



## MEETING RECORD

### Landmark Preservation Commission –

1:00 p.m., Tuesday, August 5, 2025 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

**Call to Order:** 1:02 pm

**Commissioners:** R. Brown (virtual), E. Caswell-Dyer, N. Foussianes, B. Samyn, L. Sykes, E. Warzel (Chair)

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

**General comments from Commission or Staff:** None

### Meeting Records:

**July 15, 2025**

Accepted

### Public Comment:

Public comments regarding Public Comment Process

Public Comments regarding Gang of 19 centerpiece

Public Comments regarding the demolition of Curtis Park Pool

Public Comment regarding the new Curtis Park Pool House and Pools, Phase I: Mass, Form, & Context

### Consent Agenda:

**#2023-COA-529 1010-1012 31<sup>st</sup> Street – Curtis Park ‘G’**

Description: Remedial Plan for a Neglected and Derelict Building

**#2025-COA-509 2535 Champa Street – Curtis Park ‘B’**

Description: Accessory Dwelling Unit

**#2025-COA-317 2600 N Milwaukee Street – Henderson House**

Description: Window Replacement

**#2025-COA-542 2259 N Gilpin Street – Walters-Brierly House**

Description: Alterations

**#2025-TAXC-021 621 N Colorado Boulevard – East 7<sup>th</sup> Avenue**

Description: Tax Credit, Part I

**#2025-TAXC-024 3030 N Newton Street – Wolff Place**

Description: Tax Credit, Part I

**#2025-TAXC-022 2434 N Grove Street – Witter-Cofield**

Description: Tax Credit, Part II

Motion by E. Caswell-Dyer: I move to approve the consent agenda as presented

Second: L. Sykes

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

**Design Review Projects:**

**#2025-COA-482 101 West 14<sup>th</sup> Avenue Parkway – Civic Center**

Description: Greek Theater Alterations, Phase II: Design Details

Motion by L. Sykes: I move to approve application #2025-COA-482 for the Phase II: Design Detail submittal at 101 West 14th Avenue Parkway – the Greek Theater, as per Civic Center design guidelines 3, 3b, c, e, f, g, h, l, X, design guidelines 2.55 and 2.69, character-defining features for the Civic Center Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Caswell-Dyer

Friendly amendment by E. Caswell-Dyer: correct guideline referenced a “l” to “i”.

Amendment accepted by Motioner and Seconder

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

*Meeting took a short break*

**#2025-LMDEMO-208 3181 Champa Street – Curtis Park ‘G’**

Description: Bathhouse and Pool Demolition

Motion by L. Sykes: I move to approve with conditions application #2025-LMDEMO-208 for the total demolition of the non-contributing structure at 3181 Champa Street, as per design guideline 2.58, character-defining features for the Curtis Park ‘G’ Historic District, presented testimony, submitted documentation and information provided in the staff report with the following condition: approval of a replacement structure prior to demolition.

Second: B. Samyn

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

**#2025-COA-485 978 32<sup>nd</sup> Street – Curtis Park ‘G’**

Description: New Pool House and Pools, Phase I: Mass, Form, & Context

Motion by E. Warzel: I move to deny application #2025-COA-485 for the New Construction: Phase 1 – Mass, form and context pool house and two new pools at 978 32<sup>nd</sup> Street, as per intent statements 4a, 4b, 4c, design guidelines 4.3, 4.6, 4.8, 4.24, character-defining features for the Curtis Park ‘G’ Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: N. Foussianes

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

**#2025-COA-558 2141 S Adams Street – Ormleigh House**

Description: New Construction, Phase II: Design Details

Motion by N. Foussianes: I move to approve with conditions application #2025-COA-558 for the Phase II: Design Detail review for the infill development at 2141 S Adams Street, as per intent statements 4a, 4b, 4c, design guidelines 4.1 - 4.8, 4.15, 4.16, 4.18, 4.20, 5.2, 5.5, 5.6, and 5.18, character-defining features for Ormleigh House and the University Park Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Vertical wood siding shall have a profile between 4” and 6”, which shall be clearly noted on the plans; 2. All windows shall be inset at least 2 inches into the wall plane and this detail shall be noted on the plans; and 3. Basement windows shall be of a historically appropriate operation type, such as double-hung or casement windows, and slider windows are not permitted. I also move that the Landmark Preservation Commission find that conforming with the zoning standard for height and bulk plane would have an adverse impact on the historic character of Ormleigh House for the proposed infill construction project per section 12.4.5.2 B of the Denver Zoning Code for application #2025-COA-558 at 2141 S Adams Street.

Second: E. Caswell-Dyer

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

**#2025-COA-493 849 N Race Street – Morgan’s Subdivision**

Description: Window Alterations

Motion by B. Samyn: I move to deny application #2025-COA-493 for the window alterations, egress wells, rear yard pergola and paving at 849 N Race Street, as per design guidelines 2.1, 2.14, 2.16, and 2.19, character-defining features for the Morgan’s Subdivision Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: N. Foussianes

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

**#2025-LMDEMO-207 480-482 N Humboldt Street – Driving Park**

Description: Total Demolition of a Non-Contributing Structure

Motion by N. Foussianes: I move to approve with conditions application #2025-LMDEMO-207 for the total demolition of the non-contributing structure at 480-482 N Humboldt Street as per design guideline 2.58, presented testimony, submitted documentation and information provided in the staff report with the following condition: approval of a replacement structure prior to demolition.

Second: E. Caswell-Dyer

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

**#2025-COA-539 480 N Humboldt Street – Driving Park**

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

Motion by R. Brown: I move to approve application #2025-COA-539 for the new construction, Phase I: Mass, Form, and Context at 480 N Humboldt Street, as per design guidelines 4.1, 4.3, 4.6, 4.8, 4.19, character-defining features for the Driving Park Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Samyn

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

**Violations:** None

**Business Items:**

**#2025-LMDEMO-139 800 S Franklin Street**

Description: Extension of Demolition Posting Time Limits

Motion by B. Samyn: I move to approve an extension of the 60-day time limit per DRMC Section 30-6(1)(b)iii. and Section 30-7 for the proposed issuance of a Landmark demolition approval for 800 S Franklin Street to August 19, 2025, per presented testimony, submitted documentation, and information provided in the staff report.

Second: E. Caswell-Dyer

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

**Discussion Items:** None

**Meeting Adjourned:** 5:30 pm