



MEETING RECORD

Landmark Preservation Commission –

1:00 p.m., Tuesday, April 21, 2026, 2026 – **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, N. Foussianes, E. Hazen, C. McInnis, B. Samyn (Chair), E. Warzel

Staff: A. Abbey, A. Amidon, O. Blyednova, T. Busgith, B. Bryant, J. Cappeto (virtual), A. Christman (virtual), K. Hahn, C. Hill, K. Marquez, J. White (CPD); A. Hernandez (CAO)

General comments from Commission or Staff: None

Meeting Records:

April 7, 2026

Accepted

Public Comment:

Keith Pryor, in support of application #2026-COA-286 978 32nd Street – Curtis Park ‘G’
Jay Homstad, in support of application #2026-COA-286 978 32nd Street – Curtis Park ‘G’
Eileen Feltman, in support of application #2026-COA-286 978 32nd Street – Curtis Park ‘G’
John Hayden, in support of application #2026-COA-286 978 32nd Street – Curtis Park ‘G’

Consent Agenda:

#2026-COA-300 2832-2834 Welton Street – Five Points

Description: Neglected and Derelict Property Remedial Plan

#2026-COA-274 7041 E Richthofen Place – Montclair

Description: Front facing solar panels on non-contributing structure; electrical equipment

Motion by E. Warzel: I move to approve the consent agenda as presented.

Second: N. Foussianes

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

Public Hearings:

#2026L-002 3535 East 26th Avenue Parkway, Harris-Cousins House

Description: Individual Landmark Designation Application

B. Samyn opened the public hearing

Staff presentation

Applicant presentation

Public comment

1. Happy Haynes, 2982 Glencoe Street, in support of application for designation
2. Victoria Scott Haynes, 2636 N Madison Street, in support of application for designation

3. John Hayden, 2418 Champa Street, in support of application for designation
4. John Deffenbaugh, Historic Denver, 1420 N Ogden Street, in support of application for designation
5. Sue Glassmacher, 1037 29th Street, in support of application for designation

B. Samyn closed the public hearing

Motion by E. Hazen: I move to recommend approval and forward to City Council the landmark designation of the Harris-Cousins House, application #2026L-002, based on the Landmark Ordinance criteria B, C, D, and J citing as findings of fact for this recommendation the application form, public testimony, and the staff report.

Second: E. Warzel

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

Design Review Projects:

#2026-COA-462 612 N Pearl Street – East Seventh Avenue

Description: ADU

Motion by E. Warzel: I move to approve application #2026-COA-462 for the New ADU at 612 North Pearl Street, as per design guidelines 2.8.3, 2.8.4, 4.3.10, 4.3.11, 4.3.12, 4.6.1, and 5.3.4 and 2.39, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hazen

Friendly amendment by E. Warzel: to remove guideline 2.39 from the motion

Amendment accepted by motioner and seconder

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

The meeting took a short break due to an emergency alarm

#2026-COA-286 978 32nd Street – Curtis Park ‘G’

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

Motion by N. Foussianes: I move to approve application #2026-COA-286 for the New Construction: Phase 1 – Mass, form and context pool house and two new pools at 978 32nd Street, as per intent statements 4A, 4B, 4C, design guidelines 4.2.1, 4.2.3, 4.2.4, 4.2.6, 4.2.8, 4.4.1, 4.4.2, 4.4.3, 4.4.4, presented testimony, submitted documentation and information provided in the staff report.

Second: L. Bildman

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

Violations:

#2025-COA-1078 3421 E Colfax A Place – Frank S. Snell

Description: Window Violation

Motion by E. Warzel: I move to deny application #2025-COA-1078 for the window violation at 3421 E Colfax A Place, as per design guidelines 2.4.5-2.4.9, presented testimony, submitted documentation and information provided in the staff report.

Second: E. Hazen

Vote: 5 in favor, 0 opposed, 1 abstained (C. McInnis), (5-0-1), motion passes

E. Warzel left the meeting

Business Items: None

Discussion Items:

Update to the LPC Design Review Rules and Regulations

Description: Draft update to the design review rules and regulations

Meeting Adjourned: 4:00 pm