



MEETING RECORD

Landmark Preservation Commission –

1:00 p.m., Tuesday, January 7, 2025 – **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, G. Dennis, N. Foussianes, J. Johnson (Chair), E. Hazen, C. McInnis, L. Sykes, E. Warzel

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

Meeting Records:

November 26, 2024 and December 3, 2024

Motion by E. Warzel: I move to approve the November 26, 2024 and December 3, 2024 meeting records as presented.

Second: G. Dennis

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

Public Comment: None

Consent Agenda:

L. Sykes recused himself from the meeting and left the room

#2024-COA-932 301 West 3rd Avenue – Baker Neighborhood

Description: Front Facing Solar Panels

#2024-COA-1030 3645 N Eliot Street – Potter Highlands

Description: Accessory Dwelling Unit

#2024-COA-283 3327 West Hayward Place – Allen M Ghost

Description: Administrative Adjustments (AA)

#2024-COA-1046 770 N Lafayette Street – East 7th Avenue

Description: Alterations and Administrative Adjustment (AA)

#2024-TAXC-020 818 32nd Street – Curtis Park ‘D’

Description: Residential Tax Credit Part 2

#2024-TAXC-016 625 N Clayton Street – East 7th Avenue

Description: Residential Tax Credit Part 2

#2024-TAXC-012 2751 Champa Street – Curtis Park ‘H’

Description: Residential Tax Credit Part 2

#2024-TAXC-022 387 N Clarkson Street – Alamo Placita

Description: Residential Tax Credit Part 1

#2024-TAXC-024 2539 West 34th Avenue – Potter Highlands

Description: Residential Tax Credit Part 1

#2024-TAXC-025 536 N Gilpin Street – Driving Park

Description: Residential Tax Credit Part 1

119 Park Avenue West – Shorter AME/Cleo Parker Robinson Building

Description: National Register Nomination

1055 N Clermont St – Denver Veterans Administration Medical Center

Description: National Register Nomination

#2023-TAXC-009 556 Circle Dr—Country Club

Description: Residential Tax Credit Part 2

#2024-TAXC-023 556 Circle Dr—Country Club

Description: Residential Tax Credit Part 1

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

C. McInnis

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

L. Skyes returned to the meeting

Design Review Projects:

#2024-COA-1050 3241 Champa Street – Curtis Park ‘G’

Description: Violation

Motion by C. McInnis: I move to approve application #2024-COA-1050 for the proposed violation remediations at 3241 Champa Street, as per design guidelines 2.1, 2.4, 2.10, 2.12, 2.16, 2.37, 2.38, 5.2, 5.6, character-defining features for the Curtis Park ‘G’ 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-LMDEMO-289 2125 N Federal Boulevard – Witter-Cofield

Description: Total Demolition

Motion by L. Sykes: I move to approve with conditions application #2024-LMDEMO-289 for the total demolition at 2125 N Federal Boulevard, as per design guidelines 2.58, character-defining features for the Witter-Cofield Historic District, presented testimony, submitted documentation and information provided in the staff report with the conditions a replacement structure or site plan be approved prior to demolition per section 30-6 (6) of the Denver Revised Municipal Code.

Second: R. Brown

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

#2024-COA-1047 2125 N Federal Boulevard and 3025 West 21st Avenue – Witter-Cofield

Description: Zone Lot Amendment, Redevelopment, Phase I: Mass, Form, and Context and Administrative Adjustment (AA)

Motion by E. Hazen: I move to approve application #2024-COA-1047 for the Zone Lot Amendment and Phase I: Mass, Form, and Context for the redevelopment at 2125 Federal Boulevard and 3025 West 21st Avenue, as per design guidelines 2.58, 3.1-3.5, 3.8 3.10, 4.1-4.3, 4.5-4.6, 4.22-4.26, character-defining features for the Witter-Cofield Historic District, presented testimony, submitted documentation and information provided in the staff report. I also move that the Landmark Preservation Commission find that conforming with the zoning standard for front yard setback and build to requirement would have an adverse impact on the historic character of the Witter-Cofield Historic District for the proposed placement of the project on the site along Federal Boulevard per section 12.4.5.2 B of the Denver Zoning Code for application #2024-COA-1047 at 2125 Federal Boulevard.

Second: N. Foussianes

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

Business Items:

5500 East Colfax Avenue – La Vista Hotel

Description: National Register Nomination

Motion by E. Warzel: The National Register nomination not be forwarded to the Keeper of the National Register with the removal of Criterion C as an area of significance.

Second: C. McInnis

Friendly Amendment by E Warzel: I move to recommend the national register nomination not be forwarded.

Amendment accepted by Motioner and Seconder

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

2404 N Clarkson Street – Soldiers and Sailors Club

Description: National Register Nomination

Motion by G. Dennis: I move to recommend that the National Register nomination for the Soldiers and Sailors Club, at 2404 N Clarkson Street, be forwarded to the Keeper of the National Register of Historic Places, with the recommended edits to verify if architects Dozier and Cazin designed the building or remove them from State of Significance, per presented testimony, submitted documentation, and information provided in the staff report.

Second: L. Sykes

Friendly Amendment by E. Warzel: Statement of significance not state of significance.

Amendment accepted by Motioner and Seconder

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

Discussion Items: None

Meeting Adjourned: 2:27 pm