STAFF BRIEF

This document is the staff’s comparison of the Secretary of the Interior’s 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-LMDEMO-050
Address: 1630 E. 14th Ave.
Historic Dist/DLM: Wyman Historic District
Year structure built: sanctuary—1909; fellowship hall and chapel—1952 (Period of Significance: up to and including 1955)
Council District: #10 Chris Hinds
Applicant: Barton Harris, Shopworks

LPC Meeting: March 3, 2020
Staff: Abigail Christman

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**Project Scope Under Review:**
Demolish 53% of the roof structure of the fellowship hall.

According to Landmark guidelines, a project is subject to the demolition review process if demolition is proposed for one or more of the following:
1. Any portion of a façade or feature (such as a porch, porte cochere) facing a public street other than a public alley
2. 40% or more of the square footage of the structure’s exterior façade wall surfaces
3. **40% or more of the roof structure area measured in plan view**
4. 40% or more of the combined square footage of the structure’s exterior walls and roof structure area

**Staff Summary:**
The applicant is requesting permission to demolish 53% of the roof area of the fellowship hall in order to add four new dormers to the roof. The fellowship hall was constructed in 1952 and is a contributing structure to the Wyman historic district. The dormers are proposed as part of the conversion of the fellowship hall to housing. Staff find that the proposed roof demolition will not adversely impact the historic character of the fellowship hall.
### Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

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<th>Guideline</th>
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| 2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.  
b. Preserve the essential form and integrity of historic buildings and structures.  
c. Avoid demolitions that change the overall appearance, massing and volume of the historic building as perceived from public vantage points.  
d. Avoid demolition actions that remove historic structural systems or which compromise the structural integrity of a historic building.  
e. Do not demolish character-defining features of a historic property. | Yes              | The essential form and character of the fellowship hall will be preserved. The roof is a functional element that does not display significant decorative details or craft elements. Enough of the original roof form will remain to convey the original roof design. The roof demolition will not have a significant impact on the overall appearance of the fellowship hall from the street. |
| 2.57 Plan projects to minimize demolition to a historic structure, including its historic additions and accessory structures. | Yes              | Demolition is being minimized to 53% of the roof. The remainder of the roof will remain intact.                                           |

**Recommendation:** Approval  
**Basis:** The proposed roof demolition will not have a significant impact on the historic character of the fellowship hall.

**Suggested Motion:** I move to 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.
Wyman district map with 1630 E. 14th Ave outlined in red.