



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, June 4, 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. Foussianes, G. Johnson, J. Johnson (Chair), G. Petri, L. Sykes, E. Warzel

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

Meeting Records:

May 21, 2024

Motion by E. Warzel: I move to approve the May 21, 2024 meeting record as presented.

Second: G. Petri

Vote: 5 in favor, 0 opposed, 2 abstained (G. Johnson and N. Foussianes); (5-0-2), motion passes

Public Comment: None

Consent Agenda

#2024-TAXC-006 2217 Grove Street – Witter-Cofield

Description: Tax Credit Part 1

#2024-COA-157 801-803 29th Street – Curtis Park

Description: Windows, Doors, Restoration, and Addition

#2024-COA-278 2115 Glenarm Place – Clements

Description: Windows, Doors, Restoration, and porch

#2023-COA-383 722 High Street – East 7th Ave

Description: Administrative Adjustment

#2023-COA-384 636 Gaylord Street – East 7th Ave

Description: Rear Addition

N. Foussianes requested to move #2024-COA-277 375 Gilpin Street to the design review agenda

Motion by G. Johnson: I move to approve the consent agenda with the exception of #2024-COA-277 Gilpin Street, which will be moved to the design review agenda.

Second: E. Warzel

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

Public Hearings

#2024-LMDEMO-119 2650 Welton Street – Five Points

Description: Total Roof Demolition

Motion by G. Petri: I move to set a public hearing for total roof demolition of 2650 Welton Street on July 9, 2024.

Second: G. Johnson

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

#2024-LMDEMO-097 1600 East Colfax Avenue – Wyman

Description: Total Demolition

J. Johnson opened the public hearing

Staff presentation

Applicant presentation

Public Comment:

1. *Brad Gassman, 1455 Gilpin Street, in favor of demolition*
2. *Brad Cameron, 1200 Humboldt Street, in favor of demolition*
3. *Van Schoales, 1447 Gilpin Street, in favor of demolition*
4. *Greg Sorensen, 1250 Humboldt Street, in favor of demolition*
5. *Frank Lacantore, 2154 E 16th Avenue, in favor of demolition*
6. *Andy Baldyga, 1540 Race Street, in favor of demolition*
7. *Keith Pryor, 2478 Champa Street, not in favor of demolition*
8. *Scott McAllister, 1112 Marion street, in favor of demolition*
9. *John Deffenbaugh, Historic Denver, 1420 Ogden Street, not in favor of demolition*
10. *Ryan Keeney, 800 Pennsylvania Street, in favor of demolition*
11. *Michael Henry, 1021 Williams Street, in favor of demolition*

J. Johnson closed the public hearing

Motion by E. Warzel: I move to deny application #2024-LMDEMO-097 for the total demolition of 1600 East Colfax Ave., as per Chapter 30 of the Denver Revised Municipal Code, design guideline 2.58, character-defining features for the Wyman Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

#2024-LMDEMO-098 1618 East Colfax Avenue – Wyman

Description: Total Demolition

J. Johnson opened the public hearing

Staff presentation

Applicant presentation

Public Comment:

1. *Brad Gassman, 1455 Gilpin Street, in favor of demolition*
2. *Brad Cameron, 1200 Humboldt Street, in favor of demolition*
3. *Van Schoales, 1447 Gilpin Street, in favor of demolition*
4. *Frank Lacantore, 2154 E 16th Avenue, in favor of demolition*
5. *Andy Baldyga, 1540 Race Street, in favor of demolition*
6. *Keith Pryor, 2478 Champa Street, not in favor of demolition*
7. *Scott McAllister, 1112 Marion street, in favor of demolition*

J. Johnson closed the public hearing

Motion by G. Petri: I move to deny application #2024-LMDEMO-098 for the total demolition of 1618 East Colfax Ave., as per Chapter 30 of the Denver Revised Municipal Code, design guideline 2.58, character-defining features for the Wyman Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

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

Design Review Projects

#2024-COA-277 375 Gilpin Street – Country Club

Description: Alterations, additions, and garage

Motion by G. Johnson: I move to approve application #2023-COA-277 for the alterations, additions, and garage at 375 Gilpin Street, as per design guidelines B4, B7, C6, 2.14, 2.20, 2.24, 3.1-3.8, 4.18-4.20, 5.18, character-defining features for the Country Club 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

#2024-COA-283 3327 West Hayward Place – Potter Highlands

Description: New Construction, Phase II: Design Details

Motion by L. Sykes: I move to approve application #2024-COA-283 for the design details for the new proposed infill structure at 3327 W Hayward Place as per presented testimony, submitted documentation, design guidelines 4.3, 4.5, 4.7, 4.8, 4.19, the Allen M. Ghost Character Defining Features, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Johnson

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

#2022-COA-324 331 University Boulevard – Country Club

Description: Window Violation

Motion by G. Petri: I move to deny application #2022-COA-324* for the addition of trim around windows at the shiplap and stucco elevations at 331 University Blvd, as per design guidelines F3 and 4.8, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Dennis

Vote: 6 in favor, 1 opposed (N. Foussianes), 0 abstained; (6-1-0), motion passes

Business Items: None

Discussion Items: None

Meeting Adjourned: 4:31 pm