



## MEETING RECORD

### Landmark Preservation Commission – **Emergency Meeting**

1:00 p.m., Tuesday, November 26, 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, G. Johnson, E. Hazen, L. Sykes, E. Warzel (Chair)

**Staff:** T. Busgith, B. Bryant, J. Cappeto, K. Marquez (CPD); A. Hernandez (CAO)

**Meeting Records:** None

**Public Comment:** None

### **Consent Agenda:**

#### **#2024-COA-904 181 West Byers Place – Baker Neighborhood**

Description: Accessory Dwelling Unit (ADU)

#### **#2024-TAXC-014 611 Colorado Boulevard – East 7<sup>th</sup> Avenue**

Description: Tax Credit Part 2

#### **#2024-TAXC-016 625 Clayton Street – East 7<sup>th</sup> Avenue**

Description: Tax Credit Part 1

#### **#2024-TAXC-017 620 Ogden Street – East 7<sup>th</sup> Avenue**

Description: Tax Credit Part 1

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

Second: L. Sykes

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

### **Design Review Projects**

#### **#2024-COA-832 Greek Theatre – Civic Center**

Description: Phase I: Mass, Form, and Context for Stage Alterations, New Canopy Structure, and General Park Improvements

Motion by N. Foussianes: I move to approve application #2024-COA-832 for the Phase I: Mass, Form, and Context submittal at 101 West 14th Avenue Parkway – the Greek Theater, as per Civic Center design guidelines 3, 3b, c, e, X, design guidelines 2.55, 2.69, character-defining features for the Civic Center historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

Vote: 4 in favor, 2 opposed (G. Johnson and R. Brown), 0 abstained, motion fails, status quo maintained

**#2024-COA-811 1115 West 11<sup>th</sup> Avenue – La Alma/Lincoln Park**

Description: Violation

Motion by L. Sykes: I move to DENY application #2024-COA-811 for retroactive approval of the exterior EIFS cladding and new metal windows and doors in new openings at 1115 West 11th Avenue, as per customized design guidelines for the La Alma Lincoln Park Historic Cultural District 2.1, 2.3, 2.6, 2.9, 2.10, 2.43, 2.44, 2.50, 2.54, and 2.62, character-defining features for the La Alma Lincoln Park Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Jonson

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

**#2024-COA-900 301 Gaylord Street – County Club**

Description: Phase II: Design Details for Infill Construction

Motion by E. Hazen: I move to approve with conditions application #2024-COA-900 for the new construction, Phase I: Mass, Form, and Context at 301 Gaylord Street, as per Country Club Design Guidelines B1-B4, B6, C1, D1-D5, E1, E2, F1, F3, F4 design guidelines 4.1, 4.3, 4.5-4.8, 4.19-4.20, 5.2, 5.5, 5.6, 5.12, 5.18 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. Do not use a brick with tumbled edges per guideline 4.7a and 4.20a; 2. Stucco to be a cementitious stucco at least 7/8" thick per guideline 4.7c; 3. Confirm material color for the pre-cast concrete, material specification for the fascia and finials, material specifications for the front door, and walkway per guideline B6, E1, F4, 4.7 and 4.8; 4. Windows must be a true divided light or simulated divided light with spacer bar per guideline 4.8h; 5. Remove fence section detail for wood fence on page A401; 6. Front yard fencing to be no taller than 4 feet at any point per C1 and 5.5; and 7. Lower the sill on the right side of the east elevation to match on either side of the façade.

Second: G. Johnson

Friendly Amendment by E. Hazen: Change Phase I to Phase II: Design Details.

Accepted by Motioner and Seconder

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

**#2023-COA-409 661 Williams Street – East 7<sup>th</sup> Avenue**

Description: Accessory Dwelling Unit (ADU)

Motion by E. Hazen: I move to APPROVE WITH CONDITIONS application #2023-COA-409 for the Accessory Dwelling Unit at 661 Williams Street, as per design guidelines 4.8, 4.18-4.20, character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Confirm windows will be inset at least 2 inches into the wall plane per guideline 4.8f; and 2. Confirm timber framing material and which light fixture will be used.

Second: L. Sykes

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

**Business Items:**

**LPC Bylaws**

Description: Amendments to the LPC Bylaws

Motion by G. Johnson: I move to amend the LPC Bylaws as presented with an effective date of January 1, 2025.

Second: L. Sykes

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

**Public Comment Policy**

Description: Amendments to the LPC Public Comment Policy

Motion by E. Hazen: I move to amend the LPC Bylaws as presented with an effective date of January 1, 2025.

Second: G. Johnson

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

**Discussion Items:** None

**Meeting Adjourned:** 3:59 pm