



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, November 1, 2022 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:01pm

Commissioners: G. Dennis, G. Johnson, J. Johnson, G. Petri, L. Sykes, A. Wattenberg, K. Wemple (chair)

Staff: B. Bryant, T. Busgith, J. Cappeto, A. Christman, B. Dierschow, K. Hahn, K. Marquez, H. Tippetts, B. Trujillo, J. White, (CPD), N. Lucero (CAO)

Meeting Records for approval – October 18, 2022

Motion by G. Johnson: I move to approve the meeting record for October 4th, 2022

Second: J. Johnson

Amendment by G. Johnson: correct motion to October 18th meeting record

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

Public Comment – none

Consent Agenda

#2022-COA-465 1210 East Colfax Avenue – The Colonnade Building

Description: Balcony railing replacement

#2022-COA-477 532 Franklin St – Driving Park

Description: reroofing

Motion by J. Johnson: I move to accept the meeting record as presented: 2022-COA-465 at 1201 East Colfax Avenue, the Colonnade Building, and 2022-COA-477 532 Franklin Street.

Second: G. Petri

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

Public Hearings

#2022-LMDEMO-508 1050 9th Street – 9th Street Park

Description: Porch Demolition

Motion by A. Wattenberg: I move to set the public hearing for 2022-LMDEMO-508 at 1050 9th Street in 9th Street Park for December 6th, 2022.

Second: G. Johnson

Vote: unanimous in favor (6-0-0)

G. Dennis joined the meeting

2022L-002 401 N Madison St

Description: Individual Landmark Designation

K. Wemple opened the public hearing

Landmark staff presentation

Designation applicants presentation

Property owners presentation

Public comment:

- Ken Green, 400 Cook Street – opposed
- Dr. Joanna Geldner-Silverman - 456 Madison St – opposed
- Michael Flowers, Historic Denver, 1420 Ogden St – in favor
- Stephen Ehrlich, 426 Madison St – opposed
- Laura Saber Ehrlich, 426 Madison St - opposed
- Nancy Schneider, 421 Madison St – opposed
- Rakesh Kumar, 408 Madison St – opposed
- Lizzie Kemp, 270 S. Birch St – opposed
- Stuart Hayden, 2525 Grape St – in favor
- Nicole Malo, 415 Monroe St – in favor

K. Wemple closed the public hearing

Motion by G. Dennis: I move to recommend approval and forward to the City Council the landmark designation of 401 N Madison St, application #2022L-002, based on the Landmark Ordinance criteria C, D, E and J, citing as findings of fact for this recommendation the application form, the public testimony, and the October 25, 2022 staff report.

Second: L. Sykes

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

Design Guidelines Phase I Update

Description: Phase I Updates to the Design Guidelines for Denver Landmark Structures and Districts

K. Wemple opened the public hearing

Landmark staff presentation

Public comment:

- Shannon Stage, Historic Denver, 1420 Ogden St – concerns about prescriptive language and less flexibility
- Ozi Friedrich, 528 W. 1st Avenue – in favor
- Josh Weiss, 139 W. Ellsworth Ave – in favor

K. Wemple closed the public hearing

Motion by J. Johnson: I move to adopt the updated Design Guidelines for Denver Landmark Structures and Districts dated November 1, 2022 with the changes noted in the staff report, as per presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

Meeting took a short break

Design Review Projects

#2022-COA-474 3025 Newton St – Wolff Place

Description: Infill, Phase II: Design Details

Motion by A. Wattenberg: I move to approve application 2022-COA-475 for the design detail of the proposed infill at 3025 Newton, as per design guidelines 4.3, 4.5, 4.6, 4.8, and 4.16, character-defining features for the Wolff Place historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

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

#2022-COA-468 2441 W 35th Avenue – Potter Highlands

Description: Alterations & ADU

Motion by G. Johnson: I move to conditionally approve application #2022-COA-468 for the construction of an ADU and alterations to the primary house at 2441 W. 35th Avenue, as per design guidelines 4.6, 4.8, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: that the windows inset into the wall plane be confirmed at 2" or greater per design guidelines, cut sheets for the doors matching the architectural elevations be provided to Landmark staff, and the cut sheet for the proposed brick blend be provided to Landmark staff.

Second: J. Johnson

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

Graham recused himself and left the meeting

#2022-COA-472 1115 Acoma Street – Evans School

Description: Addition, Phase II: Design Details

Motion by L. Sykes: I move to approve application #2022-COA-472 for the addition and alterations, Phase II: Design Detail review at 1115 Acoma Street, the Evans School Building, per design guidelines 2.9, 2.14, 2.23, 2.52, 2.57, 3.1-3.4, 3.6, 3.7, 3.11, 3.12, 4.6, 4.8 and 5.3, character-defining features for the Evans School Building, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

Motion by L. Sykes: I move to rescind my motion.

Accepted by G. Dennis

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

Motion by L. Sykes: I move to approve application #2022-COA-472 for the addition and alterations, Phase II: Design Detail review at 1115 Acoma Street, the Evans School Building, per design guidelines 2.9, 2.14, 2.23, 2.52, 2.57, 3.1-3.4, 3.6, 3.7, 3.11, 3.12, 4.6, 4.6, 4.8, 5.3, and 5.25, character-defining

features for the Evans School Building, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

G. Johnson returned to the meeting

#2022-COA-469 3356 W 31st Avenue – Allen M. Ghost

Description: Poptop Addition

Motion by G. Johnson: I move to conditionally approve application #2022-COA-469 for pop-top additions at 3356 W 31st Ave, as per design guidelines 2.24, 3.1-3.8, 3.10, character-defining features for the Allen M. Ghost historic district, presented testimony, submitted documentation and information provided in the staff report with the condition that all windows be inset at least 2” into the wall plane.

Second: J. Johnson

Vote: 6 in favor, 1 opposed (A. Wattenberg), 0 abstained (6-1-0), motion passes

#2022-COA-474 2070 Colorado Boulevard – Margaret Long House

Description: Addition

Motion by G. Petri: I move to conditionally approve application #2022-COA-474 for the rear addition at 2070 Colorado Blvd, as per design guidelines 2.18, 3.2-3.7, 4.6, and 4.8 character-defining features for the Dr. Margaret Long House, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Provide material construction details of the skylight and confirm they are flat mounted. 2. Provide material construction details of the new rooftop deck at the rear of the building.

Second: J. Johnson

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

#2022-COA-476 3032 Champa Street – Curtis Park

Description: New Construction, Phase I: Mass, Form, & Context

Motion by G. Johnson: I move to deny application #2022-COA-476 for the Phase I: Mass, Form, and Context at 3032 Champa Street, as per design guidelines 4.1-4.5, 4.7 and 4.8, 4.15, 4.18 and 4.19 character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

Vote: unanimous in favor (7-0-0)

Business Items

2022 CLG Annual Report

Motion by G. Johnson: I move to approve the 2022 Certified Local Government Annual Report per presented testimony, submitted documentation, and information provided in the staff report.

Second: J. Johnson

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

Proposed 2023 Meeting Calendar

Motion by G. Petri: I move to approve the proposed 2023 calendar.

Second: G. Johnson

Vote: unanimous in favor (7-0-0)

Meeting Adjourned: 5:42pm