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:** 2021-LMDEMO-213, 2021-ZLAM-090  
**LPC Meeting:** June 1, 2021  
**Address:** 2845 W. 36th Ave.  
**Staff:** Jessi White  
**Historic Dist/DLM:** Potter Highlands  
**Year structure built:** 1953 (Period of Significance: prior to and including 1943)  
**Council District:** District 1 - Amanda Sandoval  
**Applicant:** Nadine Garcia, ADEPT Pre-Construction Project Consulting

**Project Scope Under Review:**  
Demolition of a non-contributing building and zone lot amendment

**Staff Summary:**  
2845 W. 36th Ave., constructed in 1953, is a non-contributing building to the Potter Highlands Historic District. The applicant is requesting to demolish the existing structure to make way for new infill that will be reviewed at a later LPC meeting. Staff would like to note that demolition of the existing structure cannot be finalized until a replacement plan is approved.

In addition to the demolition of the existing structure, the applicant is requesting to split the existing lot into two zone lots. The existing lot is 50’ x 125’. Each new zone lot will be 25’ x 125’, fitting in with typical zone lot sizes for this historic district.

**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>
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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>The existing structure is non-contributing. It’s demolition will not impact surrounding contributing buildings.</td>
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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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<td>Section 30-6(5.5): When dealing with a zone lot amendment in a district for preservation, the commission shall</td>
<td>Yes</td>
<td>The proposed zone lots fit within the typical zone lot sizes for this district.</td>
</tr>
</tbody>
</table>
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 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.

| Section 30-6(6): Action on proposed demolition of a structure for preservation or structure in a district for preservation. Application for a proposed demolition covered by subsection 30-6(3)(b) (Hereinafter in this section (6) called an "application for demolition") must be made in writing to the commission. An application for a demolition permit or a letter of intent fulfills this requirement. In no event (except in the case of (b)iv. below) shall a demolition permit be issued for a primary structure that is a structure for preservation or contributing to a district for preservation until the commission has approved a replacement structure. In no event (except in the case of (b)iv. below) shall a demolition permit be issued for a noncontributing primary structure or an accessory structure until the commission has approved a replacement structure or site plan. |
|---|---|
| Yes/No | The existing structure is non-contributing and can be demolished. **The demolition cannot take place until a replacement plan is approved. The applicant will be submitting for new infill at a later meeting date.** |

**Recommendation:** Approval with Conditions

**Conditions:** That a replacement plan be approved prior to demolition of the existing house

**Basis:** The property is non-contributing and can be demolished, however, a replacement plan must be approved prior to demolition (2.55 and 30-6(6)). The proposed zone lots fit the typical zone lot sizes in the historic district (30-6(5.5)).

**Suggested Motion:** I move to CONDITIONALLY APPROVE application #2021-LMDEMO-213 for the demolition at 2845 W. 36th Ave., as per design guidelines 2.55, chapter 30-6(6) of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report with the following condition:

That a replacement plan be approved prior to demolition of the current structure.
Suggested Motion: I move to APPROVE application #2021-ZLAM-090 for the zone lot split at 2845 W. 36th Ave., chapter 30-6(5.5) of the Denver Revised Municipal Code, presented testimony, submitted documentation and information provided in the staff report.

Map of Potter Highlands with 2845 W. 3th Ave. highlighted in red
1929 corrected to 1956 Sanborn Map with 2845 W 36th Ave. outlined in black