



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, August 3rd, 2021

Call to Order: 1:00pm

Commissioners: G. Dennis, B. Gassman, G. Johnson, G. Petri, E. Warzel, A. Wattenberg, and K. Wemple (chair)

Staff: B. Bryant, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, T. Kortas, K. Marquez (CPD), and N. Lucero (CAO)

Meeting Records for approval – June 29, 2021 and July 20, 2021

Motion by A. Wattenberg: I move to approve the Landmark Preservation Commission meeting records from June 29, 2021 and July 20, 2021.

Second: G. Johnson

Vote: 5 votes in favor, 0 opposed, 2 abstained (B. Gassman and E. Warzel), (5-0-2) motion passes

Public Comment (limited to 2 minutes per speaker)

Consent Agenda

2021-COA-333 3030 Newton Street – Wolff Place

Description: Garage Addition (ADU)

Motion by B. Gassman: I move to approve the consent agenda item 2021-COA-333 3030 Newton St.

Second: G. Petri

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

Design Review Projects

2020-COA-60 651 Humboldt St – East 7th Avenue

Description: Violation

Motion by G. Petri : I move to conditionally approve application #2020-COA-60 for alterations to the previously issued COA for work at 651 Humboldt, as per design guidelines 2.7, 2.14, 2.60, 3.2, and 3.7, character-defining features for the E. Seventh Ave. historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1) window infilled on south elevation to be returned to original condition; 2) shingles to be installed correctly. All shingles to have a 5" exposure, and properly staggered vertical joints; 3) eaves to be a durable exterior material such as wood or fiber cement; 4) rear steps to meet code; 5) all brick infill, including mortar joints, to match adjacent brick; 6) all rafter tails on addition to be evenly spaced and similar in spacing to historic rafter tails.

Second: E. Warzel

Amendment by A. Wattenberg: Change wording in condition #1 that the windows are to be returned to pre-construction condition.

Amendment accepted by motioner and seconder
Vote: unanimous in favor (7-0-0), motion passes

2021-COA-327 635 N Williams St – East 7th Avenue

Description: Solar

Motion by E. Warzel: I move to conditionally approve application #2021-COA-327 for the installation of solar panels at 635 N Williams St, as per design guidelines 4.32 and 2.33, presented testimony, submitted documentation and information provided in the staff report with the condition to remove or relocate the four solar panels on the east roof slope.

Second: B. Gassman

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

2021-COA-181 150 Race St – East 7th Avenue

Description: Addition

Motion by G. Johnson : I move to approve application 2021-COA-181 for the construction of an addition at 150 Race Street, as per General Design Guidelines 2.19, 2.20, 2.29, 3.1, 3.2, 3.5, 3.6, 3.7, 3.8, Country Club Design Guidelines B7 & F4, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Gassman

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

2021-COA-331 160 N High St – Country Club

Description: Pop-top Addition

Motion by A. Wattenberg : I move to approve application #2021-COA-331 for the new addition, window and door alterations, and site work at 160 High St as per Country Club Design Guidelines B.1, B.3, B.7, D.1, D.2, D.3, E.1, F.3 and Denver Landmark Design Guidelines 2.14, 3.1, 3.6, 3.7, 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 (7-0-0), motion passes

2021-COA-334 3430 Meade Street – Packard’s Hill

Description: Pop-top Addition

Motion by G. Petri: I move to conditionally approve application #2021-COA-334 for the pop-top and rear addition at 3430 Meade Street, as per design guidelines 2.24, 3.3, 3.5-3.8, 3.10, and 4.6, character-defining features for the Packard’s Hill historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. confirm fiber cement lap siding and trim will have a smooth finish; 2. alter the window operation on the south elevation from a slider window to a fixed or awning style window; 3. eliminate the square shingle accent siding from between the windows and use the adjacent wall plane cladding material instead; 4. eliminate the masonry chimney extension from the project scope; and 5. lower the eave line from the 1 story addition.

Second: B. Gassman

Vote: 4 votes in favor, 0 abstained, 3 opposed (G. Johnson, E. Warzel and A. Wattenberg), (4-0-3), motion does not pass. Application is denied.

2021-COA-336 824 27th St – Curtis Park

Description: Violation

Motion by E. Warzel: I move to conditionally approve application 2021-COA-336 for the alterations, garage demolition, and replacement garage at 824 27th St., as per design guidelines 2.3, 2.10, 2.14, 2.20, 2.36, 2.38, 4.18, and 4.19, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1) window opening in historic location to feature sill and brick arch that match the historic materials, design, and configuration; 2) all new window and door openings to have simplified sills and headers to identify them as new construction; 3) all windows to be recessed in openings to match historic condition and this to be indicated on the plans; 4) the deck, steps, and railing at the new rear entrance to be wood; 5) stucco on garage to be specified as a traditional, concrete-based, 3-coat stucco; 6) garage roll-up door and pedestrian door to be metal or wood; and 7) complete site plan to be submitted.

Second: G. Petri

Amendment by G. Petri: add “or fiberglass” to condition #6

Accepted by motioner

Amendment by K. Wemple: add condition #8, to clarify in the drawings which sills are to be new and the material of that sill.

Amendment approved by motioner and seconder

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

Meeting took a short break

2021-COA-330 3255 Champa St – Curtis Park

Description: Infill, Phase II – Design Details

Motion by A. Wattenberg: I move to approval with conditions application #2021-COA-330 for the design details of the proposed infill structure at 3255 Champa Street as per presented testimony, submitted documentation, guidelines 4.2, 4.3, 4.5, 4.6, 4.8, 4.17, the Curtis Park Character Defining Features, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. extend the porch height to a minimum of 10” to better match the porch heights in the district; and 2. change frosted glass at garage/ADU windows at the east and west elevations to a film-covering instead of the frosted glass that is currently shown.

Second: G. Johnson

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

Discussion Items

La Alma Lincoln Park Draft Customized Design Guidelines

Staff presentation, with Commission discussion to continue on August 17, 2021

Meeting Adjourned: 5:52pm