



## **MEETING RECORD**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, September 21, 2021

#### **Call to Order: 1:00pm**

**Commissioners:** G. Dennis, E. Hummel, G. Johnson, J. Johnson (chair), G. Petri, A. Wattenberg

**Staff:** B. Bryant, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, K. Marquez (CPD), A. Hernandez (CAO)

#### **Meeting Records for approval – September 7, 2021**

Motion by G. Johnson: I move to approve the meeting record from September 7, 2021.

Second: E. Hummel

Vote: 3 votes in favor, 0 opposed, 2 abstained (G. Petri and A. Wattenberg), (3-0-2) motion passes

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

*G. Dennis joined the meeting*

#### **Public Hearing**

##### **La Alma Lincoln Park Customized Design Guidelines**

Description: Review of customized design guidelines

*J. Johnson opened the public hearing*

*K. Hahn made staff presentation*

Public Comments:

- Shannon Stage – Historic Denver, 1420 Ogden Street – in favor

*J. Johnson closed the public hearing*

Motion by A. Wattenberg: I move to approve the La Alma Lincoln Park Customized Design Guidelines, per Sections 30-6(2) and 30-30 of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report with the following conditions: (1) How to Use Customized Design Guidelines, remove “for” in the first sentence of second paragraph and the extra space in second sentence; (2) Guideline 2.4c, replace “ones” with “materials”; (3) Guideline 2.15, remove “a”; (4) Guideline 4.6a, remove “genuine”; and (5) Remove or replace the term “character windows” with “character-defining windows”.

Second: G. Johnson

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

## **Design Review Projects**

### **2021-COA-150 3248 Champa Street – Curtis Park**

Description: Infill, Phase II: Design Details

Motion by G. Johnson: I move to conditionally approve application #2021-COA-150 for the design detail of the proposed infill at 3248 Champa St. as per design guidelines 4.2, 4.3, 4.5, 4.6, 4.8, 4.20, 4.30, 5.8, 5.9, 5.15, 5.17, and 5.21, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: 1. additional brick detailing to be added where the size of the windows and entrance opening have been reduced.

Second: G. Petri

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

### **2021-COA-402 3041 Stout Street – Curtis Park**

Description: Infill, Phase I: Mass, Form, & Context

Motion by G. Johnson: I move to approve application #2021-COA-402 for the Phase I: Mass, Form, and Context at 3041 Stout Street, as per design guidelines 4.1-4.5, 4.7-4.8, and 4.15, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report. In addition, I move to recommend an administrative adjustment for height and bulk plane per section 12.4.5.3 of the Denver Zoning Code.

Second: G. Dennis

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

### **2021-COA-403 3054 Champa Street – Curtis Park**

Description: Infill, Phase I: Mass, Form, & Context

Motion by G. Dennis: I move to approve application #2021-COA-403 for the mass, form, & context of the proposed infill structure at 3054 Champa Street as per presented testimony, submitted documentation, guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.8, the Curtis Park Character Defining Features and recommend to the Zoning Administrator approval of an administrative adjustment for bulk plane encroachments on the zone lot per Section 12.4.5.3 of the Denver Zoning Code, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

*E. Hummel left the meeting*

*E. Warzel joined the meeting*

### **2021-COA-397 405 Emerson Street – Alamo Placita**

Description: Solar Panels

Motion by G. Dennis: I move to approve application #2021-COA-397 for the solar panels at 405 Emerson Street per design guidelines 2.33, character-defining features for the Alamo Placita historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Amendment by G. Johnson: substitute mention of guideline 2.33 for intent statement 2P.

Amendment accepted by both motioner and seconder.

Vote: 5 votes in favor, 0 opposed, 1 abstained (E. Warzel), (5-0-1) motion passes

*Meeting took a short break*

**2021-COA-407 331 University Boulevard – Country Club**

Description: Infill, Phase I: Mass, Form, & Context

Motion by E. Warzel: I move to deny application #2021-COA-407 for the mass, form and context of new infill at 331 University Blvd., as per Country Club design guidelines D1, D3, D4, and F3, design guidelines 4.3-4.5, 4.7, 4.8, 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. Johnson

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

**2021-COA-405 900 Oneida Street – Montclair**

Description: Pop-top Addition

Motion by A. Wattenberg: I move to deny application #2021-COA-405 for the pop-top addition at 900 Oneida Street, as per design guidelines 4.5-4.8 and 4.17, character-defining features for the Montclair 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

**Meeting adjourned: 4:28pm**