



## MEETING RECORD

### Landmark Preservation Commission

1:00 p.m., Tuesday, December 20, 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, J. Johnson, G. Petri, L. Sykes, E. Warzel, A. Wattenberg, K. Wemple (Chair)

**Staff:** T. Busgith, B. Bryant, J. Cappeto, A. Christman, B. Dierschow, K. Hahn, K. Marquez, B. Shather, J. White (CPD), A. Hernandez (CAO)

**Meeting Records** – November 15, November 29, and December 6, 2022

Motion by J. Johnson: I move to approve the meeting records as presented for November 15<sup>th</sup>, November 29<sup>th</sup>, and December 6, 2022

Second: G. Dennis

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

**Public Comment** – none

### Consent Agenda

**#2022-TAXC-012 2432 Grove St – Witter-Cofield**

Description: Tax Credit Part II

**#2022-COA-559 18300 W Alameda Pkwy – Red Rocks**

Description: Signage

**#2022-LMDEMO-555 320 Vine St – Country Club**

Description: Demolition

Motion by G. Dennis: I move to approve the consent agenda that includes items 2022-TAXC-012 2432 Grove Street, item 2022-COA-559 18300 W. Alameda Parkway at Red Rocks, and 2022-LMDEMO-555 at 320 Vine Street in Country Club.

Second: J. Johnson

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

### Public Hearings

**#2022L-004 4154 East 17<sup>th</sup> Avenue Parkway**

Description: Individual Landmark Designation Application

*K. Wemple opened public*

*Staff presentation, applicant presentation, property owner presentation*

*Public comment: none*

*K. Wemple closed public hearing*

Motion by E. Warzel: I move to deny application #2022L-004 at 4154 East 17th Avenue Parkway based on the Landmark Ordinance criteria B and F, citing as findings of fact for this recommendation the application form, public testimony, and the December 12, 2022 staff report.

Second: G. Petri

Vote: 5 in favor, 2 opposed (J. Johnson, G. Dennis) 0 abstained, (5-2-0); motion passes

**#2022-LMDEMO-521 415 Clarkson St – Alamo Placita**

Description: Total demolition

Motion by A. Wattenberg: I move to postpone the public hearing for total demolition at 415 Clarkson Street until January 24, 2023.

Second: E. Warzel

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

**Design Review Projects**

**#2022-COA-555 660 Clayton St – East 7th Avenue**

Description: Reroofing

Motion by L. Sykes: I move to approve application #2022-COA-555 for the reroofing project at 660 Clayton Street, as per design guidelines 2.25 and 2.26, character-defining features for the East 7th Avenue Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

Vote: 6 in favor, 0 opposed, 1 abstained (G. Petri), (6-0-1); motion passes

**#2022-COA-561 1250 Gaylord St.—Wyman**

Description: Siding

Motion by G. Petri: I move to deny application #2022-COA-561 for the installation of shingle siding at 1250 Gaylord St., as per design guidelines 2.13, 3.6, 4.20, 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-558 397 Emerson St – Alamo Placita**

Description: Garage

Motion by A. Wattenberg: I move to deny application #2022-COA-558 for the garage alterations at 397 Emerson St, as per guidelines 4.18, and 4.19, presented testimony, submitted documentation and information provided in the staff report.

Second: J. Johnson

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

*Meeting took a short break*

**#2022-COA-556 3012 Champa Street – Curtis Park**

Description: New Construction, Phase II: Design Details

Motion by E. Warzel: I move to recommend a height and bulk plane administrative adjustment to the zoning administrator per section 12.4.5.3 of the Denver Zoning Code and to conditionally approve application #2022-COA-556 for the Phase II: Design Details at 3012 Champa Street, as per design guidelines 4.2-4.5, 4.7 and 4.8, 4.16, 4.18-4.20, 5.5, 5.6, 5.12, 5.18, 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. inset all windows into the wall plane at least 2-inches; 2. clearly show all light fixture locations in plan/elevation and ensure all fixtures provide only downlighting; 3. provide material construction details for all doors, and they must be wood, aluminum clad wood, or fiberglass composite; and 4. clearly show all mechanical equipment, penetrations, and venting in plan.

Second: G. Dennis

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

**#2022-COA-554 3022 Champa Street – Curtis Park**

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

Motion by J. Johnson: I move to conditionally approve the application #2022-COA-554 for the mass, form and context at 3022 Champa St. as per design guidelines 4.3, 4.8, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report with the following condition: that the decorative window in the gable end be scaled down slightly and moved up further into the gable end. I move to recommend a bulk plane administrative adjustment to the zoning administrator for the addition at 3022 Champa Street per section 12.4.5.3 of the Denver Zoning Code.

Second: G. Petri

Amendment by E. Warzel: change the word “addition” to “new construction” in the recommendation for the administrative adjustment

Accepted by motioner and seconder

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

**Meeting Adjourned: 4:00pm**