



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, March 21, 2023 – **In-Person Meeting with Virtual Options**, Room 1.D.1 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:02pm

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

Staff: T. Busgith, B. Bryant, K. Marquez, B. Trujillo, J. White (CPD), A. Hernandez (CAO)

Meeting Records – February 21 and March 7, 2023

Motion by E. Warzel: I move to approve the meeting records for the February 21st and March 7th meetings.

Second: E. Hummel

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

Public Comment – none

Consent Agenda

#2023-COA-069 340 Marion St – Country Club

Description: Additions

#2023-COA-070 3449 Eliot Street – Potter Highlands

Description: ADU

#2023-COA-077 2529 W. 35th Avenue – Potter Highlands

Description: ADU

#2023-TAXC-006 1928 E 14th Avenue – Wyman

Description: Tax Credit Part 1

Motion by G. Johnson: I move to approve the Consent Agenda as presented, which would be projects #2023-COA-069 340 Marion Street, #2023-COA-070 3449 Eliot Street, 2023-COA-077 2529 W. 35th Avenue, and #2023-TAXC-006 1928 E. 14th Avenue.

Second: G. Dennis

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

Design Review Projects

#2023-COA-071 2841 Perry Street – #112- Woodbury House

Description: Dormer and Garage Additions

Motion by E. Warzel: I move to move continue application #2023-COA-071 for the garage demolition and new garage construction and dormer additions at 2841 Perry Street to the April 4, 2023, LPC meeting.

Second: L. Sykes

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

#2022-COA-554 3022 Champa St – Curtis Park

Description: New Construction, Phase II: Design Details

Motion by E. Hummel: I move to approve application #2022-COA-554 for the new infill building at 3022 Champa St. as per design guidelines 4.1, 4.2, 4.3, 4.5, 4.6, 4.8, 5.8, 5.9, 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 (7-0-0), motion passes

#2023-COA-079 3435 Bryant St – Potter Highlands

Description: Side and Rear Addition

Motion by G. Johnson: I move to approve application #2023-COA-079 for the two-story side and rear addition at 3534 Bryant St, as per guidelines 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

Amendment by G. Johnson: correct address to 3435 Bryant Street

Accepted by motioner and seconder

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

#2023-COA-083 2505 W 36th Avenue – Potter Highlands

Description: Dormer and Garage Additions

Motion by A. Wattenberg: I move to deny application #2023-COA-083 for the garage and dormer additions at 2505 West 36th Ave as per guidelines 2.28, 3.4-3.7, 3.9, 4.18 - 4.20, character-defining features for the Potter Highlands historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Warzel

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

#2023-COA-080 518 17th Street – Downtown

Description: Upper Story Wall Sign

Motion by G. Johnson: I move to approve application #2023-COA-0000080 for the upper story wall sign at 518 17th Street, as per design guidelines, 6.3, 6.4, 6.10, 6.13, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

#2022-COA-365 2105-2115 Glenarm Place – Clements

Description: New Construction, Phase II: Design Details

Motion by E. Warzel: I move to conditionally approve application #2022-COA-365 for the new infill building at 2105-2115 Glenarm Place as per design guidelines 4.6, 4.8, 5.5, character-defining features for the Clements Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. that the applicant provides specifications for the roof, doors, and front yard fence; 2.that the applicant provides a north elevation for the garage

Second: G. Johnson

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

Discussion Items – Discussion of Chair and Vice Chair nominations

Meeting Adjourned: 3:02pm