



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, May 17, 2022 – **Virtual Meeting**

Call to Order: 1:00pm

Commissioners: G. Dennis, E. Hummel, G. Johnson, J. Johnson, L. Sykes, E. Warzel, A. Wattenberg, K. Wemple (Chair)

Staff: J. Cappeto, A. Christman, E. Ehr, K. Hahn, K. Marquez, E. Schueckler, J. White (CPD), A. Hernandez (CAO)

Meeting Records for approval – none

Public Comment (limited to 2 minutes per speaker) none

Consent Agenda

2022-COA-205 2736 Champa Street – Curtis Park

Description: Remediation Plan

2021-TAXC-001 532 Franklin – Driving Park

Description: Tax credit Part 2

Motion by J. Johnson: I move to approve the consent agenda as presented, and that would be 2022-COA-205 2736 Champa Street in Curtis Park and 2021-TAXC-001 at 532 Franklin in Driving Park.

Second: E. Hummel

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

Design Review Projects

2022-LMDEMO-258 2434-2436 W 36th Ave.—Potter Highlands

Description: Demolition

Motion by E. Warzel: I move to approve application #2022-LMDEMO-258 for the demolition at 2434-2436 W 36th Ave., in the Potter Highlands Historic District.

Second: G. Johnson

Amendment by E. Warzel to restate the motion: I move to conditionally approve application #2022-LMDEMO-258 for the demolition at 2434-2436 W 36th Ave., with the condition that the replacement plan be preapproved prior to demolition beginning.

Accepted by seconder

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

2022-COA-211 2434-2436 W 36th Ave.—Potter Highlands

Description: Infill, Phase 2: Design Details

Motion by J. Johnson: I move to approve with conditions application 2022-COA-211 for the design detail of

the proposed infill at 2434-2436 W 36th Ave., as per design guidelines 4.3, 4.5, 4.6, 4.8, 4.15, 4.18, 4.19, and 5.9, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the conditions that the application clarify “Steel” as a designation for the brick color and texture throughout plans, and that a note be added indicating modular coursing for the masonry installation be included as well.

Second: J. Johnson

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

2022-COA-212 2836 W 34th Ave.—Potter Highlands

Description: ADU

Motion by E. Warzel: I move to conditionally approve application 2022-COA-212 for the ADU at 2836 W 34th Ave, 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 conditions: 1. Provide detail on the garage door design and use a door with a solid finish rather than a faux grain finish; 2. Remove the deck from the application; 3. Correct sheet 14 to show the correct elevation; 4. Label the first-floor window on the west elevation to show it being the salvaged window. I also move to recommend an administrative adjustment for height 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 district.

Second: L. Sykes

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

2021-COA-514 285 Bannock Street – Baker

Description: Infill, Phase 2: Design Details

Motion by A. Wattenberg: I move to conditionally approve application 2021-COA-514 for the design details of the proposed infill at 285 Bannock Street as per design guidelines 4.3, 4.5, 4.6, 4.8, 4.13-4.17, 4.19, 5.9, character-defining features for the Baker Historic District, presented testimony, submitted documentation and information provided in the staff report. With the following conditions: 1. the front fence be set back 1’ from the front facing façade; 2. the dimension be provided for the front window setback; and 3. that there be a clarification of the details on sheet 2.5 which shows the cornice condition, including the detail for the 3 pilasters.

Second: G. Johnson

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

Meeting Adjourned: 2:32pm