MEETING RECORD FINAL
Landmark Preservation Commission
1:00 p.m., Tuesday, June 16, 2020 – In Person Meeting with Virtual Options

Call to order: 1:07 pm

Commissioners: G. Chapman, B. Gassman, E. Hummel, G. Johnson, G. Petri, E. Warzel, A. Wattenberg
and K. Wemple (Chair)

Staff: B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, B. Dierschow, K. Hahn, K. Marquez, E.
Schueckler and H. Tippetts (CPD), A. Hernandez (CAO)

Meeting Record for Approval – None

Public Comment (limited to 2 minutes per speaker)

Consent Agenda

2020-COA-158  2403 Champa Street – Curtis Park - H
Description: Site Work

2020-COA-164  691 S. Franklin Street – Smith’s Ditch
Description: Mechanical
Motion by G. Johnson: I move to approve the consent agenda items consisting of 2020-COA-158  2403
Champa Street – Curtis Park – H and 2020-COA-164  691 S. Franklin Street – Smith’s Ditch.
Second: B. Gassman
Vote: Unanimous in favor (8-0-0), motion passes

E. Hummel left the meeting

Public Hearing

2020L-001  4345 West 46th Avenue – Howard Berkeley Park Chapel
Description: Individual Landmark Designation Application
K. Wemple opened the Public Hearing
Presentation by Landmark Preservation staff, presentation by applicant.
Public speakers:    James Rathman of Redemption Church Denver, 4345 W 46th Ave – in favor
                    Bill Killam, 4312 Yates St – in favor

Staff clarification
K. Wemple closed the Public Hearing
Motion by B. Gassman: I move to recommend approval and forward to City Council the landmark
designation of 4345 West 46th Avenue, the Howard Berkeley Park Chapel, application #2020L-001, based
on the Landmark Ordinance criteria, Section 30-3(3) a, c, d, f, and g, citing as findings of fact for this
recommendation the application form, public testimony, and the June 5, 2020 staff report.
Second: G. Petri  
Vote: Unanimous in favor (7-0-0) motion passes  

**Design Review Projects**  

**2020-COA-155  2100 Larimer Street – Ballpark**  
**Description:** Rooftop Additions  
Motion by A. Wattenberg: I move to approve application #2020-COA-155 for the storefront alterations and rooftop addition at 2100 Larimer Street, as per design guidelines 2.13, 2.14, 2.41, 2.44, 2.57, 3.2, 3.2, 3.3, 3.6, 3.11, 3.12, character-defining features for the Ballpark historic district, presented testimony, submitted documentation and information provided in the staff report.  
Second: G. Johnson  
Vote: 6 in favor, 1 opposed (G. Chapman), 0 abstained, (6-1-0), motion passes  

**2020-COA-154  2524 Arapahoe St – Curtis Park – H**  
**Description:** Infill – Phase II: Design Details  
Motion by B. Gassman: I move to approve application #2020-COA-154 for the design details of the proposed infill structure at 2524 Arapahoe Street as per presented testimony, submitted documentation, guidelines 4.2, 4.3, 4.5, 4.6, 4.8, 4.17, 4.19, 5.3, 5.9, 5.12 and the Curtis Park Character Defining Features and information provided in the staff report.  
Second: G. Petri  
Vote: Unanimous in favor (7-0-0), motion passes  

*Meeting took a short break*  

**2020-COA-160  2828 California Street – Curtis Park – G**  
**Description:** Accessory Dwelling Unit  
Motion by G. Johnson: I move to conditionally approve application #2020-COA-160 for the new Accessory Dwelling Unit at 2828 California Street, as per design guidelines 4.1, 4.6, 4.8, 4.18, 4.19, 5.23, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: provide details on the proposed doors; remove reference to dormers in schedule notes; and remove reference to fixture L-2 in the light fixture scheduled on page A202.  
Second: B. Gassman  
Vote: Unanimous in favor (7-0-0), motion passes  

**2020-COA-162  2838 California Street – Curtis Park – G**  
**Description:** Addition and Accessory Dwelling Unit  
Motion by G. Petri: I move to conditionally approve application #2020-COA-162 for the demolition of the existing rear porch, new rear addition, and Accessory Dwelling Unit at 2838 California Street, as per design guidelines 3.6-3.9, 4.1, 4.6, 4.8, 4.18, 4.19, 5.23, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: provide details on the proposed doors; and remove reference to fixture L-1 in the light fixture scheduled on page A202.
Second: B. Gassman
Vote: Unanimous in favor (7-0-0), motion passes

2020-COA-165  3295 Meade Street—Packard’s Hill
Description: Rooftop and rear additions
Motion by G. Petri: I move to deny application #2020-COA-165 for the additions at 3295 Meade Street, as per design guidelines 2.24, 3.2, 3.3, 3.5-3.8, 3.10, character-defining features for the Packard’s Hill historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: B. Gassman
Vote: Unanimous in favor (7-0-0), motion passes

Meeting adjourned: 4:08pm