



## **MEETING RECORD FINAL**

### **Landmark Preservation Commission**

1:00 p.m., Tuesday, December 14, 2021 – **Virtual Meeting**

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

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

**Staff:** B. Bryant, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, K. Marquez, F. Penafiel-Vial, E. Schueckler, J. White, (CPD), A. Hernandez (CAO)

**Meeting Records for approval** – November 16, 2021

Motion by B. Gassman: I move to approve the meeting record from November 16, 2021.

Second: G. Johnson

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

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

### **Consent Agenda**

#### **2021-COA-249 2421 Stout Street – Curtis Park**

Description: Rear yard fence, Over-height gate, & Electrical panel

#### **2020-CSP-0000015-Amend 511 16<sup>th</sup> Street – Downtown**

Description: CSP Amendment

#### **2021-COA-512 2700 Walnut Street – Ballpark**

Description: Alterations to storefront and windows

#### **2021-COA-516 3025 Osceola Street – Wolff Place**

Description: Multiple Alterations

#### **2021-COA-490 111 West Archer Place – Baker**

Description: Administrative Adjustment – Bulk Plane

Motion by B. Gassman: I move to approve the consent agenda items consisting of: 2021-COA-249 2421 Stout Street – Curtis Park, 2020-CSP-0000015-Amend 511 16<sup>th</sup> Street – Downtown, 2021-COA-512 2700 Walnut Street – Ballpark, 2021-COA-516 3025 Osceola Street – Wolff Place, and 2021-COA-490 111 West Archer Place – Baker.

Second: G. Johnson

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

## **Design Review Projects**

### **2021-COA-514 285 Bannock Street – Baker**

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

Motion by B. Gassman: I move to approve application 2021-COA-514 for the mass, form, and context of the proposed infill at 285 Bannock Street as per design guidelines 4.1-4.5, 4.7-4.13, 4.15-4.16, 4.18-4.19, character-defining features for the Baker Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hummel

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

### **2021-COA-506 135 West Bayaud Avenue – Baker**

Description: Rear Addition & Dormer Addition

Motion by E. Warzel: I move to approve application #2021-COA-506 for the alterations to existing dormers, construct a new dormer, installation of a sky light, demolition of a rear dormer, and construction of a rear upper-story addition at 135 W. Bayaud Ave., as per design guidelines 2.5, 2.14, 2.20, 2.26, 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.9, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Gassman

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

### **2021-COA-517 10 West 14<sup>th</sup> Avenue, Central Branch– Civic Center**

Description: Building Alterations

Motion by G. Petri: I move to deny application #2021-COA-0000517 for the alterations at 10 W. 14th Ave, as per design guidelines 2.1, 2.10, 2.14, 2.34, 2.52, 2.53, and 2.55 , character-defining features for the Civic Center historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

Vote: 5 votes in favor, 3 opposed (B. Gassman, E. Hummel, and G. Johnson), 0 abstained (5-3-0), motion passes

### **2021-COA-515 3250 Bryant Street – Potter Highlands**

Description: Accessory Dwelling Unit

Motion by B. Gassman: I move to conditionally approve application #2021-COA-515 for the ADU at 3250 Bryant St., as per design guidelines 4.3, 4.4, 4.5, 4.6, 4.18. 4.19, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: that the soffit material should be smooth.

Second: G. Johnson

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

*J. Johnson left the meeting*

## **Business Item**

*J. Cappeto asked that the Commission elect a chair pro tem for the remainder of the meeting*

Motion by G. Johnson: I move to elect Brad Gassman as chair pro tem.

Second: G. Petri

Vote: unanimous in favor, motion passes.

*B. Gassman served as chair pro tem*

## **Design Review Projects (continued)**

### **2021-COA-510 1920 East 6<sup>th</sup> Avenue – Country Club**

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

Motion by G. Johnson: I move to deny application #2021-COA-510 for the structure relocation and addition, Phase I: Mass, Form, & Context review at 1920 E 6th Avenue, as per County Club design guidelines B3, D1, D2 and Denver Landmark Design Guidelines 3.2, 3.9c, 4.1, 4.17, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Amendment by G. Johnson: Correct the address to 1920 E 6<sup>th</sup> Avenue

Amendment accepted by seconder

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

### **2021-COA-513 222 Gaylord Street – Country Club**

Description: Addition, Window Alterations, & Pool House

Motion by A. Wattenberg: I move to conditionally approve application #2021-COA-513 for the addition, detached garage, pool house, and window alterations at 222 Gaylord Street, as per County Club design guidelines B2-B5, B7, F3 and Denver Landmark design guidelines 2.14, 2.36, 2.57, 3.2-3.4, 3.6-3.9, 4.17, 4.19, 5.3, 5.12, 5.21 character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Do not alter the window opening size or replace the historic window on the front façade; 2. Eliminate all retaining walls and retain the Denver Hill; and 3. Eliminate light fixture EU1 from the front yard.

Second: E. Warzel

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

*Meeting took a short break*

*G. Dennis left the meeting before the vote on the final design review project*

### **2021-COA-511 2401 Larimer Street – Ballpark**

Description: Storefront Alterations and Rooftop Addition

Motion by E. Warzel: I move to approve application #2021-COA-511 for the alterations and roof top addition at 2401 Larimer St, as per design guidelines 4.1, 4.5, 4.6, 4.20, 4.23, 4.29, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

**Meeting adjourned: 6:17pm**