



## MEETING RECORD DRAFT

### Landmark Preservation Commission

1:00 p.m., Tuesday, March 3, 2020 at 201 W. Colfax Ave.

**Call to Order:** 1:01pm

**Commissioners:** K. Corbett, E. Hummel, B. Gassman, J. Johnson, G. Petri, K. Wemple (Chair)

**Staff:** B. Bryant, J. Cappeto, A. Christman, E. Ehr, K. Hahn, E. Schueckler (CPD), A. Hernandez (CAO)

**Meeting Records for approval** – February 4, 2020 and February 18, 2020

Motion K. Corbett: I move to approve the meeting records from February 4, 2020 and February 18, 2020

Second: J. Johnson

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

**Public Comment (limited to 2 minutes per speaker)** - none

### Consent Agenda

#### **2020-TAXC-003 668 Humboldt Street – East Seventh Avenue**

Description: Residential (R14) Tax Credit

#### **2018-ZLAM-058 3301-3305 Downing Street – Curtis Park**

Description: Zone lot amendment

Motion by J. Johnson: I move to approve consent agenda items including; 2020-TAXC-003 668 Humboldt St – E 7<sup>th</sup> Ave and 2018-ZLAM-058 3301-3305 Downing St – Curtis Park.

Second: K. Corbett

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

### Public Hearings

#### **2020-LMDEMO-050 1630 East 14<sup>th</sup> Avenue – Wyman**

Description: Total Roof Structure Demolition

*K. Wemple opened the public hearing.*

*Presentation by Landmark staff. Presentation by applicant.*

*Public hearing speakers:*

Chris Mast - 1610 E 14<sup>th</sup> – opposed

Philip Danielson – 1441 N Gilpin St – opposed

Dr. Nancy McMann – 1223 Race St – in favor

Keith Pryor – 2418 Champa St – in favor

*K. Wemple closed the public hearing*

Motion by K. Corbett: I move to conditionally approve application #2020-LMDEMO-050 for the roof demolition at 1630 E 14<sup>th</sup> Ave., as per design guidelines 2.55 and 2.57, presented testimony, submitted documentation and information provided in the staff report, with the condition that the Commission approve a replacement plan.

Second: E. Hummel

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

### **Design Review Projects**

#### **2020-COA-058 1630 East 14th Avenue – Wyman**

Description: Dormers, alterations, and site work

Motion by B Gassman: I move to approve application #2020-COA-058 for the dormers, alterations, and site work at 1630 E. 14th Ave, as per design guidelines 2.14, 2.26, 2.29, 2.51, 2.58, 2.60, 2.65, 5.3, 5.8, 5.16, 6.11, and 6.14, character-defining features for the Wyman historic district, presented testimony, submitted documentation and information provided in the staff report.

Second: G. Petri

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

#### **2020-COA-059 3301-3305 Downing Street – Curtis Park**

Description: Infill- Design Detail

Motion by G. Petri: I move to approve application #2020-COA-059 for the design detail of new infill at 3301-3305 Downing St, as per design guidelines 4.5, 4.6, 4.8, 4.8B, 4.8F, 4.20, 4.21, and 4.23, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report. With the conditions:

1. That the window and store front framing collar will not be anodized aluminum
2. All glazing for windows, storefront and doors be clear or near clear low E glass

Second: J. Johnson

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

*Meeting took a short break*

#### **2020-COA-056 1244-1255 Grant Street – Creswell House**

Description: Site work

Motion by E. Hummel: I move to approve application #2020-COA-056 for site work 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.

Second: K. Corbett

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

#### **2020-COA-052 2735 Curtis Street – Curtis Park**

Description: Alterations and Window Replacement

Motion by K. Corbett: I move to conditionally approve application #2020-COA-052 for alterations and window replacement at 2735 Curtis Street per intent statements 2d, 2g, 2h, & 2i, design guidelines 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.21, 2.37, presented testimony, submitted documentation and information provided in the staff report with the conditions that window openings 2-4, and 2-8 be retained in their current configurations, that the new window to the east of window 2-4 be removed from the design, that the window schedules be corrected to accurately reflect the scope of work, and that the infill brick on the windows be inset.

Second: G. Petri

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

**2020-COA-060 651 Humboldt Street – East Seventh Avenue**

Description: Addition

Motion by B Gassman: I move to conditionally approve application #2020-COA-060 for the dormers and rear addition at 651 Humboldt St, as per design guidelines 2.26, 3.2-3.8, and 4.6, character-defining features for the E. Seventh Ave. historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions: 1. use shingle siding with no more than a 5” reveal and 2. use fiber cement trim with a smooth finish.

Second: J. Johnson

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

**2020-COA-057 2653 West 32<sup>nd</sup> Avenue – Henry Lee House**

Description: Addition, Phase I: Mass, Form, & Context

Motion by J. Johnson: I move to deny application #2020-COA-057 for the new addition Phase I: Mass, Form, and Context at Denver Landmark # 120-The Henry Lee House, 2653 West 32nd Avenue, as per design guidelines 3.2, 3.6, and 3.7, character-defining features for the Potter Highlands Historic District, presented testimony, submitted documentation and information provided in the staff report.

Second: K. Corbett

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

**2019-TAXC-006 1633 Vine Street – Wyman**

Description: Tax Credit Part 2

Motion by G. Petri: I move to deny the approval of tax credit 2019-TAXC-006 1633 Vine Street in the Wyman Historic District.

Second: K. Corbett

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

**Meeting Adjourned:** 5:01pm