MEETING RECORD
Landmark Preservation Commission
1:00 p.m., Tuesday, July 25th, 2023 – In-Person Meeting with Virtual Options, Room 4.F.6 of the
Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:03pm

Commissioners: E. Warzel (Chair), G. Johnson, N. Foussianes, G. Petri, E. Hummel
Staff: T. Busgith, B. Bryant, E. Censky, A. Christman J. White (CPD), A. Hernandez (CAO)

Meeting Records – none

Public Comment – none

Consent Agenda

#2023-COA-260 817 N Race Street – Morgan’s Subdivision
Description: Addition and Administrative Adjustment

#2023-COA-265 1640 E. 3rd Avenue – Country Club
Description: Non-historic Window Replacement

#2023-TAXC-006 101 Gaylord St. – Country Club
Description: Historic Residential Tax Credit Part 1

#2021-TAXC-009 2608 River Drive—River Drive
Description: Description: Historic Residential Tax Credit Part 2
Motion by G. Johnson: I move to approve the consent agenda.
Second: E. Hummel
Vote: unanimous in favor (5-0-0), motion passes

Design Review Projects

#2023-COA-211 2635 W 33rd Avenue – Potter Highlands
Description: Addition & Alterations
Motion by N. Foussianes: I move to approve application #2023-COA-211 for the alterations and 1 story
side addition at 2635 W 33rd Ave, as per design guidelines 2.3, 2.14, 2.15, 2.19, 2.38, 3.1, 3.2, 3.3, 3.4,
3.5, 3.6, 3.7, 3.8, 3.9, 3.10, presented testimony, submitted documentation and information provided in
the staff report.
Second: G. Johnson
Vote: unanimous in favor (5-0-0), motion passes
#2023-COA-269  1335-1345 Grant Street – Civic Center
Description: New Construction, Phase I: Mass, Form, and Context
Motion by E. Hummel: I move to APPROVE application #2023-COA-269 phase I mass form and context for the new construction at 1335-1345 Grant Street, as per design guidelines 4.1-4.5, 4.8, 4.22-4.28, 4.31, intent statements 4a, 4b, 4c, 4g, 4h, 4i, Denver’s Civic Center Design guidelines IV.c.1, IV.c.2, IV.e.3, presented testimony, submitted documentation and information provided in the staff report.
Second: N. Fousianes.
Vote: unanimous in favor (5-0-0), motion passes

#2023-COA-261  722 High Street – East 7th Avenue
Description: Rear Addition & Site Work
Motion by G. Johnson: move to DENY application #2023-COA-260 for the addition and site work at 722 N High Street, as per design guidelines 3.1 through 3.10, presented testimony, submitted documentation and information provided in the staff report.
Second: G. Petri
Vote: unanimous in favor (5-0-0), motion passes

#2023-COA-270  3021 California Street – Curtis Park
Description: New Construction, Phase II: Design Details
Motion By E. Hummel: I move to CONDITIONALLY APPROVE application #2023-COA-270 for the Phase II: Design Details at 3021 California Street, as per design guidelines 4.1-4.3, 4.5-4.8, 4.16, 4.18-4.20, 5.5-5.6, 5.18 character-defining features for the Curtis Park historic district presented testimony, submitted documentation and information provided in the staff report with the following conditions. One, clarification of the round shingle and the 5-inch reveal, two, location of the exterior light fixture on the front façade and three, clarify the fence location on the site plan.
Second: G. Johnson
Vote: unanimous in favor (5-0-0), motion passes

#2023-COA-271  119 West Park Avenue – Shorter A.M.E Church/Cleo Parker Robinson Dance
Description: Addition
Motion By G Petri: I move to CONDITIONALLY APPROVE application # 2023-COA-271 for the side addition at 119 West Park Ave, as per design guidelines 3.1-3.6, 3.8, 3.12, 3.13 character-defining features for the Shorter A.M.E. Church/Cleo Parker Robinson Dance landmark structure, presented testimony, submitted documentation and information provided in the staff report with the following condition: Provide additional details for the proposed modifications or demolition of the existing rear non-historic addition.
Second: G. Johnson
Vote: unanimous in favor (5-0-0), motion passes

Meeting Adjourned: 3:42