



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, December 5th, 2023 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:05 PM

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

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

Meeting Records:

November 7th, 2023

Motion by G. Johnson: I move to approve the meeting records as presented.

Second: G. Petri

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

Public Comment:

Kristin Park – Modification of closeout applications

Jolee Harston – Provided comments regarding the preservation of the Esquire Theater

Consent Agenda

L. Sykes recused himself and left the room

#2023-COA-577 231 Delaware Street – Baker Neighborhood

Description: ADU

Motion by G. Dennis: I move to approve the consent agenda.

Second: A. Wattenberg

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

Commissioner L. Sykes rejoined the meeting

Design Review Projects

#2023-COA-441 2288 S Milwaukee St – Individual

Description: Rear addition

Motion by G. Petri: I move to approve with condition application #2023-COA-441 for the rear addition at 2288 S Milwaukee Street, as per design guidelines 2.38, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10 presented testimony, submitted documentation and information provided in the staff report with the conditions: 1. That the 2nd story rear addition be adjusted to meet the Denver Zoning Code requirements; and 2. That alterations for the front porch are materially compatible.

Second: G. Dennis

Vote: 4 in favor, 3 opposed (N. Foussianes, G. Johnson, A. Wattenberg), 0 abstained (4-3-0), motion fails

Motion by N. Foussianes: I move to approve an administrative adjustment for the bulk plane and height encroachment per the Denver Zoning Code section 12.4.5.2 B and APPROVE application #2023-COA-441 for the rear addition at 2288 S Milwaukee Street, as per design guidelines 2.38, 3.1 - 3.10 presented testimony, submitted documentation and information provided in the staff report with the condition that alterations for the front porch are materially compatible.

Second: G. Johnson

Vote: 4 in favor, 3 opposed (G. Dennis, G. Petri, J. Johnson), 0 abstained (4-3-0), motion fails

Motion by G. Johnson: I move to approve with condition application #2023-COA-441 for the rear addition at 2288 S Milwaukee Street, as per design guidelines 2.38, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10 presented testimony, submitted documentation and information provided in the staff report with the condition that materiality behind the front porch once removed match the original.

Second: A. Wattenberg

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

#2023-COA-578 2907 Welton Street – Five Points Cultural District

Description: Phase II design details

Motion by L. Sykes: I move to approve with conditions application #2023-COA-578 for the Phase II: Design Details at 2907 Welton Street, as per design standards and guidelines 4.1-4.5, 4.7-4.11, 4.16-4.19, 4.23, 4.25 4.27, 4.34, 4.38, 4.40, 4.43, 4.48, 4.52-4.53, 5.46 5.48, character-defining features for the Five Points historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Revise the larger screened parking bay back to the storefront design from the Phase I submittal per standards and guidelines 4.34, 4.38, 4.40; and 2. Provide a manufacture specification on the light fixtures and ensure they are down lights and high quality materials per standards and guidelines 5.46 and 5.48

Second: G. Dennis

Vote: 4 in favor, 3 opposed (N. Foussianes, G. Johnson, G. Petri), 0 abstained (4-3-0), motion fails.

Motion by G. Johnson: I move to approve with conditions application #2023-COA-578 for the Phase II: Design Details at 2907 Welton Street, as per design standards and guidelines 4.1-4.5, 4.7-4.11, 4.16-4.19, 4.23, 4.25 4.27, 4.34, 4.38, 4.40, 4.43, 4.48, 4.52-4.53, 5.46 5.48, character-defining features for the Five Points historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Revise storefront to match presented alternative with masonry condition; and 2. Provide a manufacture specification on the light fixtures and ensure they are down lights and high quality materials per standards and guidelines 5.46 and 5.48

Second: N. Foussianes

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

#2023-COA-579 3339 W. 31st Avenue – Allen M. Ghost

Description: Pop top and window replacement

Motion by G. Petri: I move to deny application #2023-COA-579 for the pop-top and door and window alterations at 3339 W. 31st Avenue, as per design guidelines 2.14, 2.20, 3.3, 3.5, 3.7, 3.9, 3.11, character-defining features for the Allen M. Ghost historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

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

Business Items- None

Discussion Items

Wynkoop Crossing—Speer Blvd.

Description: Presentation of concept proposal for a pedestrian bridge from Wynkoop St. to Ball Arena

Meeting Adjourned: 4:27 PM