



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, September 7, 2021

Call to Order: 1:00pm

Commissioners: G. Dennis, B. Gassman, E. Hummel, G. Johnson, J. Johnson (chair), and E. Warzel

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

Meeting Records for approval – August 3, 2021 and August 17, 2021

Motion by B. Gassman: I move to approve the meeting record from August 3, 2021.

Second: G. Johnson

Vote: 4 in favor, 0 opposed, 2 abstained (E. Hummel and J. Johnson), (4-0-2) motion passes

Motion by G. Johnson: I move to approve the meeting record from August 17, 2021.

Second: E. Warzel

Vote: 4 in favor, 0 opposed, 2 abstained (E. Hummel and G. Dennis), (4-0-2) motion passes

Public Comment (limited to 2 minutes per speaker) none

Consent Agenda

G. Dennis lost connection to the meeting, and did not vote on this project

2021-COA-383 805 - 819 32nd Street – Curtis Park

Description: Porch Railing

Motion by E. Warzel: I move to approve consent agenda item 2021-COA-383 805-819 32nd St – Curtis Park.

Second: E. Hummel

Vote: unanimous in favor (5-0-0), motion passes

Design Review Projects

G. Dennis returned to the meeting

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

Description: Pop-top Addition

Motion by B. Gassman: I move to 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.

Second: G. Dennis

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

2019-COA-456 2818-2820 California Street – Curtis Park

Description: Siding, fence, and exterior lighting

Motion by G. Dennis: I move to approve application #2019-COA-456 for the addition of wood grain cladding, fencing, and exterior outlets at 2818-2820 California St., as per design guidelines 4.19, intent statement 2x, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

2021-COA-384 425 West 1st Avenue – Baker

Description: Site Work

Motion by B. Gassman: I move to approve application #2021-COA-384 for the retroactive approval for the site work at 425 West 1st Avenue per, design guidelines 5.4, 5.8, 5.12, character-defining features for the Baker 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

2021-COA-082 1290 Williams Street – Tears McFarlane House

Description: Phase II: Design Details

Motion by G. Dennis: I move to conditionally approve application #2021-COA-082 for the new infill at 1290 Williams St., as per design guidelines 4.5, 4.6, 5.8, 5.14, 5.16, 5.17, 5.21, 5.22, 5.23, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the metal cladding on the annex and trash enclosure be applied in a more traditional panel style layout that better relates to the conservatory; that the applicant provide further details for the proposed brick, planters, fountain feature, and rear service door; that the applicant add a dimension showing the minimum and maximum height for the fence and retaining wall; and that the lighting labels on sheet 20 and 41 match so that no directional light is proposed for the front of the Tears McFarlane House.

Second: E. Warzel

Amendment by E. Warzel: Remove the phrase “trash enclosure” from the 1st condition

Accepted by motioner.

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

2021-ZLAM-36 2611 West 32nd Avenue – Potter Highlands

Description: Zone Lot Amendment

Motion by G. Johnson: I move to recommend approval to the Zoning Administrator of application #2021-ZLAM-036 for the Zone Lot Amendment at 2611 W 32nd Ave., as per Section 30-6(5.5) of the Denver Revised Municipal Code, character-defining features for the Potter Highlands Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

Discussion Item

Design Guideline Update Project

Meeting Adjourned: 3:16pm