



MEETING RECORD

Landmark Preservation Commission –

1:00 p.m., Tuesday, December 3, 2024 – **In-Person Meeting with Virtual Options**, Room 4.G.4 of the Webb Municipal Building, 201 W. Colfax Avenue

Call to Order: 1:00 pm

Commissioners: R. Brown, N. Fousianes, J. Johnson (Chair), C. McInnis, L. Sykes, E. Warzel

Staff: A. Abbey, A. Amidon, T. Busgith, B. Bryant, J. Cappeto, A. Christman, B. Dierschow, L. Gleason, K. Marquez, J. White (CPD); N. Lucero (CAO)

Meeting Records:

November 5, 2024

Motion by E. Warzel: I move to approve the November 5, 2024 meeting record as presented.

Second: N. Fousianes

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

Public Comment:

1. Josie and Sam Sexton – Window Replacement question
2. Dennis Krueger – Landmark Preservation Commission Designation Process
3. Keith Pryor – Public Comment Policy Updates
4. Ashley Albright – Public Comment Policy Updates

Consent Agenda:

E. Warzel recused from the meeting and left the room.

#2024-COA-881 39 West Irvington Place – Baker Neighborhood

Description: Accessory Dwelling Unit (ADU)

#2024-COA-955 1100 York Street – Wyman

Description: Curb cut and driveway

#2024-COA-959 3800 East 7th Avenue Parkway – East 7th Avenue

Description: Roof Dormer and Administrative Adjustment (AA)

#2024-TAXC-011 3048 West 23rd Avenue – Witter-Cofield

Description: Residential Tax Credit Part 2

#2024-TAXC-019 4775 E 6th Avenue Parkway – #295: Dugal Farmhouse

Description: Residential Tax Credit Part 1

#2022-TAXC-010 1070 Mariposa Street—La Alma Lincoln Park

Description: Residential Tax Credit Part 2

#2024-TAXC-010 3117 Stout Street – Curtis Park

Description: Residential Tax Credit Part 2

#2024-TAXC-018 2917 Glenarm Pl – Curtis Park

Description: Residential Tax Credit Part 1

110 16th Street – Petroleum Club Building

Description: National Register Nomination

4701 Marion Street – Livestock Exchange Building

Description: National Register Nomination

Motion by L. Sykes: I move to approve the consent agenda with the removal of 2434 Grove Street.

Second: C. McInnis

Vote: Unanimous in favor, (5-0-0), motion passes

E. Warzel returned to the meeting.

Public Hearings

#2024-EH-001 1600 E Colfax Avenue – Wyman

Description: Notice of Economic Hardship

Motion by L. Sykes: I move to postpone the public hearing for #2024-EH-001, 1600 East Colfax Avenue until December 17, 2024

Second: C. McInnis

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

#2024-EH-002 1618 E Colfax Avenue – Wyman

Description: Notice of Economic Hardship

Motion by L. Sykes: I move to postpone the public hearing for #2024-EH-002, 1618 East Colfax Avenue until December 17, 2024

Second: C. McInnis

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

Design Review Projects

#2024-COA-948 823 26th Street/2602 Champa Street – Curtis Park

Description: Phase II: Design Details and Administrative Adjustments (AA) for New Infill Construction

Motion by E. Warzel: I move to approve with conditions application #2024-COA-948 for the Phase 2: Design Detail at 823 26th Street and 2602 Champa Street, as per design guidelines 4.5, 4.7, 4.8, 4.13, 4.16, 4.17, 4.19, 4.20, character-defining features for the Curtis Park Historic District, presented testimony, submitted documentation and information provided in the staff report with the following conditions:

1. Revise Hardieboard Head & Sill Window Details to show the minimum required 2" inset;
2. Provide manufacturer specifications and color for stucco on the garage. Stucco should be a cementitious stucco at least 7/8" thick;
3. Update all isometrics and elevations to correctly show the balconies at the rear elevation; and
4. Change brick detail at Champa St elevation to match Phase 1.

I also move that the Landmark Preservation Commission find that conforming with the zoning standard for the primary street setback and maximum height in the rear 35% of the zone lot would have an adverse impact on the historic character of the Curtis Park H Historic District for the proposed new buildings per section 12.4.5.2 B of the Denver Zoning Code for application #2024-COA-948 at 823 26th Street and 2602 Champa Street.

Second: N. Foussianes

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

#2024-COA-731 3241 Champa Street – Curtis Park

Description: Violations for Siding, Porch, and Fencing

Motion by L. Sykes: I move to deny application #2024-COA-731 for the proposed violation remediations at 3241 Champa Street, as per design guidelines 2.1, 2.4, 2.10, 2.12, 2.16, 2.37, 2.38, 5.2, 5.6, character-defining features for the Curtis Park ‘G’ Historic District, presented testimony, submitted documentation, and information provided in the staff report.

Second: E. Warzel

Vote: 4 in favor, 2 opposed, 0 abstained (4-2-0), motion fails, status quo maintained

Motion by L. Sykes: I move to deny application #2024-COA-731 for the proposed violation remediations at 3241 Champa Street, as per design guidelines 2.1, 2.4, 2.10, 2.12, 2.16, 2.37, 2.38, 5.2, 5.6, character-defining features for the Curtis Park ‘G’ Historic District, presented testimony, submitted documentation, and information provided in the staff report.

Second: E. Warzel

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

#2024-COA-729 781 24th Street – Curtis Park

Description: Violation for Pergola Structure

Motion by L. Sykes: I move to deny application #2023-COA-729 for the pergola violation at 781 24th Street, as per design guidelines 2.47, 4.30, 4.31, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: C. McInnis

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

#2024-COA-890 1002-1006 4th Avenue – Alamo Placita

Description: Violations, Addition Alterations, and Window Replacement

Motion by E. Warzel: I move to approve with conditions application #2023-COA-890 for the violations, addition alterations, and window replacement at 1002-1006 E. 4th Avenue, as per design guidelines 2.1, 2.3, 2.7, 2.9, 2.38, 2.39, 3.6, 5.1, 5.8, 5.18, intent statement 2e, character-defining features for the Alamo Placita historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. Deconstruct the new brickwork at and above the belt course on the west foundation wall and reconstruct with type O mortar and a butter joint; 2. Remove as much of the Portland-cement as possible and repoint with type O mortar below the belt course on the west wall; 3. Deconstruct the partially reconstructed east foundation wall and reconstruct with type O mortar and a butter joint; 4. Stabilize the interior wythe of brick using low-pressure injection grouting to fill voids; 5. Remove the tumbled edge brick veneer at the porch and site wall and provide a cut sheet for a smooth face brick; 6. Step the site wall out a minimum of 1 brick width to differentiate the site wall from the porch foundation; 7. Provide a cut sheet for the exterior light fixtures; and 8. Identify all areas of the walls that need to be reconstructed in the drawing set.

Second: N. Foussianes

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

#2024-COA-704 3800 East 7th Avenue Parkway – East 7th Avenue

Description: Roof Material Change

Motion by L. Sykes: I move to deny application #2024-COA-704 for roof material replacement at 3800 East Seventh Avenue Parkway with DaVinci Province Slate, as per design guideline 2.27, character-defining features for the East 7th Avenue historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: C. McInnis

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

Business Items: None

Discussion Items: None

Meeting Adjourned: 3:41 pm