This document is the staff’s comparison of the Secretary of the Interiors Standards for Rehabilitation, Design Guidelines for Denver Landmark Structures and Districts, the Landmark Preservation Ordinance (Chapter 30, Revised Municipal Code) and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the commission’s deliberation of the proposed application. Guidelines are available at www.denvergov.org/preservation

Project: 2020-COA-0000056  
Address: 1244-1250 Grant Street  
Historic Dist/DLM: Creswell House  
Year structure built: 1889 (Period of Significance: 1889)  
Council District: #10, Chris Hinds  
Applicant: Lisa Leder  
LPC Meeting: March 3, 2020  
Staff: Evan R. Schueckler

**Project Scope Under Review:**
Repaired existing wood trash enclosure: Repaired the damaged wood from the trash enclosure and moved the doors so as not to open to the alley.

Removed damaged chain link fence and installed new 4’ tall cedar wood fence: The damaged chain link fence lining the parking area was removed and replaced with a 4’ tall cedar wood fence.

Removed deteriorated wall: Damaged and leaning brownstone wall at northwest corner of property was removed.

**Staff Summary:**

1244-1250 Grant Street is an individual landmark, designated in 1975 for its association with Joseph Creswell, an early manufacturer in Denver. As well the house represents an interesting blend of Queen Anne and Richardsonian Romanesque architecture designed by the prominent Denver Architect, John J. Huddart.

The applicant completed several pieces of site work without prior approval. On December 17th, 2019 inspectors received reports of the unpermitted demolition of a historic brownstone site wall at 1244 Grant Street. Upon investigation, inspectors found that the unpermitted work also included the construction trash enclosure not in compliance with a prior approval, and the construction of a new cedar fence.

Staff have found the altered arrangement of the trash enclosure and the new cedar fence to be appropriate as they are both constructed of solid cedar, a traditional and durable materials. As well, these features are separated from the historic structures on the site by a parking lot, which extends from Grant Street to the Alley. This separation by the parking lot, helps to minimize any impact that these features have on the historic structures.

Of primary concern to staff, was the demolition of the brownstone site wall. However, after conducting research into the property, staff have found that the wall was either constructed outside of the period of significance for the Creswell House, or was constructed as a site feature for an adjacent, unrelated, and now demolished house that stood on the site of the current parking lot. In either case, staff have found that the site wall, while possibly constructed in the late nineteenth or early twentieth century, is not historically related to the Creswell House and should not be considered a character defining feature of it.
### Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

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| **Intent Statement:**  
5a To preserve historic site features that support the character-defining features of historic properties and districts | Yes | Staff do not find the demolished site wall to be a character-defining feature of the Creswell House as it was either constructed outside the period of significance or was constructed for another, now demolished, and unrelated structure. |
| 5.6 Where they are part of the historic context, preserve and repair historic front yard and street facing fences, masonry site walls and retaining walls. | Yes | Staff do not find the demolished site wall to be part of the historic context of the Creswell House as it was either constructed outside the period of significance or was constructed for another, now demolished, and unrelated structure. |
| 5.9 Add a rear yard fence consistent with historical patterns of the property and surrounding historic district.  
c. Use a rear and side yard fence type and materials traditionally found in the historic context, such as simple iron or wooden solid or open picket fence. Only use stone, brick, or a stuccoed wall if it corresponds with the historic property and surrounding historic context.  
d. Design new fences to have traditional height, style and design to blend with historic building and surrounding historic context.  
f. Locate a rear yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view. | Yes | The newly constructed cedar fence and trash enclosure, were constructed out of solid wood, a traditional and durable material typical of rear and side yard fences. As well the design is simple, and the height is traditional. The fence was constructed along a traditional light line to the north of the Creswell House. |

**Recommendation:** APPROVAL

**Basis:** The newly constructed cedar fence and trash enclosure are compliant with Landmark Design Guidelines and the brownstone wall which was removed was not found to be a character-defining feature of the Creswell House as it was either constructed outside the period of significance or was constructed for another, now demolished, and unrelated structure.

**Suggested Motion:** I move to APPROVE application #2020-COA-056 for Sitework at 1244-1250 Grant Street per intent statement 5a, design guidelines 5.6, 5.9, presented testimony, submitted documentation and information provided in the staff report.
1904 Sanborn Map with 1244-1250 Grant Street outlined in red: