



MEETING RECORD

Landmark Preservation Commission –

1:00 p.m., Tuesday, November 18, 2025 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:01 pm

Commissioners: L. Bildman, R. Brown, E. Caswell Dyer, N. Fousianes, E. Hazen, B. Samyn, L. Sykes, E. Warzel (Chair)

Staff: A. Abbey, A. Amidon, T. Busgith, B. Bryant, K. Hahn, K. Marquez, B. Shather, J. White (CPD); A. Hernandez (virtual, CAO)

General comments from Commission or Staff:

The Chair inquired whether any Commissioners had any items on the agenda from which they needed to recuse themselves.

Meeting Records:

November 4, 2025

Accepted

Public Comment:

Comments regarded 345 N Acoma Street and multigenerational housing

Consent Agenda:

#2025-COA-758 2239 E Colfax Avenue – Wyman

Description: Sign Violation

#2025-COA-921 640 N Clarkson Street – East Seventh Avenue

Description: Construction of a rear addition, including an Administrative Adjustment (AA); demolition of an existing garage and construction of a new detached garage; reconstruction of the front porch steps

#2025-TAXC-031 2741 W 35th Avenue – Potter Highlands

Description: Tax Credit Part 1

#2025-TAXC-033 823 32nd Street – Curtis Park “G”

Description: Tax Credit Part 1

#2025-TAXC-028 3117 Stout Street – Curtis Park “G”

Description: Tax Credit Part 2

#2025-TAXC-035 740 N Washington Street – East 7th Avenue

Description: Tax Credit Part 1

#2025-TAXC-034 544 Circle Drive – Country Club

Description: Tax Credit Part 1

#2025-TAXC-019 901 N Race Street – Morgan’s Subdivision

Description: Tax Credit Part 2

Motion by L. Sykes: I move to approve the consent agenda as presented

Second: E. Caswell Dyer

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

Public Hearings: None

Design Review Projects:

#2025-COA-830 345 N Acoma Street – Baker Neighborhood

Description: Tandem House, Phase II: Design Details and Administrative Adjustment; Rear Addition to Historic Home; Sitework

Motion by B. Samyn: I move to approve application #2025-COA-830 for the Tandem House, Phase II: Design Details and Administrative Adjustment; Rear Addition to Historic Home; Sitework at 345 North Acoma Street, as per design guidelines 3.1, 3.5, 3.9, 3.10, 4.1-4.8, 4.10, 4.14, 5.6, 5.18, presented testimony, submitted documentation and information provided in the staff report. I 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 the Baker Neighborhood Historic District for the proposed new tandem house construction per section 12.4.5.2 B of the Denver Zoning Code for application 2025-COA-830 at 345 North Acoma Street.

Second: L. Sykes

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

Violations:

#2025-COA-714 95 W Byers Place – Baker Neighborhood

Description: Violation

Motion by L. Sykes: I move to deny application #2025-COA-714 for the violations at 95 W Byers Place, as per design guidelines 2.14, 2.15, 2.20, 2.24, 2.43, 2.44, 2.62, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Samyn

Vote: 5 in favor, 3 opposed (L. Bildman, R. Brown, N. Fousianes), 0 abstain, (5-3-0), motion passes

Business Items: None

Discussion Items: None

Meeting Adjourned: 2:29 pm