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: #2019-LMDEMO-481
Address: 2515 Stout Street
Historic Dist/DLM: Curtis Park - D
Year structure built: C. 1891 (Period of Significance: 1870-1891)
Council District: # 9 – Candi CdeBaca
Applicant: Matt O’Neill

LPC Meeting: February 4, 2020
Staff: Brittany Bryant

Project Scope Under Review:
Demolition – Total demolition of the roof structure and portions of the exterior walls

Staff Summary:
The applicant and homeowner, Matt O’Neill, is requesting to retroactive approval of the total demolition of the roof structure and 230 square feet of the exterior walls. 2515 Stout Street is a contributing structure to the Curtis Park – D Historic District, constructed during the district’s period of significance.

Staff became aware of the demolition of the roof structure and exterior walls after a Stop Work Order was issued in October of 2019. At the time the applicant was in the process of constructing a rear addition. The rear addition was originally approved by Landmark Preservation Staff in 2013. However, the Certificate of Appropriateness had expired in 2016 and the applicant did not have an active building permit for the construction of the addition. The total demolition of the roof structure and portions of the exterior walls were not included in the 2013 application and Certificate of Appropriateness.

The applicant has testified that the roof was demolished due to structural concerns. Staff have not been provided any documentation that demolition of the roof and exterior walls were necessary beyond photographs of the conditions prior to demolition, during the construction of the rear addition.

Excerpted from Design Guidelines for Denver Landmark Structures and Districts, January 2016

<table>
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<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
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<tr>
<td>2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation. a. Take all measures required to repair and retain a contributing or landmark structure to protect the community interest in its preservation. b. Preserve the essential form an integrity of historic buildings and structures.</td>
<td>No</td>
<td>2515 Stout Street was constructed during the Curtis Park – D Period of Significance. Sanborn maps show the structure as early as 1890. The essential form and integrity of the roof structure has been compromised by its demolition. The pitch, orientation, overhangs, and decorative features of the original historic roof,</td>
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c. Avoid demolition 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.

including two chimneys, were character defining features of this particular building. The demolition to these historic structural systems compromises the integrity of the structure. The roof should be reconstructed to match the original roof. The exterior walls should be reconstructed to match the original conditions.

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<th><strong>Recommendation:</strong></th>
<th><strong>Approval with Conditions</strong></th>
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| **Conditions:**     | 1. Submit plans documenting the reconstruction of the roof structure to match the pitch, orientation, overhangs, and decorative features of the original historic roof, including two central chimneys; and  
                     2. Submit plans documenting the reconstruction of the exterior walls to match the original condition. |
| **Basis:**          | The original historic roof has been totally demolished and reframed. Roof forms, materials, and features are character defining features of contributing historic buildings. The roof should be reconstructed to match the pitch, orientation, overhangs and decorative features of the original roof. |

**Suggested Motion:** I move to CONDITIONALLY APPROVE application #2019-LMDEMO-481 for the total roof demolition and 230 square feet of the existing walls of 2515 Stout Street, as per design guidelines 2.55, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following conditions:  
1. Submit plans documenting the reconstruction of the roof structure to match the pitch, orientation, overhangs, and decorative features of the original historic roof, including the two central chimneys; and  
2. Submit plans documenting the reconstruction of the exterior walls to match the original condition.
1890 Sanborn Map with 2515 Stout Street outlined in red