



## MEETING RECORD

### Landmark Preservation Commission

1:00 p.m., Tuesday, June 29, 2021

**Call to Order:** 1:01pm

**Commissioners:** G. Dennis, B. Gassman, E. Hummel, G. Johnson, J. Johnson, G. Petri, E. Warzel, A. Wattenberg and K. Wemple (Chair)

**Staff:** B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, E. Schueckler, J. White (CPD), N. Lucero (CAO)

**Meeting Records for approval** - June 1, 2021 and June 15, 2021

Motion by B. Gassman: I move to approve the meeting records from June 1<sup>st</sup> and June 15<sup>th</sup>, 2021

Second: J. Johnson

Vote: unanimous in favor (9-0-0), motion passes

**Public Comment (limited to 2 minutes per speaker)** - none

### Consent Agenda

**2021-ZLAM-63 2942 Welton St—Five Points**

Description: Zone lot amendment

**2019-COA-535\* 3393 W 30<sup>th</sup> Ave – Allen M. Ghost**

Description: Recommendation of administrative adjustment

**2021-COA-286 910 Galapago Street – Smith’s Chapel**

Description: Reroofing

**2021-COA-287 3637 Zuni Street – Potter Highlands**

Description: Addition

Motion by J. Johnson: I move to approve the consent agenda items as follows: 2021-ZLAM-63 2942 Welton St—Five Points, 2019-COA-535\* 3393 W 30<sup>th</sup> Ave – Allen M. Ghost, 2021-COA-286 910 Galapago Street – Smith’s Chapel and 2021-COA-287 and 3637 Zuni Street – Potter Highlands

Second: G. Johnson

Vote: unanimous in favor (9-0-0), motion passes

### Public Hearing

**2021L-003 La Alma Lincoln Park Historic Cultural District**

Description: Historic District

*K. Wemple opened the public hearing, staff presentation, and designation applicant presentation*

Public comment:       Desiree Maestas – 1059 Lipan- in support  
                                  Audrey Wilson – 1117 W 13<sup>th</sup> - in support  
                                  Helen Giron-Mushfiq – address not provided - in support  
                                  Ean Tafoya – 7505 W Yale Ave - in support  
                                  Brooke White - 1117 W 10<sup>th</sup> Ave - neutral, later emailed that she is opposed

Veronica Barela - 151 S Stuart – in support  
Sarah O. McCarthy – 300 block of S Clarkson St – in support  
Adelio Lombardi – 1201 Kalamath St - opposed  
David Griggs – 715 Galapago – in support  
Lucha Martinez de Luna – 13237 W 8<sup>th</sup> Ave, Golden - in support  
Jeremy Golden – 1020 W 11<sup>th</sup> Ave – opposed  
Ralph Graham – 1020 W 11<sup>th</sup> Ave – opposed

*K. Wemple closed the public hearing*

Motion by E. Warzel: I move to recommend approval and forward to city Council for landmark designation of the La Alma Lincoln Park Historic Cultural District, Application #2021L-003, based on the Landmark ordinance criteria A, C, H, and J, citing as findings of fact for this recommendation the application form, public testimony, and the June 22, 2021 staff report with the following modifications: insert the updated the legal description, Change 1111 N Lipan from contributing to non-contributing, and on page 24 change “Cecelia Benavidez” to “Cecilia Garcia.”

Second: E. Hummel

Vote: unanimous in favor (9-0-0), motion passes

**Design Review Projects**

**2021-COA-285 1450 Franklin Street – Wyman**

Description: Infill Construction, Phase II – Design Details

Motion by G. Johnson: I move to conditionally approve application #2021-COA-285 for the Phase II: Design Details at 1450 Franklin Street, as per design guidelines 4.1-4.8, 4.20-4.22, 4.24, 4.28, 5.3, 5.12, 5.13, 5.16, 5.23 character-defining features for the Wyman Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Provide detail on mechanical venting and louvers; 2. Provide details on all light fixtures and ensure they comply with guideline 5.23; and 3. Confirmation that all window details will match the submitted documentation details as opposed to renderings where they are a bit askew.

Second: B. Gassman

Vote: unanimous in favor (9-0-0), motion passes

*Meeting took a short break*

**2021-LMDEMO-280 331 University Blvd.—Country Club**

Description: Demolition of a non-contributing structure

Motion by A. Wattenberg: I move to find the building at 331 University Blvd. as non-contributing to the Country Club Historic District and approve application 2021-LMDEMO-280 for demolition with the condition that the replacement plan be approved by Landmark Preservation prior to the issuance of the approval, as per design guideline 2.55, Section 30-11 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Vote: unanimous in favor (9-0-0), motion passes

**2021-COA-279 331 University Blvd. – Country Club**

Description: Infill: Mass, form, and context

Motion by B. Gassman: I move to deny application #2021-COA-279 for the mass, form and context of new infill at 331 University Blvd., as per Country Club design guidelines B6, C1, D1, D3, D4, F1, and F3, design guidelines 4.3-4.5, 4.7, 4.8, 4.15, 4.16, and 4.19, character-defining features for the Country Club 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

*K. Wemple left the meeting, J. Johnson served as Chair*

**2021-COA-280 495 High St. – Driving Park**

Description: Demolish garage and construct new garage

Motion by G. Johnson: I move to approve with conditions application #2021-COA-280 for the garage demolition and construction of a new garage at 495 High Street, as per design guidelines 4.19, character-defining features for the Driving Park historic district, presented testimony, submitted documentation and information provided in the staff report, with the condition that the rear hipped roof portion of the garage have a 6" overhang compatible with the overhang on the rest of the building.

Second: G. Dennis

Vote: unanimous in favor (8-0-0), motion passes

Motion by E. Warzel: I move to recommend an administrative adjustment for 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 upon the historic structure and surrounding district. I also move to recommend to the BOA that variances be approved for the setback violation and use of garage doors that are not placed on the alley per section 12.4.7.5.C of the Denver Zoning Code finding that conformance to the requirements of the zoning code would have an adverse impact upon the historic structure and surrounding district.

Second: G. Petri

Vote: unanimous in favor (8-0-0), motion passes

**2021-COA-275 433 Gilpin St. – Driving Park**

Description: Addition, windows, roof, and fence

Motion by G. Johnson: I move to conditionally approve application #2021-COA-275 for the replacement of the roof, replacement of windows, construction of an addition, and installation of a fence at 433 Gilpin St., as per design guidelines 2.18, 2.19, 2.25, 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.9, 4.18, 4.19, 5.9, presented testimony, submitted documentation and information provided in the staff report with the condition that the proposed roof tile blend be submitted to staff for final approval.

Second: G. Petri

Vote: unanimous in favor (8-0-0), motion passes

Motion by G. Johnson: I move to recommend a bulk plane and height administrative adjustment to the zoning administrator for the addition at 433 Gilpin St per section 12.4.5.3 of the Denver Zoning Code.

Second: B. Gassman

Vote: unanimous in favor (8-0-0), motion passes

Motion by G. Johnson: I also move to recommend to the BOA that a variance to site coverage be approved per section 12.4.7.C of the Denver zoning code.

Second: E. Hummel

Vote: seven in favor, 1 opposed (A. Wattenberg), 0 abstained (7-1-0), motion passes

**Meeting adjourned 6:04pm**