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 7th 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 14th 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 14th – 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 14th 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 storefront 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 32nd 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