



MEETING RECORD FINAL

Landmark Preservation Commission

1:00 p.m., Tuesday, January 11, 2022 – **Virtual Meeting**

Call to Order: 1:01pm

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

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

Meeting Records for approval – December 03, 2021, December 7, 2021, and December 14, 2021

Motion by G. Johnson: I move to approve the meeting records for December 3, 2021, December 7, 2021 and December 14, 2021

Second: J. Johnson

Vote: unanimous in favor (7-0-1) K. Wemple abstained, motion passes

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

Consent Agenda

2021-COA-527 180 Marion Street – Country Club

Description: Egress Windows

2022-COA-001 10 West 14th Avenue, Central Branch – Civic Center

Description: Site Work

Motion by B. Gassman: I move to approve the consent agenda items 2021-COA-527 180 Marion Street – Country Club and 2022-COA-001 10 West 14th Avenue, Central Branch – Civic Center.

Second: G. Johnson

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

Public Hearings

2022-LMDEMO-009 3717 Decatur Street – Potter Highlands

Description: Roof Demolition

K. Wemple opened the public hearing

Staff Presentation and applicant presentation

Public comment: none

K. Wemple closed the public hearing

Motion by B. Gassman: I move to conditionally approved application #2022-LMDEO-009 for the roof and chimney demolition at 3717 Decatur Street, as per guidelines 2.24 and 2.55, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: correct elevation direction key

notes on page A1.1 and approval of a replacement plan is required prior to demolition.

Second: E. Warzel

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

Design Review Projects

2021-COA-502 3717 Decatur Street – Potter Highlands

Description: Dormer Addition & Carriage House Addition

Recommendation: Approval with Conditions

Motion by J. Johnson: I move to conditionally approve application #2021-COA-502 for the dormer addition and garage addition work at 3717 Decatur Street, as per guidelines 2.14, 2.18, 2.26, 3.1, 3.2, 3.6, 3.7-3.9, and 5.23, 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. Confirm dormer and garage siding material in plan; 2. Confirm dormer siding reveal in plan; 3. Inset brick infill at least 1 inch on the south elevation to preserve original window opening locations; 4. Confirm rear main door material in plan; and 5. Use a casement, double hung, or single hung window operation in the carriage house north elevation.

Second: G. Johnson

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

K. Wemple recused herself from the project and was moved to Attendee (no video or microphone capabilities)

J. Johnson served as chair

2019-COA-495 1250 Welton Street – Emily Griffith Opportunity School

Description: Revisions & Retroactive Approvals

Motion by G. Dennis: I move to conditionally approve application #2019-COA-495 for the application revision for basement security screen, a new gas fire pit, and retroactive approval for the installed windows at 1250 Welton Street, The Emily Griffith Opportunity School, as per Design Standards and Guidelines B and D for Emily Griffith Opportunity School, the Denver Landmark Structures and Districts guidelines 2.14, 2.19, 2.2, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Inset the basement security windows into the wall plane; 2. Correct page IV.27 showing the 1926 replacement windows with the simulated divided lights with spacer bar; 3. Correct page IV.28 showing the replica steel windows on the alley with simulated divided lights without the spacer bar.

Second: B. Gassman

Amendment by J. Johnson: correct condition #1 from security windows to security screens

Amendment accepted by motioner and seconder

Amendment by E. Warzel: replace guideline 2.2 with guideline 2.20 in the motion

Amendment accepted by motioner and seconder

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

K. Wemple returned to meeting as Panelist with video and microphone capabilities, resumed as chair

2022-COA-005 1622 Emerson Street – Swallow Hill

Description: Infill, Phase 1: Mass, Form, & Context

Motion by E. Warzel: I move to conditionally approve application #2022-COA-005 for the infill at 1622

Emerson St., as per design guidelines 2.55, 4.1, 4.2, 4.5, 4.7, 4.8, 4.20-4.24, and 4.30, character-defining features for the Swallow Hill historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that demolition applications for the alley house and garage at the rear of the lot be submitted and approved by the Commission prior to infill approval.

Second: G. Petri

Amendment by G. Petri: Update the motion to insert the words “mass form and context” between the words approve and application.

Amendment accepted by motioner

Vote: 7 votes in favor, 1 opposed (G. Dennis), 0 abstained, (7-1-0), motion passes

2021-COA-344 2632 West 37th Avenue – Potter Highlands

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

Motion by E. Warzel: I move to approve application #2021-COA-344 for the new infill at 2632 W. 37th Ave., as per design guidelines 4.2, 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 5.9, 5.21, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report. I also move to recommend to the Board of Adjustment to allow a variance for building depth per the Denver Zoning Code section 12.4.7.5.C

Second: G. Petri

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

2022-COA-006 2626 West 37th Avenue – Potter Highlands

Description: Tandem House, Phase I: Mass, Form, & Context

Motion by G. Johnson: I move to conditionally approve application #2022-COA-006 for the Phase I: Mass, Form, and Context for the new tandem house at 2626 W 37th Avenue, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 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 condition that the tandem house elevation direction labels be corrected.

Second: J. Johnson

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

Meeting Adjourned: 3:32 pm