



## **MEETING RECORD FINAL**

### **Landmark Preservation Commission**

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

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

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

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

**Meeting Records for approval** – February 1, 2022 and February 15, 2022

Motion by B. Gassman: I move to approve the meeting records from February 1<sup>st</sup> and 15<sup>th</sup>, 2022.

Second: G. Johnson

Vote: 6 votes in favor, 0 opposed, 2 abstained, (G. Dennis and E. Hummel), (6-0-2), motion passes

#### **Public Comment (limited to 2 minutes per speaker)**

#### **Consent Agenda**

##### **2022-COA-074 149 Gilpin Street – Country Club**

Description: Garage Addition, Window Alterations, Chimney

Motion by A. Wattenberg: I move to approve the consent agenda items which consists of 2022-COA-074 149 Gilpin Street – Country Club.

Second: G. Johnson

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

#### **Design Review Projects**

*G. Johnson recused himself and was moved to Attendee, with no video or microphone capabilities.*

##### **2022-COA-077 1101 Oneida Street – Montclair**

Description: Garage and Primary Structure Alterations

Motion by B. Gassman: I move to conditionally approve application #2022-COA-077 for the egress windows, porch flooring, mud room restoration, and site work at 1101 Oneida Street as per Denver Landmark Design Guidelines 2.12, 2.14, 2.18, 2.30, 2.35, 4.18, 4.19, 5.1, 5.9 character-defining features for the Montclair Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. The new proposed detached garage to be deleted
2. Provide detailed photographs of the windows and doors to be replaced
3. Provide elevation drawing for the windows and doors to be replaced
4. All simulated divided lights must have a spacer bar, and
5. Mudroom windows to have a four-light pattern.

Second: E. Hummel

Amendment: Correct the record number to 077, that the pool be removed from application, and the pergola railing be removed, and the balustrades be indicated correctly on the drawings

Amendments accepted by motioner and seconder

Amendment from G. Dennis to clarify and correct description of the garage as new proposed detached garage

Amendment accepted by motioner and seconder

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

*G. Johnson returned to the meeting as a Panelist with video and microphone capabilities.*

**2022-COA-068 1640 E. 3<sup>rd</sup> Avenue – Country Club**

Description: Addition and Window Alteration

Motion by B. Gassman: I move to conditionally approve application #2022-COA-068 for the additions, window and door alterations, and egress window at 1640 E. 3rd Ave., as per design guidelines F3, 2.20, presented testimony, submitted documentation and information provided in the staff report with the following condition:

1. That the applicant provide material information for the enlarged opening on the east elevation of the non-historic crenelated sunroom on the south side of the house

Second: G. Johnson

Amendment: G. Johnson revise motion to a full approval without condition

Amendment accepted by motioner and seconder

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

*The meeting took a short break*

**2022-COA-067 560 Circle Drive – Country Club**

Description: Addition and Window Replacement

Motion by G. Johnson: I move to conditionally approve application #2022-COA-067 for the additions and alterations at 560 Circle Dr., as per design guidelines B7, F3, 2.14, 3.1, 3.2, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. That the windows on the southwest corner of the west elevation not be altered into a door

2. That the non-historic door on the northwest corner of the west elevation be altered into a window or door opening that better fits existing window and door patterns on the house, and

3. That the second-floor window opening on the northwest corner of the west elevation not be altered

Second: G. Petri

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

**2022-COA-078 3042 Champa St—Curtis Park**

Description: Infill: Design Details

Motion by G. Johnson: I move to conditionally approve application #2022-COA-78 for the design detail of the proposed infill at 3042 Champa St. as per design guidelines 4.3, 4.5, 4.6, 4.8, 4.16, 4.18, 4.19, 5.3, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1) Replace the PVC trim board with

wood, smooth fiber cement, or metal trim; and 2) All brick except recessed brick at window headers/sills and cornice to be modular in size and dimensions to be provided for all said brick.

Second: E. Hummel

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

**2022-COA-076 1444 Stuart Street – DLM #89 – Spangler House**

Description: Zone Lot Amendment, Window Alterations, and Rehab

Motion by A. Wattenberg: I move to recommend a zone lot amendment to the zoning administrator to create two new zone lots and conditionally approve application #2022-COA-076 for the egress windows, shingle repair and replacement, porch rail alterations, window replacements, and site work at 1444 Stuart Street, The Spangler House, as per Denver Landmark Design Guidelines intent statement 2v, 2w, guidelines 2.3, 2.4, 2.14, 2.18, 2.20, 5.9, and 5.15 character-defining features for the Spangler House, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Provide photographic documentation of windows X107, X108, X207, X208, and X209 confirming they are non-historic, and
2. Provide details to show that replacement windows will be placed in the surrounding material as they would have been historically.

Second: G. Petri

Amendment: J. Johnson in the 1<sup>st</sup> condition, the window # stated in the motion as X202 correct it to be X207

Amendment: E. Warzel Add if the windows are found to be original do not replace them

Amendment: Accepted by motioner and seconder

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

**2022-COA-075 330 Washington Street – Alamo Placita**

Description: Dormer Additions and Alterations

Motion by G. Johnson: I move to conditionally approve application #2022-COA-075 for the dormer addition, and material cladding change at 330 Washington Street, as per Denver Landmark Design Guidelines 2.5, 2.26, 2.35, 4.6 character-defining features for the Alamo Placita historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Inset dormer windows at least 2-inches into the wall plane; and
2. Provide a manufacture specification on the shingle product and confirm the shingle reveal is not greater than 5 inches.

Second: G. Dennis

Amendment: E. Warzel the proposed shingle material be cut such that the shingles match what would have been seen historically with their natural edges

Amendment: Accepted by both motioner and seconder

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

**Meeting Adjourned:** 5:05 pm