



MEETING RECORD

Landmark Preservation Commission

1:00 p.m., Tuesday, September 3, 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: R. Brown, N. Foussianes, E. Hazen, J. Johnson (Chair), C. McInnis, L. Sykes, E. Warzel

Staff: A. Abbey, A. Amidon, T. Busgith, B. Bryant, A. Christman, B. Dierschow, K. Marquez (CPD); N. Lucero (CAO)

Meeting Records:

August 20, 2024

Motion by E. Hazen: I move to approve the August 20, 2024 meeting record.

Second: L. Sykes

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

Public Comment: None

Consent Agenda: None

Design Review Projects

N. Foussianes recused himself from the Commission

#2024-COA-443 655 Gilpin Street – East 7th Avenue

Description: Siding alterations

Motion by E. Warzel: I move to approve application #2024-COA-443 for the siding alterations at 655 North Gilpin Street, as per design guidelines 3.3 and 3.6, presented testimony, submitted documentation and information provided in the staff report.

Second: R. Brown

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

N. Foussianes returned to the Commission

#2024-COA-458 3256 Alcott Street – Potter Highlands

Description: Front Porch Violation & Other Minor Alterations

Motion by N. Foussianes: I move to approve with conditions application #2024-COA-458 for the front porch and garage alterations at 3256 N Alcott St, as per design guidelines 2.37, 2.38, 2.41, 5.6, 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. The front porch decking be changed to wood to better match the previous historic porch condition. 2. The proposed lattice beneath the new porch

decking be affixed to the existing brick that is to be painted black with spacers and pin or lag bolt connections to that brick to secure it.

Second: L. Sykes

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

#2024-COA-569 65 South Bannock Street – Baker

Description: Front Porch Construction and Front Door Replacement

Motion by E. Warzel: I move to approve with conditions application #2024-COA-569 for the porch reconstruction and door replacement at 65 South Bannock Street, as per design guidelines 2.23 and 2.39, character-defining features for the Baker Neighborhood historic district, presented testimony, submitted documentation and information provided in the staff report with the conditions the door have true divided lites or simulated divided lights with a spacer bar.

Second: L. Sykes

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

#2024-LMDEMO-208 301 Gaylord Street – Country Club

Description: Total Demolition

Motion by L. Sykes: I move to approve with conditions application #2024-LMDEMO-208 for the total demolition of the non-contributing structure at 301 Gaylord Street, as per design guidelines 2.58, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition a replacement plan is approved prior to demolition.

Second: N. Fousianes

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

#2024-COA-572 301 Gaylord Street – Country Club

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

Motion by E. Hazen: I move to deny application #2024-COA-572 for the new construction, Phase I: Mass, Form, and Context at 301 Gaylord Street, as per Country Club Design Guidelines B1-B4, B6, D1-D5, F1, F3, design guidelines 4.1, 4.3, 4.6, 4.3, 4.8, character-defining features for the Country Club 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

#2024-COA-582 1459 Pennsylvania Street – Pennsylvania Street

Description: Fence that exceeds height and opacity limits

Motion by E. Warzel: I move to approve with conditions application #2024-COA-582 for a 6' tall opaque wood fence, including a 1'6" section of open trellis at the top, at 1459 Pennsylvania Street, as per design guidelines 5.2, 5.5 and 5.6, presented testimony, submitted documentation and information provided in the staff report. If additional fence transparency is required by the Zoning Administrator, an increase to 2' of open trellis at the top of the fence is approved.

Second: N. Fousianes

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

Business Items:

The Owl Club - 2815 Madison Street

Motion by L. Sykes: I move to recommend that the National Register nomination for the Owl Club of Denver, at 2815 Madison Street, be forwarded to the Keeper of the National Register of Historic Places, per presented testimony, submitted documentation, and information provided in the staff report.

Second: E. Warzel

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

Discussion Items: None

Meeting Adjourned: 3:02 pm