



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, June 6, 2023 –**In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: Julie Johnson

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

Staff: T. Busgith, B. Bryant, E. Censky, K. Marquez, B. Trujillo, J. White (CPD), N. Lucero(CAO)

Meeting Records – Meeting Records for approval – May 16th

Motion by N. Foussianes: I move to approve the meeting records for May 16th 2023.

Second: G. Petri

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

Public Comment – none

Consent Agenda

#2023-COA-191 928 Olive Street – Montclair

#2021-COA-455 2151 E Hawthorne Place – Country Club

#2022-COA-450 1016 28th Street – Curtis Park

#2023-COA-199 1037-1039 29th Street – Curtis Park

#2023-COA-177 2125 E Hawthorne Place – Country Club

#2023-COA-205 440 Pennsylvania Street – Alamo Placita

Motion by G. Petri I move to approve all 6 consent agenda as stated.

Second: G. Dennis

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

Public Hearing

#2023-LMDEMO-104 95 Bannock Street – Baker

Description: Total Demolition of an Accessory structure

J. Johnson opened the public hearing

Staff prestation, Applicant & Owner presentation

Public Comment – none

J. Johnson closed the public hearing

Motion by G. Dennis: I move to conditionally approve application #2023-LMDEMO-104 for the total demolition of the accessory structure at 95 Bannock Street with the condition that the replacement structure be approved by the Landmark Preservation Commission prior to the issuance of the demolition approval as per section 30-6 of Chapter 30 of the Denver Revised Municipal Code, 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

#2023-COA-142 95 Bannock Street – Baker

Description: Tandem House, Phase I: Mass, Form, & Context

Motion by L. Sykes: I move to recommend an administrative adjustment for the bulk plane encroachment to the Zoning Administrator, per Section 12.4.5.2 B of the Denver Zoning Code and to APPROVE application #2023-COA-142 for the Phase I: Mass, Form, and Context for a new tandem house at 95 Bannock Street, as per design guidelines 4.1-4.5, 4.7-4.8, 4.15, 4.18, character-defining features for the Baker 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-206 360 Bannock Street – Baker

Description: Accessory Structure to Tandem House Conversion

Motion by A. Wattenberg: I move to recommend an administrative adjustment for the bulk plane encroachment to the Zoning Administrator, per Section 12.4.5.2 B of the Denver Zoning Code and to APPROVE application #2023-COA-206 for the rear addition, dormer addition, and window and door alterations for a tandem house conversion at 360 Bannock Street, as per design guidelines 2.28, 3.1, 3.4, 3.6, 3.7 character-defining features for the Baker Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Confirm the thickness of the stucco and reveal of the shingles. 2. Inset windows at least 2-inches into the wall plane or match the inset of the existing windows. 3. Confirm HVAC location in plan.

Second: G. Dennis

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

#2023-COA-207 3021 California Street – Curtis Park

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

Motion by: E. Warzel

I move to APPROVE application #2023-COA-207 for the Phase I: Mass, Form, and Context at 3021 California Street, as per design guidelines 4.1-4.6, 4.8, 4.15, 4.18-4.19 character-defining features for the Curtis Park 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

Meeting took a 10 minute break

#2023-COA-208 3225 Newton Street – Packard’s Hill

Description: Accessory Dwelling Unit

Motion by E. Warzel: I move to DENY application #2023-COA-208 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

Friendly amendment by J. Johnson: 3225 Newton St

Amendment accepted by motioner and seconder

Friendly amendment retracted by J. Johnson

Amendment retraction accepted by motioner and seconder

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

#2023-COA-209 & 2023-COA-210 2841 & 2845 W 36th Ave - Potter Highlands

Description: New Construction, Phase II: Design Details

Motion by N. Foussianes: I move to APPROVE application #2023-COA-209 and #2023-COA-210 for the Phase II: Design Details at 2841 W.36th Ave and 2845 W. 36th Ave, as per design guidelines 4.1- 4.8, 4.15, 4.18-4.19 character-defining features for the Potter Highlands Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Return the porch height to the prior height shown in the Phase I submittal; 2. Confirm siding finish; 3. Correct inaccuracies in the submittal materials; and 4. Ensure that the front porch roof is detailed sufficiently to drain internally so as not to detract from the visual appearance in the street.

Second: G. Petri

Friendly amendment by G Petri: That brick detailing be modular.

Amendment accepted by motioner and seconder.

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

Business Items- none

Discussion Items- none

Meeting Adjourned: 3:55 pm