



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 7th 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 11th 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 11th 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