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:** #2021-ZLAM-059

**Address:** 1301 Quebec Street

**Historic Dist/DLM:** Denver Landmark #321 – Stanley School/Montclair School/Paddington Station

**Year structure built:** c.1885

**Council District:** #5-Amanda Sawyer

**Applicant:** Adam Perkins | Deb Deverell

**LPC Meeting:** June 1, 2021

**Staff:** Brittany Bryant

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**Project Scope Under Review:**

Zoning - Zone Lot Amendment

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**Staff Summary:**

The applicant is requesting to combine 2 zone lots into 1 zone lot. Zone lots are the land designated as the building site for a structure and/or site for a land use activity. The city uses the zone lot as the basic land unit for zoning review and permitting. Zone lots are distinct from city lots and blocks, used to identify the location of a place within Denver, and ownership parcels, used for taxation purposes.

The proposed zone lot amendment will combine the site of Paddington Station with the c.1906 residential building to the north. The residential structure will be used as administrative offices for the existing day care use. No changes to the Landmark boundary are proposed.

The LPC can determine if a zone lot amendment adversely affects the character or integrity of a structure for preservation and approve or deny the request prior to issuance of a permit.

The ZLAM proposal will not adversely affect the character of Paddington Station and will support the continued use of the building and will reincorporate a building into the zone lot that appears to have been historically associated with Paddington Station.

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**Excerpted from the Denver Revised Municipal Code, Chapter 30**

<table>
<thead>
<tr>
<th>Ordinance</th>
<th>Meets Ordinance?</th>
<th>Comments</th>
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<tbody>
<tr>
<td>30-6 (5.5): When dealing with a zone lot amendment in a district for preservation, the commission shall determine whether the amendment adversely affects the character or integrity of the neighborhood or any contributing structure in the neighborhood. When dealing with a zone lot amendment encompassing all or a part</td>
<td>Yes</td>
<td>The proposed Zone Lot Amendment will incorporate a zone lot to the north of the existing zone lot for Paddington Station into one zone lot. The existing home on the zone lot will then be used for administrative offices. No change to the Landmark boundary or Paddington Station is proposed at this time</td>
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of the land area of a structure for preservation, the commission shall determine whether the amendment adversely affects the character or integrity of the structure for preservation.

The ZLAM will ensure the continued use of the Paddington Station and will reincorporate a building into the zone lot that appears to have been historically associated with Paddington Station.

Recommendation: APPROVAL

Basis: Proposed ZLAM will support the continued use of Paddington Station.

Suggested Motion: I move to RECOMMEND APPROVAL to the Board of Adjustment of application #2021-ZLAM-059 for the Zone Lot Amendment at 1301 Quebec Street as per section 30-6(5.5) of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

1929 Sanborn Map with 1301 Quebec Street outlined in red