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-0000406
Address: 2847 Stout St.
Historic Dist/DLM: Curtis Park - F Historic District
Year structure built: 1887 (Period of Significance: 1870-1902)
Council District: #9 – Candi CdeBaca
Applicant: Jason K. Phom, property owner

LPC Meeting: March 2, 2021
Staff: Krystal Marquez

Project Scope Under Review:
Demolition – More than 40% demolition of the primary structure.

Staff Summary:
The property at 2847 Stout Street is located within the Curtis Park - F Historic District. It was built in 1887 and is a 1 story side-gabled contributing structure to the district. The designation application does map this property as Contributing though the structure has been heavily altered over time and has lost much of its integrity. No other information about this particular house was included in the designation.

Staff became aware of issues with the foundation of the rear portion of the structure after a Stop Work Order was issued in June of 2020 (2020-ZNIS-0006063). At the time the applicant was in the process of digging out a new basement for the structure without permits. The applicant has had at least 4 structural engineers review the primary structure and all have concluded that the rear portion of the structure (58% of the structure), which they call out as a later addition, is in poor condition and not structurally sound. All of the engineer letters state that this portion of the structure should be torn down and rebuilt to code.

In the structure’s current condition, staff believes that tearing down the rear portion of the structure which is not visible from the street is necessary for safety reasons and is necessary to save the front portion of the contributing structure so that the house does not collapse.

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>
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<tbody>
<tr>
<td>2.55 Do not demolish contributing buildings to a historic district or historic buildings with individual landmark designation.</td>
<td>Yes</td>
<td>2847 Stout Street was constructed during the Curtis Park – F Period of Significance. Sanborn maps show the structure as early as 1890. 58% of the structure is proposed to be demolished. However, this is due to a foundation on the rear portion of the structure that is in poor condition that is not structurally sound.</td>
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b. Preserve the essential form and integrity of historic buildings and structures.

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.

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<th>2.57 Plan projects to minimize demolition to a historic structure, including its historic additions and accessory structures.</th>
<th>Yes/No</th>
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<td>Although the rear portion of the structure/addition appears to be a historic addition the foundation is in poor condition and requires demolition of the historic addition to build a new foundation. Furthermore, the historic addition is not visible from the street and minimizes demolition in that the front part of the structure that is the most visible façade will be saved.</td>
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**Recommendation:** Approval with Condition

**Conditions:** Approval of replacement addition prior to the demolition of the rear portion of the existing structure [chapter 30-6(6)]

**Basis:** Structure was constructed in 1887 and has been significantly altered although it is contributing to the district. The rear portion of the structure to be demolished will not be visible from the public right of way and is necessary to make the structure safe.

**Suggested Motion:** I move to CONDITIONALLY APPROVE application #2020-LMDEMO-406 for the 58% demolition of 2847 Stout Street, as per design guidelines 2.55, 2.57, character-defining features for the Curtis Park historic district, presented testimony, submitted documentation and information provided in the staff report with the following condition:

1. Approval of replacement addition prior to the demolition of the rear portion of the existing structure.