



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, January 10, 2023 – **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, A. Christman, B. Dierschow, K. Hahn, M. Huhta, K. Marquez, B. Shather (CPD), N. Lucero (CAO)

Meeting Records –December 20, 2022

Motion by J. Johnson: I move to approve the meeting records as presented for December 20, 2022

Second: G. Petri

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

Public Comment – none

Consent Agenda

#2021-COA-333 3030 Newton St – Wolff Place

Description: Setback encroachment recommendation

#2021-COA-456 300 Marion St – Country Club

Description: Addition Revisions

#2021-TAXC-006 1928 E 14th Ave – Wyman

Description: Tax Credit Part 2

#2022-TAXC-013 650 Milwaukee – East 7th Avenue

Description: Tax Credit Part 1

Motion by A. Wattenberg : I move to approve the consent agenda that includes items 2021-COA-333 3030 Newton Street, item 2021-COA-456 300 Marion St, item 2021-TAXC-006 1928 E 14th Ave, and item 2022-TAXC-013 650 Milwaukee Street.

Second: G. Dennis

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

Public Hearings

#2022-LMDEMO-542 155 Humboldt St.

Description: More than 40% demolition

K. Wemple opened public

Staff presentation, applicant presentation

Public comment: none

K. Wemple closed public hearing

Motion by L. Sykes: I move to deny application #2022-LMDEMO-542 for the demolition at 155 Humboldt St, as per design guidelines 2.58, 2.60, 3.5, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

Design Review Projects

#2021-COA-455 2151 E. Hawthorne St.

Description: Revisions

Motion by L. Sykes: I move to approve application #2021-COA-455 for project revisions at 2151 E. Hawthorne, as per Country Club design guidelines C1, design guidelines 3.4, 5.2, and 5.5, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Gates to be at least 50% open and no taller than 5', and 2. Additional information be provided concerning materials proposed.

Second: J. Johnson

Amendment by A. Wattenberg: Conditionally approve not approve

Accepted by motioner and seconder

Amendment by E. Warzel: Additional information about existing materials also be provided

Accepted by motioner and seconder

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

#2022-COA-575 3426 Eliot St – Potter Highlands

Description: Tandem House, Infill: Mass, Form, & Context

Motion by J. Johnson: I move to approve application #2022-COA-575 for the mass, form, & context of the proposed infill structure at 3426 Eliot St as per presented testimony, submitted documentation, guidelines 4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.8, the Potter Highlands Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

#2022-COA-560 525 ½ Pearl St – Alamo Placita

Description: Accessory Dwelling Unit

Motion by G. Petri: I move to conditionally approve application #2022-COA-560 for the new Accessory Dwelling Unit at 525 ½ Pearl Street as per design guidelines 4.1, 4.8, 4.18 - 4.20, 5.6, 5.18, 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 windows at least 2-inches into the wall plane, 2. Show all skylights proposed in roof plan, and 3. Show all proposed modifications to fence. I further move to recommend a height and bulk plane administrative adjustment per 12.4.5.3 of the Denver Zoning Code to the Zoning Administrator.

Second: J. Johnson

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

#2022-COA-577 3255 Newton St – Packard’s Hill

Description: Accessory Dwelling Unit

Motion by A. Wattenberg: I move to deny application #2022-COA-577 for the new Accessory Dwelling Unit at 3255 Newton Street as per design guidelines 4.1, 4.8, 4.18 - 4.20, 5.6, 5.18, character-defining features for the Packard’s Hill historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

#2023-COA-001 155 Humboldt St.

Description: Addition

Motion by E. Warzel: I move to deny application #2023-COA-001 at 155 Humboldt Street on the basis of the denial of the application for demolition at that same address.

Second: G. Petri

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

Business Items

Colorado Women’s College

Description: National Register Historic District

Motion by: J. Johnson: I move to recommend that the National Register nomination for Colorado Women’s College, be forwarded to the Keeper of the National Register of Historic Places, with the following recommended edits: to restudy the period of significance, add the quad as a contributing resource, restate the historic significance statement for women’s history and restudy the boundary justification, per presented testimony, submitted documentation, and information provided in the staff report.

Second: E. Warzel

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

655 N Broadway Building

Description: National Register Nomination

Motion by L. Sykes: I move to recommend that the National Register nomination for the 655 Broadway Building, at 655 N Broadway be forwarded to the Keeper of the National Register of Historic Places, per presented testimony, submitted documentation, and information provided in the staff report.

Second: E. Warzel

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

Meeting Adjourned: 3:55pm