure or match the exposure of the historic shingle cladding material with documentation provided to verify the dimension. 3. Clarify window material to be either wood, aluminum clad wood or fiberglass composite. 4. Window design and configuration to match designs shown in elevation.

Second: L. Sykes

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

Discussion Items –

Election of Chair and Election of Vice-Chair

G. Johnson: I move to elect Julie Johnson as chair and Erika Warzel as vice chair.

G. Petri: Second

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

Meeting Adjourned: 4:00 pm