



MEETING RECORD

Landmark Preservation Commission –

1:00 p.m., Tuesday, December 17, 2024 – **In-Person Meeting with Virtual Options**, Room 4.G.4 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:00 pm

Commissioners: R. Brown, G. Dennis, N. Foussianes, J. Johnson (Chair), G. Johnson, E. Hazen, C. McInnis, L. Sykes

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

Meeting Records: None

Public Comment: None

Consent Agenda:

#2023-COA-506 630 N Williams Street – East 7th Avenue

Description: Dormer Addition and Administrative Adjustment (AA)

#2024-COA-993 3344 N Newton Street – Packard’s Hill

Description: Alterations, Rear Addition, Accessory Dwelling Unit (ADU) and Administrative Adjustment (AA)

#2022-TAXC-010 1070 N Mariposa Street – La Alma Lincoln Park

Description: Residential Tax Credit Part 2

#2024-TAXC-007 2434 N Grove Street – Witter-Cofield

Description: Residential Tax Credit Part 2

#2024-TAXC-020 818 32nd Street – Curtis Park – G

Description: Tax Credit Part 1

#2024-TAXC-013 715 N Lafayette Street – East 7th Avenue

Description: Tax Credit Part 2

#2024-TAXC-018 2917 Glenarm Pl – Curtis Park – G

Description: Residential Tax Credit Part 2

2559 Welton Street – Cousins Building

Description: National Register Nomination

Motion by N. Foussianes: I move to approve the consent agenda as presented.

Second: L. Sykes

Vote: Unanimous in favor, (8-0-0), motion passes

Public Hearings

#2024-EH-001 1600 E Colfax Avenue – Wyman

Description: Notice of Economic Hardship

J. Johnson opened the public hearing

Staff Presentation

Applicant Presentation

Public Comment:

1. David Wise, 1110 E 17th Avenue - opposed to economic hardship
2. Jimmy Balafas, 1509 N York Street - in support of economic hardship
3. Barb Pahl, 2111 S Fillmore Street - opposed to economic hardship
4. Cameron Bertron, 1145 N Gaylord Street - in support of economic hardship
5. Bethany Gravel, 1650 Fillmore Street - in support of economic hardship
6. Ryan Glister, 1330 N Gilpin Street - in support of economic hardship
7. Robert Weber, 1045 N Humboldt Street - in support of economic hardship
8. Andy Baldyga, 1540 N Race Street - in support of economic hardship
9. John Deffenbaugh, Historic Denver, 1420 N Ogden Street – opposed to economic hardship
10. Frank Locantore, Colfax Avenue Business Improvement District - in support of economic hardship
11. Kyle Plummer, 1441 N Humboldt Street - in support of economic hardship
12. Van Schoales, 1447 N Gilpin Street - in support of economic hardship
13. Ryan Keeney, 800 N Pennsylvania Street - in support of economic hardship
14. Megan Kane, 1115 N Gaylord Street - in support of economic hardship
15. Brad Gassman, 1455 N Gilpin Street - in support of economic hardship
16. Kat Donnelly, 1430 N Franklin Street - opposed to economic hardship

J. Johnson closed the public hearing

Motion by L. Sykes: I move to approve application #2024-EH-001 for the Economic Hardship of 1600 East Colfax Ave., as per Chapter 30 of the Denver Revised Municipal Code, character-defining features for the Wyman Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: R. Brown

Vote: 7 in favor, 1 opposed (G. Dennis), 0 abstain (7-1-0), motion passes

#2024-EH-002 1618 E Colfax Avenue – Wyman

Description: Notice of Economic Hardship

J. Johnson opened the public hearing

Staff Presentation

Applicant Presentation

Public Comment:

1. Andy Baldyga, 1540 N Race Street - in support of economic hardship
2. Ryan Glister, 1330 Gilpin Street- in support of economic hardship
3. Frank Locantore, Colfax Avenue Business Improvement District - in support of economic hardship
4. Cameron Bertron, 1145 N Gaylord Street - in support of economic hardship
5. Kyle Plummer, 1441 N Humboldt Street - in support of economic hardship
6. Kent Schnurbusch, 1250 N Humboldt Street - in support of economic hardship

J. Johnson closed the public hearing

Motion by L. Sykes: I move to approve application #2024-EH-002 for the Economic Hardship of 1618 East Colfax Ave., as per Chapter 30 of the Denver Revised Municipal Code, character-defining features for the

Wyman Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: N. Foussianes

Vote: 7 in favor, 1 opposed (G. Dennis), 0 abstain (7-1-0), motion passes

Design Review Projects

#2024-COA-816 100 W Colfax Avenue, Voorhies Memorial – Civic Center

Description: Roof Access Ladders and Safety Improvements

N. Foussianes: I move to continue application #2024-COA-816 at 100 W Colfax Avenue, the Voorhies Memorial to February 4, 2025.

Second: G. Johnson

Vote: Unanimous in favor, (8-0-0), motion passes

#2024-COA-882 321 W 3rd Avenue – Baker Neighborhood

Description: Front Facing Solar Panels

Motion by N. Foussianes: I move to approve application #2024-COA-882 for the front facing solar panels at 321 West 3rd Avenue, as per design guidelines 2.35, 2.36, and 4.34, character-defining features for the Baker Neighborhood historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

Vote: Unanimous in favor, (8-0-0), motion passes

#2024-COA-945 3823 W 32nd Avenue – Packard's Hill

Description: Window and Door Replacement

Motion by G. Johnson: I move to approve with conditions application #2023-COA-945 for the window and door replacement at 3823 W. 32nd Avenue, as per design guidelines 2.14, 2.19, and 2.24, character-defining features for the Packard's Hill historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition that windows 104-108 be repaired rather than replaced.

Second: L. Sykes

Vote: Unanimous in favor, (8-0-0), motion passes

G. Johnson left the meeting

#2024-COA-934 2557 Stout Street – Curtis Park- D

Description: Rehabilitation, Rear Addition, Accessory Dwelling Unit (ADU), & Site Work

Motion by C. McInnis: I move to deny application #2024-COA-934 for the rehabilitation, addition, Accessory Dwelling Unit (ADU), and Site Work at 2557 Stout Street, as per design guidelines 2.18-2.19, 2.25, 2.27, 3.4-3.7, and 4.20 character-defining features for the Curtis Park 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

R. Brown left the meeting

#2024-TAXC-021 2557 Stout Street – Curtis Park- D

Description: Tax Credit Part 1

Motion by G. Dennis: I move to approve application #2024-TAXC-021 for a tax credit for proposed work at 2557 Stout Street, as per Secretary of the Interior Standards for Rehabilitation 2, 5, 7, and 9, presented testimony, submitted documentation, and information provided in the staff report.

Second: C. McInnis

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

Business Items: None

Discussion Items: None

Meeting Adjourned: 5:39 pm