



MEETING RECORD

Landmark Preservation Commission

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

Call to Order: 1:02pm

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

Staff: T. Busgith, B. Bryant, J. Cappeto, A. Christman, K. Hahn, K. Marquez, F. Penafiel Vial, B. Shather, J. White (CPD), N. Lucero (CAO)

Public Comment – none

Consent Agenda

K. Wemple requested that project #2022-COA-520 144 West Colfax Avenue be moved to the Design Review Projects

#2022-TAXC-008 1062 Mariposa – La Alma Lincoln Park

Description: Tax Credit Part II

#2022-TAXC-011 1208 Lipan St – La Alma Lincoln Park

Description: Tax Credit Part II

Motion by E. Warzel: I move to approve the two remaining items on the Consent Agenda, item #2022-TAXC-008 at 1062 Mariposa St in La Alma Lincoln Park, and #2022-TAXC-011 1208 Lipan St in La Alma Lincoln Park.

Second: G. Johnson

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

Public Hearings

#2022L-003 1618 East 38th Avenue

Description: Individual Landmark Designation Application

K. Wemple opened public

Staff presentation, applicant presentation, public comment: none

K. Wemple closed public hearing

Motion by E. Warzel: I move to recommend approval and forward to City Council the landmark designation of 1618 East 38th Avenue, application #2022L-003, based on the Landmark Ordinance criteria A, C, and G, citing as findings of fact for this recommendation the application form, public testimony, and the November 29th staff report, including the recommendation that the period of significance be modified to end in 1980.

Second: G. Dennis

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

#2022-LMDEMO-542 155 Humboldt St.—Country Club

Description: More than 40% roof demolition

Motion by G. Johnson: I move to set a public hearing for project #2022-LMDEMO-542 at 155 Humboldt Street for January 10, 2023.

Second: L. Sykes

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

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

Description: Porch Demolition

K. Wemple opened public

Staff presentation, applicant presentation, public comment: none

K. Wemple closed public hearing

Motion by A. Wattenberg: I move to conditionally approve application #2022-LMDEMO-508 for the porch demolition at 1050 9th Street as per design guidelines 2.58 character-defining features for the Ninth Street Park historic district, presented testimony, submitted documentation and information provided in the staff report, with the condition that a replacement plan is approved.

Second: G. Johnson

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

Design Review Projects

#2022-COA-520 144 West Colfax Avenue – Civic Center

Description: Signage

Motion by L. Sykes: I move to approve application #2022-COA-520 for the proposed signage at 144 West Colfax Avenue as per design guidelines 6.1, 6.6, 6.8, 6.13, 6.14, 6.19 character-defining features for the Civic Center historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

#2022-COA-470 1050 9th Street – 9th Street Park

Description: Porch Reconstruction

Motion by G. Johnson: I move to approve application #2022-COA-470 for the porch reconstruction, sill replacement and gutters at 1050 9th Street as per design guidelines 2.12 and 2.38 character-defining features for the Ninth Street Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

#2022-COA-500 245 W. 2nd Avenue – Baker

Description: Window Replacement and Rear Porch Replacement

Motion by A. Wattenberg: I move to approve application 2022-COA-500 for the replacement of windows, installation of an egress window, replacement of a rear porch, and site work at 245 W. 2nd Avenue, as per design guidelines 2.18, 2.23, 2.39, 2.40, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

Vote: 5 in favor, 1 opposed (E. Warzel), 0 abstained (5-1-0), motion passes

#2022-COA-504 3025 California St – Curtis Park

Description: Zone Lot Amendment & Garage Demo

Motion by G. Dennis: I move to recommend approval of application #2022-COA-504 for the zone lot amendment and approve the garage demolition at 3025 California Street, as per Chapter 30-6 (5.5) of the Denver Revised Municipal Code, Intent statement 4d of the Design Guidelines for Denver Landmark Structures and District, design guideline 2.41, character-defining features for the Curtis Park historic District presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

#2022-COA-505 900 Oneida Street – Montclair

Description: Addition, Phase II: Design Details

Motion by G. Johnson: I move to conditionally approve application #2022-COA-505 for the addition Phase II: Design Details at 900 Oneida Street, as per design guidelines 4.1-4.8, 4.18-4.20, character-defining features for the Montclair Historic District, presented testimony, submitted documentation and information provided in the staff report with two conditions: 1. inset all windows into the wall plane at least 2-inches; and 2. clearly note the profile of the shiplap siding in plan.

Second: A. Wattenberg

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

Meeting took a short break

#2022-COA-522 1446-1448 Stuart Street – A, Spangler House

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

Motion by E. Warzel: I move to deny application #2022-COA-522 for the Phase I: Mass, Form, & Context submittal at 1446-1448 Stuart Street, within the boundary of the Spangler House designation, as per Denver Landmark Design Guidelines 4.3-4.6, 4.8, 4.11, character-defining features for the A, Spangler House, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

Vote: 5 in favor, 1 opposed (G. Dennis), 0 abstained (5-1-0), motion passes

#2022-COA-502 2401 Larimer Street – Ballpark

Description: Signage

Motion by G. Johnson: I move to approve application #2022-COA-502 for the proposed signage at 2401 Larimer Street as per design guidelines 6.3, 6.4, 6.7, 6.13, 6.21 character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report, with three conditions: (1) that the corner sign presented as vinyl be revised to meet the landmark guidelines for materiality, (2) that the lighted projecting sign be revised to meet size and location requirements per the design guidelines, and (3) that the door sign be submitted to staff for review.

Section: E. Warzel

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

Meeting Adjourned: 4:27pm