



MEETING RECORD
Landmark Preservation Commission
Tuesday, March 15th, 2016

Call to Order:

Commissioners: K. Corbett, A. Duckett-Emke, S. Elfenbein, M. Goldstein (Chair), R. Holdorf, C. Jordy, D. Walter, A. Zimmer
Staff: C. Cappeto, G. Gause, K. Hahn, B. Stocklin-Steely, H. Tippetts (CPD); A. Hernandez (CAO)

1:00 Meeting Agenda (Includes Public Hearings):

Approval of Meeting Record

Approval of March 1st, 2016 Meeting Record

K. Corbett: I move to approve the meeting record from Tuesday, March 1st, 2016.

Second by D. Walter

Vote: Unanimous in favor (8-0), motion carries.

Public Comment (limited to 2 minutes per speaker) None.

Consent Agenda

2016-TAXCR-04 681 Lafayette

Description: Tax Credit Part 1

2016-TAXCR-05 3539 Alcott

Description: Tax Credit Part 2

Motion by R. Holdorf: I move to approve the consent agenda, 2016-TAXCR-04 681 Lafayette, and 2016-TAXCR-05 3539 Alcott Street, consistent with the applicable guidelines, submitted documentation and information provided in the staff report.

Second by: A. Duckett-Emke

Vote: Unanimous in favor 6-0 (K. Corbett and D. Walter recused), motion carries.

Public Hearings

2016-LMDEMO-100 753 Steele

Description: Set Public Hearing

Motion by C. Jordy: I move to set Public Hearing for application 2016-LMDEMO-100 at 753 Steele Street for April 19, 2016

Second by: R. Holdorf

Vote: Unanimous in favor (8-0), motion carries.

2016L-002 200 South Block Lincoln Historic District Designation

Description: Public Hearing on Landmark Preservation of a District

Staff Report by Kara Hahn, Senior City Planner

Presentation by Applicants, Gertrude Grant, 242 S. Lincoln St., and Terry Gulliver, 227 S. Lincoln St.,

Summary:

- Geography Criteria- This block was situated so that the residents could commute into downtown using the trolley.
- History Criteria – The houses on the block were built between 1889 and 1895 and are unique because they were provided housing for working and middle class families. Many of them were designed by William Lang.
- Architecture Criteria – The block contains 9 examples of affordable Queen Anne style housing and 6 more elaborate Queen Anne high style houses. The facades of many of the properties are still intact

Chair Goldstein opened the public hearing.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Tim O'Byrne – 508 S Clarkson St., representing the West Washington Park Neighborhood Association	In favor, district meets history criteria and needs preservation.
2	Carolyn Bennett – 224 S Lincoln St – Owner of property in the district	In favor, district meets history and architecture criteria and needs preservation.
3	Tony Hinkel – 209 S Lincoln St - Owner of property in the district	In favor, houses in the district are beloved and need preservation.
4	Luchia Brown – 132 W 4 th Ave – representing Baker Historic Neighborhood Association	In favor, Baker Historic Neighborhood Association supports the application
5	Charlotte Winzenburg – 590 S Sherman - representing the West Washington Park Neighborhood Association	In favor, designation will preserve the residential integrity of Lincoln street.
6	Melanie Grant – 1559 S Steele St	In favor, district meets the geography and architecture criterion.
7	Karen Hinkel – 209 S Lincoln St and 243 S Lincoln St- Owner of property in the district	In favor, properties need preservation.
8	Brian Underwood – 240 Sherman St	In favor, meets criterion and properties need protection.
9	Annie Levinsky – Historic Denver, Inc.	In favor, district meets all the criteria.
10	Ann Leviton – 215 Broadway, on behalf of Doris Burd, 242 S Lincoln St - Owner of property in the district	In favor, designation is vital to preserve history and architecture.
11	Chelsea Wyatt – 233 S Lincoln St - Owner of property in the district	Against, individual property rights are infringed upon in the designation process, the architecture criterion is not met.

Chair Goldstein closed the public hearing.

Motion by K. Corbett: I move to recommend landmark designation of a district, application #2016L-002, to City Council based on History criterion (1)a. and Architecture criterion (2)a. and b., and Geography criterion (3)a., citing as finding of fact for this recommendation, the application form, public testimony and the staff report.

Second by: R. Holdorf

Amendment offered by C. Jordy that the motion include individual property addresses - 201, 207, 209, 213, 214, 218, 223, 224, 227, 233, 238, 241, 242, 243 and 246 South Lincoln Street.

Amendment accepted by K. Corbett and R. Holdorf

Vote: Unanimous in favor (8-0), motion carries.

K. Corbett recused herself and left the meeting

2016L-001 4655 Humboldt Street (Stadium Arena) Designation

Chair Goldstein opened the public hearing.

Description: Public Hearing on Landmark Preservation of a Structure

Staff Report by Kara Hahn, Senior City Planner

Presentation by Applicants, Barbara Frommel- 1369 Garfield St, Diana Litbeck-8276 E 28th Dr., Kelly Leid- Executive Director of Office of the National Western Center

Summary:

- Geography Criteria- Structure was built in 1909 as a part of the National Western Stock Show. The Chicago Union stock show was the original owner. The building is a representation of Chicago influence in Denver at the time.
- History Criteria – the opportunity to integrate the new buildings that will make up the national western campus with older buildings is important to maintaining the history and symbolism of the stock show.
- Architecture Criteria – Original entrances, parapets, roof towers, brick exterior walls, monitor roof and clerestory windows are some of the features that are still intact

Public Speakers:

	Speaker Name and Affiliation	Summary
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1	Jocelyn Hittle – Colorado State University	In favor
2	Ron Rohr – National Western Stock Show	In favor, structure is an essential venue for showing livestock, meets criterion.
3	Annie Levinsky – Historic Denver, Inc.	In favor, structure meets all the criterion.

Chair Goldstein closed the public hearing.

Motion by D. Walter: I move to recommend landmark designation of a structure, for application #2016L-001, the Stadium Arena at 4655 Humboldt to City Council based on History criterion (1)a., b. and c. and Architecture criterion (2)a. and d., and Geography criterion (3)a. and c., citing as finding of fact for this recommendation, the application form, public testimony and the March 15th staff report.

Second by: A. Duckett-Emke

Vote: Unanimous in favor 7-0 (K. Corbett recused), motion carries.

Meeting took a short break

2:30 Meeting Agenda (Includes Design Review Items)

Informational Item

Emily Griffith Designation Update, 1250 Welton Street

Design Review Projects

2016-LMDEMO-086 660 Logan Street

Description: Demolition of a non-contributing building

Recommendation: APPROVAL with Condition of Demolition

Motion by C. Jordy: I move to conditionally approve application #2016-LMDEMO-086 for the demolition of the non-contributing structure at 660 Logan Street, and the carriage-house at the alley, which due to integrity issues is non-contributing to the East Avenue Historic District, as per presented testimony, design guidelines 2.55 and 2.57, submitted documentation and information provided in the staff report with the condition that a replacement structure be approved prior to demolition of the existing structure.

Second by: K. Corbett

Vote: Unanimous in favor (8-0), motion carries.

2016-COA-094 1401 East 5th Avenue

Description: 2nd-floor addition

Recommendation: APPROVAL

Motion by K. Corbett: I move to approve application #2016-COA-094 for the second floor addition at 1401 East 5th Avenue as per presented testimony, submitted documentation and information provided in the staff report.

Second by: S. Elfenbein

Vote: 6 in favor, 2 opposed (D. Walter & R. Holdorf), motion carries.

2016-COA-096 140 Lafayette Street

Description: Demolition and New Construction

Recommendation: APPROVAL

Motion by D. Walter: I move to conditionally approve application #2016-LMDEMO-096 for the demolition of 140 Lafayette as per presented testimony, submitted documentation and information provided in the staff report with the condition that a replacement structure be approved prior to demolition of the existing structure.

Second by: A. Duckett-Emke

Vote: Unanimous in favor (8-0), motion carries.

Motion by A. Zimmer: I move to approve application #2016-COA-096 for the mass, form and context of the proposed infill at 140 Lafayette Street as per presented testimony, submitted documentation and information provided in the staff report. Final construction details will need further approval prior to commencing work.

Second by: K. Corbett

Vote: Unanimous in favor (8-0), motion carries.

R. Holdorf recused himself and left the meeting

2016-COA-097 144 W. Colfax Avenue (McNichols Building)

Description: Public art front building entry

Motion by A. Duckett-Emke: I move to approve mass and scale for application #2016-097 for the artwork entry improvements, as per presented testimony, submitted documentation and information provided in the staff report, and per Denver Civic Center Design Guidelines (2009), 5i, 5-1, 5c and 5-2.

Second by: C. Jordy

Vote: Unanimous in favor 7-0 (R. Holdorf recused), motion carries.

Meeting Wrap Up and Announcements

Meeting Adjourned 4:32