



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, September 5, 2023 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:00pm

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

Staff: T. Busgith, B. Bryant, E. Censky, M. Huhta, A. Abbey, B. Shather, B. Trujillo, J. White, B. Dierschow (CPD), A. Hernandez (CAO)

Meeting Records – August 1, 2023 and August 15, 2023

Motion by G. Petri: I move to approve the meeting records from August 1st and August 15th as amended.

Second: E. Warzel

Vote: unanimous in favor (8-0-0), motion passes

Public Comment – none

Consent Agenda

#2023-COA-236 2555 W. 36th Avenue – Potter Highlands

Description: Solar Panels

#2022-COA-454 720 Downing Street – East 7th Avenue

Description: Administrative Adjustment

Motion by G. Johnson: I move to approve the consent agenda as presented.

Second: L. Sykes

Vote: unanimous in favor (8-0-0), motion passes

Public Hearing

#2023-LMDEMO-242 361 Lafayette Street – Country Club

Description: Demolition of Façade Features

Motion by G. Petri: I move to set a demolition hearing for the item #2023-LMDEMO-242 at 361 Lafayette Street in the Country Club district to October 3rd, 2023.

Second: E. Hummel

Vote: unanimous in favor (8-0-0), motion passes

Design Review Projects

#2023-COA-237 2760 Larimer Street –Sacred Heart Church

Description: Recommendation to move to September 19th

Motion by E. Warzel: I move to continue application #2023-COA-237 at 2760 Larimer St for September 19th.

Second: G. Petri

Vote: unanimous in favor (8-0-0), motion passes

#2023-COA-315 228 Race Street – Country Club

Description: Addition and Window Replacement

Motion by G. Johnson: I move to conditionally approve application #2023-COA-315 for the addition and window alterations at 228 Race Street, as per design guidelines 3.6, 3.8, 5.18, presented testimony, submitted documentation and information provided in the staff report with the following conditions: That the applicant provide additional details for the proposed replacement windows, roof tile, bay paneling, porch railings, and light fixtures.

Second: E. Hummel

Vote: unanimous in favor (8-0-0), motion passes

#2023-COA-319 435 Westwood Drive – Country Club

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

Motion by L. Sykes: I move to approve application #2023-COA-319 for the new infill construction Phase I: Mass, Form, & Context review at 435 Westwood Drive, as per County Club design guidelines B1-B6, D1-D5, F1, F3 and Denver Landmark Design Guidelines 4.1, 4.3, 4.6, 4.8, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

Vote: unanimous in favor (8-0-0), motion passes

#2023-COA-316 2735 Curtis Street – Curtis Park

Description: Accessory Dwelling Unit

Motion by A. Wattenberg: I move to conditionally approve and administrative adjustment for the side setback encroachment, the ADU height and bulk plane encroachments, and 1.9% overage in lot coverage per 12.4.5.2.B of the Denver Zoning Code and conditionally approve application #2023-COA-316 for the new Accessory Dwelling Unit, rear deck, and side stoop at 2735 Curtis Street as per design guidelines 4.1, 4.8, 4.18 – 4.20, 5.6, 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. Provide a window section confirming the inset of the windows into the wall plane; and 2. Use a larger light on the door and finish the fiberglass doors with paint instead of a faux wood grain stain.

Second: G. Petri

Friendly amendment by E. Warzel: withdraw conditionally from the administrative adjustment of the motion.

Amendment accepted by motioner and seconder.

Vote: Unanimous in favor, (8-0-0), motion passes

Business Items

Denver Nurses Home National Register Nomination

Motion by E. Warzel: I move to recommend that the National Register nomination for Denver Nurses Home, be forwarded to the Keeper of the National Register of Historic Places, with the recommended edits to include Criteria B and areas of significance in Health/Medicine and Social History: Women’s History, per presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Petri

Vote: unanimous in favor, (8-0-0), motion passes.

Machebeuf Hall National Register Nomination

Motion by G. Johnson: I move to recommend that the National Register nomination for the Machebeuf Hall at 3040 S. Loretto Way, be forwarded to the Keeper of the National Register of Historic Places, with the recommended edits to include details regarding the vista views in discussions of integrity and to include additional information on the Sisters of Loretto as a significant group at local, state and national levels, per presented testimony, submitted documentation, and information provided in the staff report.

Second: G. Petri

Vote: unanimous in favor, (8-0-0), motion passes.

Meeting Adjourned: 2:39