



## MEETING RECORD

### Landmark Preservation Commission –

1:00 p.m., Tuesday, November 4, 2025 – **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, E. Caswell Dyer( virtual), R. Brown (virtual) N. Foussianes, C. McInnis, B. Samyn, E. Warzel (Chair)

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

**General comments from Commission or Staff:** None

### Meeting Records:

**October 21, 2025**

Accepted

**Public Comment:** None

### Consent Agenda:

**#2025-COA-803 350 N Gaylord Street – Country Club**

Description: Window Insets on Addition

**#2025-COA-532 1255 N Pennsylvania Street – Pennsylvania Street**

Description: Porch Replacement

**#2025-COA-902 1000 Chopper Circle – Speer Boulevard**

Description: Right-In/Right-Out & Landscape Improvements

**#2025-COA-904 144 W Colfax Avenue – Civic Center**

Description: Window to Door Alteration & Venting/Mechanical

**#2025-TAXC-021 621 N Colorado Boulevard – East 7<sup>th</sup> Avenue**

Description: Tax Credit Part 2

**#2025-TAXC-032 119 E Vassar Avenue – Vassar School Bungalows**

Description: Tax Credit Part 1

Motion by N. Foussianes: I move to approve the consent agenda as presented

Second: E. Caswell Dyer

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

### Public Hearings:

**#2025-L006 1407 E 11<sup>th</sup> Avenue – The Gables**

Description: Landmark Designation

*E. Warzel opened the public hearing*

*Staff Presentation*

*Applicant Presentation*

*Public Comment:*

1. Brad Cameron, 1200 N Humboldt St – in support of designation.
2. Jay Homstad, Historic Denver, 1420 N Ogden Street – in support of designation.

*E. Warzel closed the public hearing*

Motion by E. Caswell Dyer: I move to recommend approval with recommendation to provide the additional documentation reviewed in the meeting and forward to City Council the landmark designation of 1407 E 11<sup>th</sup> Ave – the Gables, application #2025L-006, based on the Landmark Ordinance criteria C, D, and G citing as findings of fact for this recommendation the application form, public testimony, and the October 28th staff report.

Second: B. Samyn

Friendly Amendment by E. Warzel: Additional documentation to include Sanborn maps and photographs that show evidence of the original two houses.

Amendment accepted by motioner and seconder.

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

**Design Review Projects:**

**#2025-COA-923 405 N Emerson Street – Alamo Placita**

Description: Modifications

Motion by B. Samyn: I move to deny application #2025-COA-923 for the demolition, alterations, and addition at 405 N Emerson Street, as per design guidelines 2.1, 2.10, 2.14-2.16, 2.18, 2.20, 2.23, 2.28, 2.58, 2.59, 3.1, 3.4, 3.6, 3.7-3.10, 5.2 presented testimony, submitted documentation and information provided in the staff report.

Second: R. Brown

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

**Violations:** None

**Business Items:**

**Certified Local Government Annual Report**

Description: Annual report on the activities of Landmark staff, the LPC, and LDDRC to the SHPO

Motion by C. McInnis: I move to APPROVE the 2025 Certified Local Government Annual Report per presented testimony, submitted documentation, and information provided in the staff report.

Second: N. Foussianes

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

**Discussion Items:** None

**Meeting Adjourned:** 2:45 pm