



## MEETING RECORD

### Landmark Preservation Commission

1:00 p.m., Tuesday, January 9, 2024 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

**Call to Order:** 1:00 PM

**Commissioners:** G. Dennis, N. Fousianes, J. Johnson (Chair), G. Petri, L. Sykes, E. Warzel

**Staff:** A. Abbey, B. Bryant, T. Busgith, B. Dierschow, J. Cappeto, A. Christman, K. Marquez, J. White (CPD)  
A. Hernandez (CAO)

### Meeting Records:

November 21, 2023

December 5, 2023

December 12, 2023

December 19, 2023

Motion by E. Warzel: I motion to approve the meeting record as presented.

Second G. Petri

Vote: Unanimous in favor, (6-0-0), motion passes

**Public Comment:** None

### Consent Agenda

**#2023-COA-392 361 Lafayette Street – Country Club**

Description: Administrative Adjustment

**#2023-TAXC-007 3225 West 23<sup>rd</sup> Avenue – Witter Cofield**

Description: Tax Credit

Motion by G. Dennis: I motion to approve the consent agenda as presented.

Second E. Warzel

Vote: Unanimous in favor, (6-0-0), motion passes

### Design Review Projects

**#2023-COA-654 2432 Stout Street – Curtis Park**

Description: Accessory Dwelling Unit

Motion by: G. Dennis: I move to approve with conditions application #2023-COA-654 for the ADU at 2432 Stout Street, as per design guidelines character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

Friendly Amendment by G. Petri: Light fixture comply with guideline 5.18 C for downlighting and the Denver Zoning Code for full cut off fixtures.

Friendly Amendment by E. Warzel: Reference guidelines 4.18-420

Vote: Unanimous in favor, (6-0-0), motion passes

**#2023-COA-653 823 26<sup>th</sup> Street – Curtis Park**

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

Motion by L. Sykes: I move to approve application #2023-COA-653 for the Phase 1: Mass, Form and Context at 823 26<sup>th</sup> Street, as per design guidelines 4.9 – 4.12, 4.15 – 4.17, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report. I also move to approve the administrative adjustment for bulk plane encroachment into the rear 35% of the zone lot per Section 12.4.5.2 B for application #2023-COA-653 at 823 26<sup>th</sup> Street, as per design guidelines 4.9 – 4.12, 4.15 – 4.17, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: N. Foussianes

Vote: Unanimous in favor, (6-0-0), motion passes

**#2023-COA-652 155 Humboldt Street – Country Club**

Description: Addition

Motion by E. Warzel: I move to approve with conditions application #2023-COA-652 for the demolition and additions at 155 Humboldt Street, as per Country Club design guideline B2-B4, and B7, design guidelines 2.1, 2.18, 2.20, 3.1, 3.3-3.10, 5.1, 5.2, 5.6, 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. Clarify existing stucco project scope and do not replace existing rough coat stucco, per guideline 2.1;
2. Clarify if addition window sill will be cast stone or concrete per guideline 3.6 and 3.7;
3. Provide a manufacture specification of the tile roof for the shed roofs on the addition per guideline 3.8; and
4. Provide manufacture specifications for egress windows wells

Second: L. Sykes

Vote: Unanimous in favor, (6-0-0), motion passes

**#2023-COA-505 68 West Ellsworth Place – Baker Neighborhood**

Description: Addition

Motion by W. Warzel: I move to approve with conditions application #2023-COA-505 for the roof and non-historic addition demolition, roof alteration, and 1 ½ story addition at 68 West Ellsworth Avenue, as per design guidelines 2.5, 2.6, 2.24, 3.1, 3.3-3.10 character-defining features for the Baker Neighborhood historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: 1. Lap siding cladding is raised to the eave line on the west elevation or one cladding material is used on the addition and dormer, per guideline 3.6.

Second: G. Petri

Vote: Unanimous in favor, (6-0-0), motion passes

**Business Items:**

**4524 Vrain Street – John and Nettie Kirtley House**

Description: National Register Nomination

Motion by E. Warzel: I move to recommend that the National Register nomination for the Kirtley House, at 4524 Vrain St, be forwarded to the Keeper of the National Register of Historic Places, per presented testimony, submitted documentation, and information provided in the staff report recommend a footnote to the People Presbyterian church by added to the designation.

Second: L. Sykes

Vote: Unanimous in favor, (6-0-0), motion passes

*Meeting took a short break*

**Discussion Items:**

**Cherry Creek & Speer Boulevard Vision Study**

*Description: Presentation of draft recommendations*

**Meeting Adjourned: 3:40 PM**