MEETING RECORD
Landmark Preservation Commission
1:00 p.m., Tuesday, January 9, 2024 – In-Person Meeting with Virtual Options, Room 4.F.6 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:00 PM

Commissioners: G. Dennis, N. Foussianes, J. Johnson (Chair), G. Petri, L. Sykes, E. Warzel

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

Meeting Records:
November 21, 2023
December 5, 2023
December 12, 2023
December 19, 2023

Motion by E. Warzel: I motion to approve the meeting record as presented.
Second G. Petri
Vote: Unanimous in favor, (6-0-0), motion passes

Public Comment: None

Consent Agenda
#2023-COA-392 361 Lafayette Street – Country Club
Description: Administrative Adjustment

#2023-TAXC-007 3225 West 23rd Avenue – Witter Cofield
Description: Tax Credit

Motion by G. Dennis: I motion to approve the consent agenda as presented.
Second E. Warzel
Vote: Unanimous in favor, (6-0-0), motion passes

Design Review Projects
#2023-COA-654 2432 Stout Street – Curtis Park
Description: Accessory Dwelling Unit

Motion by: G. Dennis: I move to approve with conditions application #2023-COA-654 for the ADU at 2432 Stout Street, as per design guidelines character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.
Second: G. Petri
Friendly Amendment by G. Petri: Light fixture comply with guideline 5.18 C for downlighting and the Denver Zoning Code for full cut off fixtures.
Friendly Amendment by E. Warzel: Reference guidelines 4.18-420
Vote: Unanimous in favor, (6-0-0), motion passes
#2023-COA-653  823 26th Street – Curtis Park
Description: New Construction, Phase I: Mass, Form, & Context
Motion by L. Sykes: I move to approve application #2023-COA-653 for the Phase 1: Mass, Form and Context at 823 26th Street, as per design guidelines 4.9 – 4.12, 4.15 – 4.17, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report. I also move to approve the administrative adjustment for bulk plane encroachment into the rear 35% of the zone lot per Section 12.4.5.2 B for application #2023-COA-653 at 823 26th Street, as per design guidelines 4.9 – 4.12, 4.15 – 4.17, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report.
Second: N. Foussianes
Vote: Unanimous in favor, (6-0-0), motion passes

#2023-COA-652  155 Humboldt Street – Country Club
Description: Addition
Motion by E. Warzel: I move to approve with conditions application #2023-COA-652 for the demolition and additions at 155 Humboldt Street, as per Country Club design guideline B2-B4, and B7, design guidelines 2.1, 2.18, 2.20, 3.1, 3.3-3.10, 5.1, 5.2, 5.6, character-defining features for the Country Club historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:
1. Clarify existing stucco project scope and do not replace existing rough coat stucco, per guideline 2.1;
2. Clarify if addition window sill will be cast stone or concrete per guideline 3.6 and 3.7;
3. Provide a manufacture specification of the tile roof for the shed roofs on the addition per guideline 3.8; and
4. Provide manufacture specifications for egress windows wells
Second: L. Sykes
Vote: Unanimous in favor, (6-0-0), motion passes

#2023-COA-505  68 West Ellsworth Place – Baker Neighborhood
Description: Addition
Motion by W. Warzel: I move to approve with conditions application #2023-COA-505 for the roof and non-historic addition demolition, roof alteration, and 1 ½ story addition at 68 West Ellsworth Avenue, as per design guidelines 2.5, 2.6, 2.24, 3.1, 3.3-3.10 character-defining features for the Baker Neighborhood historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition: 1. Lap siding cladding is raised to the eave line on the west elevation or one cladding material is used on the addition and dormer, per guideline 3.6.
Second: G. Petri
Vote: Unanimous in favor, (6-0-0), motion passes
Business Items:

4524 Vrain Street – John and Nettie Kirtley House
Description: National Register Nomination
Motion by E. Warzel: I move to recommend that the National Register nomination for the Kirtley House, at 4524 Vrain St, be forwarded to the Keeper of the National Register of Historic Places, per presented testimony, submitted documentation, and information provided in the staff report recommend a footnote to the People Presbyterian church by added to the designation.
Second: L. Sykes
Vote: Unanimous in favor, (6-0-0), motion passes

Meeting took a short break

Discussion Items:

Cherry Creek & Speer Boulevard Vision Study
Description: Presentation of draft recommendations

Meeting Adjourned: 3:40 PM