



MEETING RECORD

Landmark Preservation Commission –

1:00 p.m., Tuesday, March 3, 2026 – **In-Person Meeting with Virtual Options**, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:03 pm

Commissioners: L. Bildman, R. Brown, E. Caswell Dyer (virtual), N. Foussianes, E. Hazen, C. McInnis, B. Samyn (Interim Vice-Chair)

Staff: A. Amidon (virtual), O. Blyednova (virtual), T. Busgith, B. Bryant, J. Cappeto, A. Christman (virtual), K. Hahn, K. Marquez, B. Shather, J. White (CPD); N. Lucero (CAO)

General comments from Commission or Staff: None

Meeting Records:

February 17, 2026

Accepted

Public Comment: None

Consent Agenda: None

Public Hearings: None

Design Review Projects:

#2026-COA-118 321 N Delaware Street – Baker Neighborhood

Description: New Construction, Phase II: Design Details

Motion b R. Brown: I move to approve application #2026-COA-118 for the New Construction, Phase II: Design Details at 321 N Delaware Street, as per design guidelines 4.1-4.8, 4.15, 4.16, 4.18-4.20, 5.6, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hazen

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

#2026-COA-013 2125 N Federal Boulevard – Witter-Cofield

Description: Zone Lot Amendment; Redevelopment, Phase I: Mass, Form, & Context; and Administrative Adjustments

Motion by E. Hazen: I move to approve application #2026-COA-013 for the Zone Lot Amendment and Phase I: Mass, Form, and Context for the redevelopment at 2125 Federal Boulevard, as per design guidelines 2.58, 3.1-3.5, 3.8, 3.10, 4.1-4.6, 4.22-4.26, 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 #2026-COA-013 at 2125 Federal Boulevard.

Second: E. Caswell Dyer

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

#2025-COA-734 435 Westwood Drive – Country Club

Description: New Construction, Phase II: Design Details

Motion by N. Foussianes: I move to approve with conditions application #2025-COA-734 for the Phase II: Design Details at 435 Westwood Drive, as per design guidelines Country Club Design Guidelines B1-B6, D1-D5, E1-E2, F1, F3, Design Guidelines for Denver Landmark Structures and District guidelines 4.7-4.8, 4.17, 5.2, 5.6, 5.18, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Correct page A-9 to remove the note that the brick will have a tumbled edge with permit submittal; 2. Correct page A-9 to reflect the simplified balcony railing design that is proposed prior with permit submittal; and 3. Inset all windows into the wall plane and provide a section detail through all wall cladding materials with permit submittal.

Second: C. McInnis

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

Violations:

#2026-COA-216 2535 W River Drive – River Drive

Description: Window Violation

Motion by E. Hazen: I move to deny application #2026-COA-216 for the window violations at 2535 W River Drive, as per design guidelines 2.14, 2.19, presented testimony, submitted documentation and information provided in the staff report.

Second: R. Brown

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

Business Items:

#2025-CDE-049 999 S Colorado Boulevard

Description: Extension of Time limits

Motion by E. Hazen: I move to approve an extension of the 60-day time limit in the DRMC Section 30-6(1)(c)iii., for the proposed issuance of a Certificate of Demolition Eligibility for 999 S Colorado Boulevard to March 27, 2026.

Second: N. Foussianes

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

Discussion Items: None

Meeting Adjourned: 2:45 pm