This document is the staff’s comparison of the Secretary of the Interior 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

<table>
<thead>
<tr>
<th>Project</th>
<th>#2020-COA-110</th>
<th>LPC Meeting:</th>
<th>March 2, 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>18300 West Alameda Parkway</td>
<td>Staff:</td>
<td>Brittany Bryant</td>
</tr>
<tr>
<td>Historic Dist/DLM</td>
<td>#232 – Red Rocks Trading Post</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year structure built</td>
<td>C.1941</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Council District</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant</td>
<td>Handprint Architecture – Tania Salgado</td>
<td></td>
<td></td>
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**Past LPC Action:**

Meeting Date: May 19, 2020  
Description: Site Work & Shed Rehabilitation  
Motion by G. Petri: I move to approve the consent agenda items consisting of the following:  
2020-LMDEMO-0000164 and 2018-ZONE-0003302  1200 East 8th Avenue, 2020-COA-062  3141 West 22nd Avenue, 2020-COA-085  2220 Irving Street, **2020-COA-110 18300 West Alameda Pkwy**, 2020-COA-112  40 West 2nd Avenue, 2019-TAXC-07  3456 West 31st Avenue, 2020-TAXC-04  3330 Alcott Street and 2020-TAXC-01  730 Josephine St. including the correction for 2220 Irving St.  
Second: B. Gassman  
Vote: unanimous in favor (7-0-0), motion passes

Meeting Date: January 5, 2021  
Description: Total Window Replacement  
Second: B. Gassman  
Vote: Unanimous in favor, (7-0-0) motion passes

**Project Scope Under Review:**  
Demolition & Reconstruction – Total Roof Demolition and Roof Reconstruction

**Staff Summary:**

The applicant, Handprint Architecture, is requesting revisions to an approved project scope for alterations to the one-story shed associated with the Red Rocks Trading Post. Once work began on the Red Rocks Trading Post structure, it was discovered that the structural roof timber were rotted and needed total replacement. The existing flat roof is located below the building parapet and is not visible from the public right of way. The roof will structure will be rebuilt and remain below the existing parapet. New cricks will be added to new scuppers.

The one-story shed structure is not mentioned in the designation for the Red Rocks Trading Post Building. While the roof will be totally demolished, Landmark staff did not feel this roof demolition merited a public hearing as the
roof as the shed is not identified as a contributing structure and is accessory structure or outbuilding to the Trading Post Structure. Chapter 30-6(6)b of the Denver Revised Municipal Code states:

(b) The commission may approve or disapprove without a public hearing an application for demolition if the structure to be demolished is:
   i. A noncontributing structure in a district;
   ii. A noncontributing addition to a structure or site;
   iii. An accessory structure or outbuilding of a contributing structure or site; or
   iv. Determined, in accordance with section 30-6(7), to be imminently dangerous to life, health or property and its demolition remedies said dangerous condition.

The stucco patch and repair with Portland cement, door replacement, and card access control was previously reviewed and approved by the Commission on May 19, 2020 and a total window replacement on January 5, 2021.

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

<table>
<thead>
<tr>
<th>Guideline</th>
<th>Meets Guideline?</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.24 Preserve the form, materials and features of an original historic roof. a. Maintain the perceived line and orientation of the roof as seen from the street.</td>
<td>Yes</td>
<td>The perceived line and orientation of the shed structure roof will be maintained from public vantage points. While a flat roof is a character-defining feature, the roof itself is not. The roof is flat and will be rebuilt to be flat, maintain the character of the shed structure.</td>
</tr>
<tr>
<td>2.25 Repair original roof materials and features and replace only when necessary. c. If replacement is necessary, use original materials whenever possible. The use of original materials is particularly critical for landmark structures, or structures where the original material is important to the landmark or district designation.</td>
<td>Yes</td>
<td>The applicant has stated the original roof structure is rotted and need of replacement. The roof will be reconstructed to match the existing conditions. The existing roof is located below the building parapet and the new roof will be as well. The new roof will be covered with a TPO membrane, a material typical of flat roofs.</td>
</tr>
</tbody>
</table>

Recommendation: Approval

Basis: The existing roof is not a character defining feature and in need of repair. Proposed roof will remain flat and not change the perceived line and orientation of the roof.

Suggested Motion: I move to APPROVE revised application #2020-COA-110 for the roof demolition and reconstruction on the shed structure associated with the Red Rock Trading Post at 18300 West Alameda Parkway, Denver Landmark #232 -Red Rocks Trading Post, as per design guidelines 2.24 and 2.25 presented testimony, submitted documentation and information provided in the staff report.
Red Rocks Trading Post outlined in yellow (Red Rocks Amphitheatre also shown)