



MEETING RECORD

Landmark Preservation Commission

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

Call to Order: 1:00 PM

Commissioners: G. Dennis, N. Foussianes, G. Johnson, J. Johnson (Chair), G. Petri, A. Wattenberg, E. Warzel

Staff: T. Busgith, A. Christman, K. Marquez, E. Saucedo, J. White (CPD), A. Hernandez (CAO)

Meeting Records: None

Public Comment:

Cameron Krueger – Commission expectations for measuring context

Consent Agenda

#2023-COA-546 1272 Pennsylvania Street – Pennsylvania Street

Description: Window Replacement

#2023-TAXC-009 556 Circle Drive – Country Club

Description: Tax Credit Part 1

Motion by G. Denis: I move to approve the consent agenda as presented.

Second: E. Warzel

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

Public Hearings

#2023-LMDEMO-293 3104 Osceola St – Wolff Place

Description: 44% Roof Demolition

Motion by G. Johnson: I move to approve with conditions application #2023-LMDEMO-293 for the demolition of 44% of the roof structure and minor demolition scopes on the west, north, south, and east elevations of at 3104 Osceola Street, as per design guidelines 2.58 and 2.60, character-defining features for the Wolff Place historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement plan is approved prior to demolition.

Second: N. Foussianes

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

Design Review Projects

#2023-COA-547 3104 Osceola Street – Wolff Place

Description: Pop-top Addition

Motion by E. Warzel: I move to approve an administrative adjustment for the bulk plane violation per the Denver Zoning Code section 12.4.5.2 B and to conditionally approve application #2023-COA-547 for the pop-top addition and opening modifications at 3104 Osceola Street, as per design guidelines 2.14, 2.18, 2.20, 3.2-3.9, 3.11 b, c, and d character-defining features for the Wolff Place historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that pop-top setback is at 15 feet.

Second: G. Johnson

Vote: 6 in favor, 1 opposed (N. Foussianes), 0 abstained (6-1-0), motion passes

#2022-COA-387* 440 E 13th Avenue – Pennsylvania Street

Description: Alterations to existing Phase 1: MFC approval

Motion by A. Wattenberg: I move to approve application #2022-COA-387 for the revisions to the existing Phase 1 approval for additions and a new infill structure at 440 E 13th Avenue per design guidelines 3.2, 3.3, 3.5, 3.6, 3.7, 3.12, 4.1, 4.3, 4.17, 4.20, 4.21, 4.22, 4.24, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

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

#2023-COA-543 3327 W Hayward Place – Allen M. Ghost

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

Motion by G. Johnson: I move to approve application #2023-COA-543 for the mass, form and context for the new proposed infill structure at 3327 W Hayward Place as per presented testimony, submitted documentation, design guidelines 4.1- 4.6, 4.8, 4.18, 4.19, the Allen M. Ghost Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

#2023-COA-545 3616 Decatur Street – Potter Highlands

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

Motion by G. Dennis: I move to approve application #2023-COA-545 for Phase I: Mass, Form, and Context at 3606-3616 Decatur Street, as per design guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.8, 4.15, 4.16, 4.18, 4.19, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: N. Foussianes

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

#2023-COA-542 222 S. Fairfax Street – Amter House

Description: Alterations

Motion by G. Dennis: I move to approve with conditions application #2023-COA-542 for the alterations at 222 S. Fairfax Street, as per design guidelines 2.19, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. That the applicant correct the south

elevation drawings and 2. That the applicant add southwest elevation drawings that clearly shows W14 and D7.

Second: E. Warzel

Vote: 5 in favor, 2 opposed (A. Wattenberg, G. Petri), 0 abstained (5-2-0), motion passes

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

Description: Porch reconstruction and alterations/additions

Motion by E. Warzel: I move to approve with conditions application #2023-COA-392 for the of the porch reconstruction/modifications, the window and door alterations, the addition alterations, garage demolition, new garage, and connector addition, and new roofing at 361 Lafayette Street, as per Country Club design guidelines B2, B7, E1, E2, F3, general design guidelines 2.1, 2.14, 2.20, 2.37, 2.39, 3.1, 3.3 - 3.7, 4.18 – 4.20, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Do not replace the 5 historic windows in repairable condition (3 on the front façade and 2 on the side interior façade), per guideline 2.16; and 2. Select a light fixture that meets the Zoning code requirements for a full cut-off fixture per guideline 5.18. 3. Specify porch reconstruction to meet existing conditions

Second: G. Petri

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

Business Items: None

Discussion Items:

Window replacements

Speer Boulevard Historic District

Description: Designation and Guidelines

Executive Session

Meeting Adjourned: 5:05 PM