



MEETING RECORD

Landmark Preservation Commission –

1:00 p.m., Tuesday, December 16, 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, E. Caswell Dyer, N. Foussianes, E. Hazen, C. McInnis, B. Samyn, L. Sykes, E. Warzel (Chair)

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

General comments from Commission or Staff:

Staff announced a minor delay to the Design Guidelines Public Hearing from the January 6, 2026, meeting to potentially February LPC meeting.

Staff thanked the Commission for their service in 2025.

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

Meeting Records:
December 2, 2025
Accepted

Public Comment: None

Consent Agenda:

#2025-COA-1017 2949 W 33rd Avenue – Potter Highlands

Description: Accessory Dwelling Unit & Administrative Adjustment

#2025-COA-867 190 West Archer Place – Baker Neighborhood

Description: Front facing solar panels

#2025-ZLAM-109 2529-2535 W 35th Avenue – Potter Highlands

Description: Zone Lot Amendment

933 E 24th Avenue – Zion Baptist Church

Description: National Register Nomination

#2025-TAXC-037 3225 W 23rd Avenue – Witter – Cofield

Description: Tax Credit Pt 1

#2025-TAXC-036 630 N Gaylord Street – East Seventh Avenue

Description: Tax Credit Pt 1

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

Description: Tax Credit Pt 2

Motion by E. Hazen: 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

Violations:

#2025-COA-715 3034 N Meade Street – Wolff Place

Description: NADB Remedial Plan and Addition

Motion by B. Samyn: I move to approve with conditions application #2025-COA-715 for the Remedial plan and new addition at 3034 N Meade Street, as per design guidelines 2.1-2.3, 2.7, 2.8, 2.20, 2.23, 2.25, 2.26, 2.37, 2.38, 3.1, 3.3-3.10, presented testimony, submitted documentation and information provided in the staff report with the condition that a primary structure be approved and permitted prior to the conversion of the alley house into a garage structure.

Second: E. Caswell Dyer

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

Design Review Projects:

#2025-COA-716 3034 N Meade Street – Wolff Place

Description: Phase I: Mass, Form, and Context

Motion by E. Hazen: I move to approve application #2025-COA-716 for the New Construction, Phase I: Mass, Form, and Context at 3034 N Meade Street, as per design guidelines 4.1- 4.6, 4.8, 4.9, 4.15, 4.16, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Sykes

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

#2025-COA-970 144 W Colfax Avenue – Civic Center

Description: Window Replacement

Motion by N. Foussianes: I move to approve application #2025-COA-970 for the window replacement at 144 West Colfax Avenue – McNichols Building, as per Civic Center design guideline 6, Denver Landmark Structures and Districts design guidelines 2.14, 2.16, 2.19, presented testimony, submitted documentation and information provided in the staff report.

Second: B. Samyn

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

#2025-COA-1003 2847 Stout Street – Curtis Park-F

Description: Reconstruction after Involuntary Demolition

Motion by L. Sykes: I move to approve application #2025-COA-1003 for the reconstruction of the exterior walls of the historic structure at 2847 Stout Street as per design guideline 2.4, presented testimony, submitted documentation and information provided in the staff report.

Second: C. McInnis

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

E. Warzel recused herself and left the meeting

L. Sykes took over as Chair of the meeting

Business Items:

3333 S Colorado Boulevard – Wellshire Golf Course

Description: National Register Nomination and Wellshire's 100 Anniversary

Motion by E. Caswell Dyer: I move to recommend that the National Register nomination for the Wellshire Golf Course at 3333 S Broadway, be forwarded to the Keeper of the National Register of Historic Places, per presented testimony, submitted documentation, and information provided in the staff report.

Second: N. Fousianes

Friendly Amendment by L. Sykes: Correct address to 3333 S Colorado Blvd

Amendment accepted by motioned and seconder

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

Discussion Items: None

Meeting Adjourned: 2:55 pm