



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, October 3, 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 (Chair), G. Johnson, L. Sykes, E. Warzel, A. Wattenberg

Staff: T. Busgith, B. Bryant, E. Censky, A. Abbey, K. Marquez, J. White (CPD), N. Lucero (CAO)

Meeting Records – September 5, 2023

Motion by G. Johnson: I move to approve the September 5th meeting records.

Second: E. Warzel

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

Public Comment – none

Consent Agenda

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

Description: Administrative Adjustment

#2023-COA-391 363 High Street – Country Club

Description: Portico Reconstruction Version: Preliminary

#2023-COA-138 509 Pennsylvania Street – Alamo Placita

Description: Door Replacement

Motion by E. Warzel: I move to approve the consent agenda as presented.

Second: G. Johnson

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

Public Hearing

#2023-LMDEMO-242 361 Lafayette Street – Country Club

Description: Demolition of Front façade elements

J. Johnson opened the public hearing

Staff presentation, Application & Owner Presentation

Public Comments:

- *Herbert Stern- Concerned on privacy of his own dwelling and other neighbors in relation to window placement.*

J. Johnson closed the public hearing

Motion by G. Johnson: I move to approve with conditions application #2023-LMDEMO-242 for the demolition of the porch foundation, porch columns, porch timbers, window hoods and balconies at 361

Lafayette Street, as per design guidelines 2.1, 2.10, 2.37, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: 1. Retain and salvage usable original bricks and stone from the porch demolition 2. Do not proceed with demolition until an approved design for replacement is in place.

Second: L. Sykes

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

Design Review Projects

#2023-COA-392 361 Lafayette Street – Country Club

Description: Porch reconstruction and alterations

Motion by E. Warzel: I move to continue this application to the November 7th, 2023 meeting.

Second: G. Dennis

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

#2023-COA-383 722 N High Street – East 7th Avenue

Description: Roof Alterations

Motion by G. Johnson: I move to approve application #2023-COA-383 for the addition and site work at 722 N High Street, as per design guidelines 3.1 through 3.10, 5.6, 5.8, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

Friendly amendment by G. Johnson: Add to the movement the detail of the sills be worked out with the staff so they are complimentary to the home.

Friendly amendment accepted by motioner and seconder

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

#2023-COA-400 3225-3227 West 21st Avenue – Witter Cofield

Description: New Construction, Phase II: Design Details

Motion by A. Wattenberg: I move to approve with conditions application #2023-COA-400 for the Phase II: Design Details at 3225-3227 West 21st Avenue, as per design guidelines 4.1-4.3, 4.5-4.8, 4.12, 4.14, 4.18-4.20, 5.6, 5.18, character-defining features for the Witter-Cofield historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Adjust the setback, aligning the front façade and porches with the historic structures to the east. 2. Ensure all windows are inset at least 2-inches into the wall plane in all wall cladding conditions 3. Use a flat roof form on the garage structures or an extended parapet. 4. Set the rear yard privacy fence to align with the front façade of the building. 5. Provide manufacture specifications of all light fixtures and ensure they comply with guideline 5.8. And I also recommend and administrative adjustment for garages bulk plane violation which is 12.4.5.2.B of the Denver zoning code

Second: G. Dennis

Friendly amendment by L. Sykes: A. Wattenberg said 5.8 for the last guideline in the motion and it is 5.18.

Friendly amendment accepted by motioner and seconder

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

#2023-COA-401 3255 Newton Street – Packard’s Hill

Description: Accessory Dwelling Units

Motion by L. Sykes: I move to approve with conditions application #2023-COA-401 for the new ADU at 3225 Newton Street, as per design guidelines 4.1, 4.8, 4.18-4.20, 5.6, 5.18, character-defining features for the Packard’s Hill historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: 1. Remove horizontal divided lights from the French doors on the west elevation per guideline 4.8.

Second: G. Johnson

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

#2023-COA-345 2234 Grove Street – Witter-Cofield

Description: NADB remedial plan

Motion by E. Warzel: I move to approve application #2023-COA-345 for the remedial plan at 2234 Grove Street, as per design guidelines 2.1, 2.2, 2.3, 2.7, 2.8, 2.14, 2.16, 2.19, 2.20, 2.24, 2.25, 2.26, 2.29, 2.30, 2.37, 2.38, characterdefining features for the Witter-Cofield 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

Business Items- none

Discussion Items

Amending bylaws for virtual attendance

Community window guideline meeting on November 6, 2023

Meeting Adjourned: 3:42